



TERRACE SURFACE

13 m²



LIVING SURFACE

132 m²



BEDROOMS

2



BATHROOMS

2

MALOU VIEW - 2 BEDROOM FLAT WITH FRONT TERRACE

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

The Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot, proposes this beautiful 132 sqm- 2-bedroom crossing apartment, as follows: Large entrance hall with guest toilet and laundry/technical room leading to the super-equipped open-plan kitchen opening onto the beautiful living room and dining room, with a lovely terrace at the front. This hall, extending into a night hall, includes a bathroom (with bath and single washbasin) and a first bedroom. The master bedroom benefits from an en suite shower room (with shower, double washbasin and separate toilet) and a dressing space; these bedrooms are located at the rear of the apartment, in a quiet location .

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 - Estimated delivery: 2027


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	€ 802.000	Living surface	132 m²
Terrace surface	13 m²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	2	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room		Heating (type)	individual
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	quiet
Elevator		Double glass	
PEB	45 kW/m²	PEB category	A
EPC code	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