



€ 625.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5872900



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

117 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## W56 - 2 bedroom flat + terraces - NEW

 **Boulevard de la Woluwe 56, 1200 Sint-Lambrechts-Woluwe**

Enjoying beautiful views over the Natura 2000 area while bordering the Boulevard de la Woluwe, the W56 residential project is particularly well located and comprises 29 apartments + 2 commercial spaces, designed by the ARCHI 2000 architectural firm. Victoire proposes here :

A large, classic, walk-through apartment with a living room, dining room and super-equipped kitchen at the front of the building. These living areas are extended by an east-facing terrace.

The 2 bedrooms are located at the rear of the building, in a quiet area overlooking the gardens. The master bedroom benefits from the 2nd terrace, and each has an en-suite bathroom + WC or shower room.

1 hall

1 separate WC

1 utility room

Bikes spots included.

In extra : parking and cellar (compulsory) and/or motorcycle parking (optional).

Soft mobility with a multitude of transport options in the neighbourhood, good shops, excellent schools, sports clubs and, last but not least, great parks, are the strong advantages of this superb location.

Sale subject to 21% VAT on land and building. Contact us now for more details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 625.000	Living surface	117 m <sup>2</sup>
Terrace surface	13 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	6	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
EPC code	B	PEB category	B

### 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	not located in flood area

### FINANCIAL

Under VAT	✓
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