



€ 419.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497637



LIVING SURFACE

 99 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

Victoire proposes you in the Twin Falls project, a 2 bedrooms apartment - PREMIUM style

1st floor - 110 m<sup>2</sup>

Entrance hall with guest toilet

Large living room with dining area and beautifully equipped open kitchen - 31.2 m<sup>2</sup> with French doors

Utility room

Master bedroom 17.7 m<sup>2</sup> - En-suite bathroom with shower (2 sinks)

Second bedroom 11.4 m<sup>2</sup> - Second separate toilet

1 second separate WC - 1 shower room (single washbasin)

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

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 419.000	Living surface	99 m <sup>2</sup>
Bedrooms	2	Shower rooms	2
Parkings (indoor)	1	Floor	1
Floors	7	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
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	✓
-----------	---

