



€ 775.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6794450



TERRACE SURFACE

19 m<sup>2</sup>



LIVING SURFACE

119 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## MALOU VIEW - 2 BEDROOM FLAT WITH REAR TERRACE

📍 Boulevard de la Woluwe 62, 1200 Sint-Lambrechts-Woluwe

Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot proposes this 119 m<sup>2</sup> 2-bedroom apartment with a south-facing view at the rear of the building. A beautiful entrance hall immediately welcomes the bedrooms, a guest toilet, a utility room and a shower room. The large living room, with open-plan fitted kitchen and dining area, is enhanced by a corner terrace. The 2 good-sized bedrooms enjoy views over the greenery. The master bedroom features a dressing area and en suite bathroom (with WC, bath, shower and double washbasin); the second bedroom will have access to the terrace. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings, surrounded by trees, add to the serenity of the setting. Situated opposite the Château and Parc Malou, the project offers an unobstructed view of this beautiful green environment, while being at the heart of a dynamic neighborhood.

Sale subject to VAT (21% - possibility of reduced rate to 6% subject to conditions) - PEB A.

A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

## Characteristics

### GENERAL

|                 |                      |                   |                        |
|-----------------|----------------------|-------------------|------------------------|
| Type            | flat                 | City              | Sint-Lambrechts-Woluwe |
| Price           | € 775.000            | Living surface    | 119 m <sup>2</sup>     |
| Terrace surface | 19 m <sup>2</sup>    | Bedrooms          | 2                      |
| Bathrooms       | 2                    | Parkings (indoor) | 1                      |
| Floor           | 3                    | Floors            | 6                      |
| Available       | bij oplevering       | Construction year | 2027                   |
| State           | New                  | Facades           | 2                      |
| Kitchen (type)  | US hyper equipped    | Toilets           | 2                      |
| Laundry room    | ✓                    | Heating (type)    | individual             |
| Neighborhood    | Free sight           | Heating           | hot air pump           |
| Elevator        | ✓                    | Neighborhood      | quiet                  |
| PEB             | 45 kW/m <sup>2</sup> | Double glass      | ✓                      |
| EPC code        | A                    | 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 | Flood prone area           |
| Not announced      | potential flood area       |

### FINANCIAL

|           |
|-----------|
| Under VAT |
| ✓         |

