



€ 625.000 | WOLUWE-SAINT-LAMBERT | REF. ALBA-A01



LIVING SURFACE

80 m²



BEDROOMS

1



TERRACE SURFACE

14.48 m²

ALBA – Brand-new 1-bedroom apartment with terrace and garden

 **1200 Woluwe-Saint-Lambert**

Victoire-Junot presents this superb brand-new one-bedroom apartment of 80 sqm, ideally south-facing and quietly located at the rear of the building. The entrance hall, featuring a cloakroom and guest toilet, leads to a bright living area comprising a lounge, dining room and a fully equipped open-plan kitchen by ModulNOVA by Flamant. The living space opens onto a spacious 15 sqm terrace, extended by a private 80 sqm garden, creating a delightful green oasis. The night hall leads to the bedroom, which benefits from an en-suite shower room fitted with a shower, single washbasin and toilet. A laundry/technical room completes the property. A bicycle storage room is included. A cellar and parking space are available at an additional cost. The street and surrounding area are exceptionally quiet and leafy, providing a peaceful and pleasant living environment. The ALBA development also enjoys an excellent location, close to the Woluwe and the Vellemolen path, offering easy access to Woluwe Shopping Center and Roodebeek metro station. The sale is subject to 12.5% registration duties on the land and 21% VAT on the construction. Energy rating: PEB A. A wonderful opportunity to acquire a brand-new apartment in a truly privileged setting. Contact us for further information or to arrange a presentation of the project.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 625.000	Living surface	80 m²
Terrace surface	14.48 m²	Heating	Heat pump
Bedrooms	1	Floors	3
Available	To be agreed	Available	27-12-2027
Construction year	2027	State	New
Facades	2	Bedroom	15 m²
Laundry room	3 m²	Lavatory	2
Terrace	14.48 m²	Living room/dining area	34 m²
Garden	80.28 m²	Hall	3 m²
Lobby	3 m²	Photovoltaic panels	
Triple glazing		Double flow ventilation	
Lift		Bike storage room	
Security door		Videophone	
Sliding windows		Water softener	
Double glazing		Triple glazing	
Double flow ventilation		Fire alarm system	
Lift		Security door	
Videophone		Photovoltaic panels	
Bike storage room		Airport	
Highway		Bus	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Hospital/clinic		Doctor	
Metro		Park	
Sport center		Supermarket	
Tennis		University	
Airport		Highway	
Movies		Shops	
Nursery		Primary school	

Day care	
Doctor	
Park	
Sport center	
University	
PEB	45 kW/m ²
EPC code	A

Hospital/clinic	
Metro	
On main road	
Supermarket	
Public pool	
PEB category	A

MANDATORY INFO

Building permit
Not announced
Urban destination
Not announced
Subdivision permit
Not announced

Summons and recovery claim
Not announced
Pre-emption right
Not announced
 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 625.000

