

€ 1.449.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5604042



TERRACE SURFACE

 35.45 m<sup>2</sup>


LIVING SURFACE

 250 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3



GARAGES

1

## "For a well balanced-life"

 **Rue Neerveld 101-103, 1200 Sint-Lambrechts-Woluwe**

The brand-new W project offers a large 250m<sup>2</sup> penthouse (Premium finish) on the 5th and top floor, with elevator access directly into the large entrance hall. It offers 2 terraces, one 20m<sup>2</sup> south-facing with views over the treetops of Neerveld Park, the other 13.5m<sup>2</sup> west-facing to enjoy the setting sun. The large 77m<sup>2</sup> living space features a superbly equipped open-plan kitchen and dining area, as well as a lounge and relaxation area. The master bedroom with separate dressing room and adjoining bathroom also has access to one of the terraces. Two further bedrooms, 1 study, a utility room and 2 separate WCs complete this property.

Cellar included in the price. Compulsory parking at extra cost. Bike room in basement.

Sale subject to registration fees on the land and VAT on the building.


Contact us now for more details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 1.449.000	Living surface	250 m <sup>2</sup>
Terrace surface	35.45 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Garages	1
Parkings (indoor)	1	Floor	5
Floors	5	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Office area	13.21 m <sup>2</sup>
		Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	quiet
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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