



TERRACE SURFACE

 11 m²


LIVING SURFACE

 110 m²


BEDROOMS

2



BATHROOMS

2

TWIN FALLS - 2 BEDROOM FLAT

📍 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

Victoire-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style
6th floor - 109.9 sq.m

Terrace 11 sq.m. total - east-facing

Entrance hall with guest WC, laundry + utility room

Large living room with dining area, and super-equipped open kitchen - 38.1 sq.m.

Night hall with large bathroom (shower, bath and double washbasin) and separate WC.

1 bedroom of 9.9 sq.m. and the master bedroom of 15.9 sq.m., both with access to the terrace.

PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units.

Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000).

A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

Characteristics

GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 529.000	Living surface	110 m ²
Terrace surface	11 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	6
Floors	7	Available	bij oplevering
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m ²
EPC code	B	PEB category	B

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	not located in flood area

FINANCIAL

Under VAT
✓

