



€ 494.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497658



TERRACE SURFACE

3.8 m<sup>2</sup>



LIVING SURFACE

105 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## TWIN FALLS - 2 BEDROOM FLAT

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

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style

3rd floor - 104.6 sq.m

Terrace 3.8 sq.m. - SOUTH-WEST facing

Entrance hall including guest toilet.

Large living room with dining room, fully equipped open kitchen - 37.6 m<sup>2</sup> with access to the terrace

A small night hall, with laundry room + technical room, leads to the 2 bedrooms - both of which have an adjoining shower room (with single sink).

2 bedrooms 16 sq.m. & 9 sq.m. All set in a green environment in the pleasant Woluwe Valley district.

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	€ 494.000	Living surface	105 m <sup>2</sup>
Terrace surface	3.8 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	3	Floors	7
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
		PEB category	B
EPC code	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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