



€ 644.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497682



TERRACE SURFACE

14.1 m²



LIVING SURFACE

115 m²



BEDROOMS

3



BATHROOMS

2

TWIN FALLS - 3 BEDROOM FLAT

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

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

On the 5th floor - 114,9 sqm

Terrace 14 sq.m. - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and beautiful shower room (with double washbasin)

Large living room with dining room, office area and super-equipped open kitchen - 32.7 sq.m. with access to terrace

Master bedroom 14.1 sq.m. with en-suite shower room (with washbasin and WC)

2 further bedrooms 12.3 sq.m. & 12.1 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 | € 644.000 | Living surface | 115 m ² |
| Terrace surface | 14.1 m ² | Bedrooms | 3 |
| Bathrooms | 1 | Shower rooms | 1 |
| Parkings (indoor) | 1 | Floor | 5 |
| 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 ² |
| | | 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 | ✓ |
|-----------|---|

