











TERRACE SURFACE

LIVING SURFACE 115 m²

BEDROOMS 2

BATHROOMS 2

7.4 m²

TWIN FALLS - 2 BEDROOM FLAT

Neerveld 105, 1200 Sint-Lambrechts-Woluwe

Victoire-JUNOT proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style 1st floor - 114,8 sqm

7,4 sqm terrace - NORTH EAST facing

Entrance hall with guest toilet and utility room

Large living room with dining room and super-equipped open kitchen - 36.5 m² with terrace

Small nighthall leading to master bedroom 16,3 $\rm m^2$ - en-suite bathroom (single washbasin, bath and WC) - office Second bedroom 16,1 $\rm m^2$

1 shower room (with double sink and shower)

All this in a green environment in the pleasant district of Woluwe valley.

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

Туре	flat	City
Price	€ 517.000	Living surface
Terrace surface	7.4 m ²	Bedrooms
Bathrooms	2	Parkings (indoor)
Floor	1	Floors
Available	bij oplevering	Construction year
State	New	Facades
Kitchen (type)	US hyper equipped	Toilets
Laundry room	V	Heating (type)
		Heating
Neighborhood	quiet	Neighborhood
Cellar	√	Elevator
Double glass	V	PEB
		PEB category
EPC code	В	

City	Sint-Lambrechts-Woluwe	
Living surface	115 m²	
Bedrooms	2	
Parkings (indoor)	1	
Floors	7	
Construction year	2025	
Facades	2	
Toilets	2	
Heating (type)	collective	
Heating	gas	
Neighborhood	residential area	
Elevator	V	
PEB	95 kW/m²	
PEB category	В	
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MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim Not announced

Pre-emption right Not announced

♣ Flood prone area not located in flood area

FINANCIAL

Under VAT

Officer VA



