

€ 610.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497650



TERRACE SURFACE

16.6 m<sup>2</sup>



LIVING SURFACE

115 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT + garden

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

Victoire proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style

Apartment on the 2nd floor - 114.8 m<sup>2</sup>

Terrace 16.6 m<sup>2</sup> - SOUTH-WEST orientation

Entrance hall with guest toilet, laundry room + technical room and shower room (with single sink)

Large living room with dining room, and fully equipped open kitchen - 36 m<sup>2</sup> with access to the terrace

2 Bedrooms 10.5 m<sup>2</sup> & 11.4 m<sup>2</sup>

Master bedroom with en-suite shower room (with shower, washbasin and WC)

All 3 bedrooms have access to the terraces

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

Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000).


A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 610.000	Living surface	115 m <sup>2</sup>
Terrace surface	16.6 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
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	✓
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