



€ 750.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6285862



TERRACE SURFACE

61 m²



LIVING SURFACE

173 m²



BEDROOMS


3



BATHROOMS

2

Beautiful 3-bedroom PENTHOUSE with nice terraces

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

Splendid penthouse with 2 beautiful terraces and a balcony surrounding the flat in the Vancouver project:

The penthouse consists of an entrance hall with cloakroom and separate toilet, a beautiful bright living room with dining room and open equipped kitchen with access to the 2 terraces on either side of the apartment, a night hall with the laundry room/utility room, a first bedroom, 2 more bedrooms each with a full bathroom and one of the 2 has a dressing room.

A truly unique apartment with exceptional views.

Mandatory parking is available at extra cost, as are bicycle sheds and cellars in the basement.

The neighborhood is pleasant, quiet and international, and all the necessary amenities are at your fingertips: public transport, supermarkets, crèches, schools, cultural center.


Sale subject to VAT. The area is also attractive to the best tenants, a major plus for investors. PEB B

Characteristics

GENERAL

| | | | |
|-----------------|-------------------|-------------------|------------------------|
| Type | flat | City | Sint-Lambrechts-Woluwe |
| Price | € 750.000 | Living surface | 173 m ² |
| Terrace surface | 61 m ² | Bedrooms | 3 |
| Bathrooms | 2 | Parkings (indoor) | 1 |
| Floor | 5 | Floors | 5 |
| Available | vanaf akte | Construction year | 2024 |
| 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 | 45 kW/m ² |
| | | PEB category | A |
| 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 | ✓ |
|-----------|---|

