



TERRACE SURFACE

 14 m<sup>2</sup>


LIVING SURFACE

 120 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 129 m<sup>2</sup> 2-bedroom apartment with a south-facing view at the rear of the building. An entrance hall with space for checkroom welcomes the utility/laundry room, and guest toilet. The 2 bedrooms face the front of the building, with the master bedroom benefiting from a bathroom (with bath and double washbasin) and separate toilet. A shower room (with shower and single washbasin) is adjacent to the second bedroom. The living room, including open-plan fitted kitchen and dining area, is at the rear of the apartment and extends onto the SOUTH-facing terrace.

No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings add to the serenity of the setting. Located opposite to 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           | € 857.500            | Living surface    | 120 m <sup>2</sup>     |
| Terrace surface | 14 m <sup>2</sup>    | Bedrooms          | 2                      |
| Bathrooms       | 2                    | Parkings (indoor) | 1                      |
| Floor           | 4                    | 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 |
| ✓         |

