



TERRACE SURFACE

 19 m<sup>2</sup>


LIVING SURFACE

 133 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## MALOU VIEW - 3 BEDROOM FLAT WITH LARGE FRONT TERRACE

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

The Boulevard de la Woluwe welcomes an exceptional new residential complex: MALOU VIEW. Victoire-Junot proposes this very attractive 133 sq. m. - 3-bedroom flat, which is presented as follows: Entrance hall with guest toilet leading on to the superbly equipped open-plan kitchen (and utility/technical room), which opens onto the beautiful living and dining room with its corner terrace. This night hall also includes a 1st bedroom and a shower room (with shower and single washbasin).

The other 2 bedrooms, including the master bedroom, benefit from an en suite bathroom (with bath, double washbasin and toilet) as well as a dressing area; these bedrooms are located at the rear of the flat in a quiet location with views over the trees and a green roof.

Practical Information: No cellars - Bicycle storage included - Car parking spaces available at €40,000 - Cargo bike parking at €5,000 - Sale subject to VAT (21% - reduced rate of 6% possible under certain conditions).

PEB energy rating: A

A rare opportunity to live or to invest, in a prestigious setting. Contact us for more information or to arrange a visit.

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 930.000	Living surface	133 m <sup>2</sup>
Terrace surface	19 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	5	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	quiet	Heating	hot air pump
Elevator	✓	Neighborhood	Free sight
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
✓

