



TERRACE SURFACE

 23 m<sup>2</sup>


LIVING SURFACE

 132 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 120 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 the 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	€ 805.000	Living surface	132 m <sup>2</sup>
Terrace surface	23 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	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
✓

