



TERRACE SURFACE

16 m²



LIVING SURFACE

116 m<sup>2</sup>



BEDROOMS

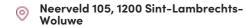
2



BATHROOMS

2

## TWIN FALLS - 2 BEDROOM FLAT



Victoire proposes you in the Twin Falls project, a 2 bedrooms apartment – PREMIUM style 4th floor – 115 sq.m

Entrance hall with guest WC and shower room (single washbasin)

Large living room with dining area and super-equipped open kitchen + utility/technical room - 42.7 sqm with access to terrace Laundry room

Master bedroom 17 sqm - En-suite bathroom room (2 sinks, bathtub + WC) - dressing corner Second bedroom 13.1 sq.m.

All set in green surroundings in the pleasant Woluwe Valley district.

PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on certain units.

Sale subject to 21% VAT for apartments and registration fees and VAT for parking lots - Bicycle parking and car parking (with charging station) from €33,000 (excl. VAT). Cellar (from €4,000).

A prime location in the pleasant commune of Woluwe St Lambert, offering all the urban facilities needed for current lifestyles, as well as easy access to accommodate your daily needs. The best choice for starting a new life project in Brussels.



# Characteristics

### GENERAL

Туре	flat
Price	€ 595.000
Terrace surface	16 m²
Bathrooms	1
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Neighborhood	quiet
Cellar	<b>✓</b>
Double glass	<b>~</b>
EPC code	В

City	Sint-Lambrechts-Woluwe
Living surface	116 m²
Bedrooms	2
Shower rooms	1
Floor	4
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	~
Heating	gas
Neighborhood	residential area
Elevator	~
PEB	95 kW/m²
PEB category	В

## 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

not located in flood area

#### **FINANCIAL**

Under VAT





