SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
137.51 m²	2	1	97.83 m²

ALBA Project – New 2-bedroom penthouse with a spacious terrace

1200 Woluwe-Saint-Lambert

Victoire-Junot presents this superb new 2-bedroom penthouse on the third floor of the ALBA development. Offering 137.51 sqm of living space, it enjoys an ideal south/south-west orientation and a spacious wrap-around terrace surrounding the apartment. The entrance hall features a guest toilet, a laundry room and a technical room, and leads to the two bedrooms. The master suite includes a dressing room and an en-suite bathroom with bathtub, shower, double washbasin and toilet. The second bedroom also benefits from its own en-suite shower room with shower and washbasin. At the front of the apartment, the bright and spacious living area seamlessly combines the lounge and dining room. The fully equipped ModulNOVA by Flamant open-plan kitchen blends perfectly into the living space and is complemented by a practical pantry. The generous terrace extends all around the apartment, creating exceptional outdoor living areas, particularly in front of the living room and the master suite. The building includes a bicycle storage room. A cellar and a parking space are available at an additional cost. The ALBA development enjoys a prime location in a peaceful and leafy setting, close to the Woluwe stream and the Vellemolen footpath. The Woluwe Shopping Center and Roodebeek metro station are both within easy walking distance. Sale subject to 12.5% registration duties on the land share and 21% VAT on the construction. Energy rating: EPC A. Contact us today to discover this exceptional penthouse and arrange a presentation of the project.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.470.000	Living surface	137.51 m²
Terrace surface	97.83 m²	Heating	Heat pump
Bedrooms	2	Shower rooms	1
Floor	3 / 3	Available	To be agreed
Available	27-12-2027	Construction year	2027
State	New	Facades	3
Bedroom	2	Lavatory	2
Terrace	97.83 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		Hospital/clinic	
Doctor		Metro	

Park		On main road	
Sport center		Supermarket	
University		Public pool	
PEB	45 kW/m²	PEB category	A
EPC code	A		

MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	Flood prone area	Non-flood zone

FINANCIAL

Price	€ 1.470.000

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