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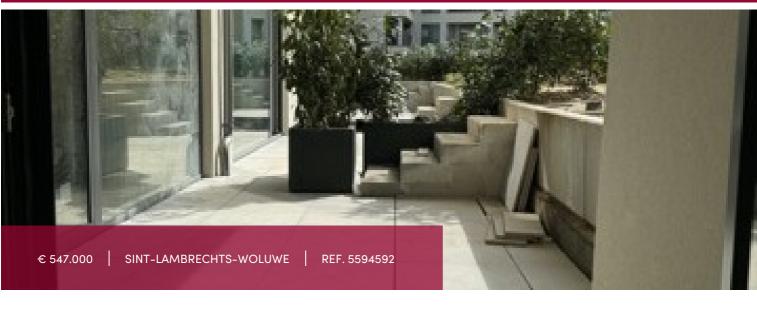


Image: Constract surfaceImage: Constract surfaceImage: Constract surfaceImage: Constract surface13 m²152 m²21

## VANCOUVER - 2 BEDROOM FLAT + GARDEN + TERRACE

### Avenue Marcel Thiry 75-77, 1200 Sint-Lambrechts-Woluwe

Victoire proposes this 152 sqm 2-bedroom ground floor apartment with terrace and 33 sqm garden in the "Vancouver" project. The layout is as follows:

Hall with vestiaire and separate WC.

Bright living room opening onto the terrace with living room, dining room and super equipped open kitchen.

Night hall with utility room and second separate WC + 2 storage rooms.

2 bedrooms. 1 large bathroom + separate shower.

Roofs are either greened or fitted with solar panels, making them ecologically attractive.

Mandatory parking is available at an additional cost, as well as underground bicycle sheds and cellars.

The neighborhood is pleasant, quiet and international, and all the necessary amenities are at your doorstep: public transport,

supermarkets, childcare facilities, schools and a cultural center. The area is also highly sought-after for high-end rentals, a great asset for investors.

Sale subject to registration fees for the lower floors, which is the case for this unit.

Contact us for a full presentation of the project - 02 375 10 10 / new@victoire.be



# Characteristics

#### GENERAL

Туре	flat	City
Price	€ 547.000	Living surface
Terrace surface	13 m <sup>2</sup>	Bedrooms
Bathrooms	1	Parkings (indoor)
Floors	5	Available
Construction year	2024	State
Garden surface	33 m <sup>2</sup>	Facades
Kitchen (type)	US hyper equipped	Toilets
Laundry room	~	Heating (type)
		Heating
Neighborhood	quiet	Neighborhood
Cellar	~	Elevator
Double glass	~	PEB
		PEB category
EPC code	В	

City	Sint-Lambrechts-Woluwe	
Living surface	152 m <sup>2</sup>	
Bedrooms	2	
Parkings (indoor)	1	
Available	vanaf akte	
State	new	
Facades	2	
Toilets	2	
Heating (type)	collective	
Heating	gas	
Neighborhood	residential area	
Elevator	~	
PEB	45 kW/m²	
PEB category	A	

#### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit Not announced	Elood prone area Not announced

#### FINANCIAL





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