



€ 527.500 | SINT-LAMBRECHTS-WOLUWE | REF. 5607985



TERRACE SURFACE

7.7 m<sup>2</sup>



LIVING SURFACE

95 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## New building of 7 apartments (NO VAT) - Georges Henri district in Woluwe-Saint-Lambert

 **Avenue Georges Henri 200, 1200 Sint-Lambrechts-Woluwe**

Victoire proposes this new 2 bedroom flat. A nice view, on the green roof in the centre of the property will bring calm and greenery to the whole.

The flat is as follows :

1 beautiful living room at the front also with terrace (South) including the super equipped open kitchen and the dining room.

1 entrance hall

2 bedrooms

1 shower room en-suite to the main bedroom

1 bathroom with WC

1 separate WC

1 laundry room

This project, built in a sustainable spirit (materials and construction) is located in a well known neighbourhood of Woluwe-Saint-Lambert, family friendly and urban at the same time.

It's situation is close to the Georges Henri Park, excellent schools, shops and public transports.

Sale under RR land (12,5 %) & VAT construction (21%). Cellar nr. 2 included.

Contact us quickly for further details: 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 527.500	Living surface	95 m <sup>2</sup>
Terrace surface	7.7 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Floor	3	Floors	3
Available	bij oplevering	Construction year	2024
State	new	Facades	2
Kitchen (type)	US semi fitted	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		PEB category	A
EPC code	A-		

### 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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