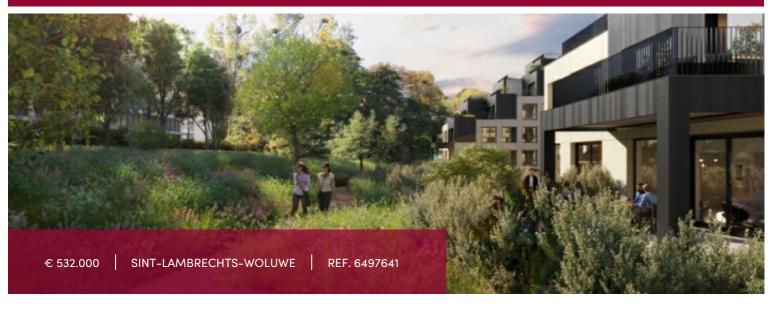


info@victoire.be +32 (0)2 375 10 10





TWIN FALLS - 2 BEDROOM FLAT + garden

Neerveld 105, 1200 Sint-Lambrechts-Woluwe

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style

Upper Ground floor with garden - 112.8 sqm - south-west facing

Terrace 11.1 sqm - south-west facing

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

Large living room with dining room, office space and super-equipped open kitchen - 46.8 sqm with access to terrace

2 bedrooms 14 sqm & 10.7 sqm

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

Туре	flo			
Price	€ 532.000			
Terrace surface	11.1 m ²			
Bathrooms	1			
Floor	1			
Available	bij oplevering			
State	new			
Facades	2			
Toilets	1			
Heating (type)	collective			
Neighborhood	quiet			
Cellar	~			
Double glass	~			
EPC code	В			

City	Sint-Lambrechts-Woluwe			
Living surface	113 m ²			
Bedrooms	2			
Parkings (indoor)	1			
Floors	7			
Construction year	2025			
Garden surface	35.4 m ²			
Kitchen (type)	US hyper equipped			
Laundry room	~			
Heating	gas			
Neighborhood	residential area			
Elevator	~			
PEB	95 kW/m²			
PEB category	В			

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

FINANCIAL

Under VAT		
\checkmark		

SELL SERVICE

info@victoire.be +32 (0)2 375 10 10



