





28.6 m<sup>2</sup>





LIVING SURFACE 113 m<sup>2</sup>



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 2 bedrooms - PREMIUM style

7rd floor - 113 sqm - South facing

Terrace 26,8 sqm - SOUTH WEST facing

Entrance hall with guest toilet

Large living room with dining area and super equipped open kitchen (pantry/tech room) - 40.4 sq m with terrace

Master bedroom 14.7 sq.m - en-suite bathroom with shower (single washbasin)

Second bedroom 11.9 sq.m. - 1 shower room (with single washbasin and second WC)

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	€ 580.000	Living surface
Terrace surface	28.6 m <sup>2</sup>	Bedrooms
Shower rooms	2	Parkings (indoor)
Floor	6	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	V	Elevator
Double glass	V	PEB
		PEB category
EPC code	В	

City	Sint-Lambrechts-Woluwe
Living surface	113 m²
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2026
Facades	2
Toilets	2
Heating (type)	collective
Heating	gas
Neighborhood	residential area
Elevator	<b>V</b>
PEB	55 kW/m²
PEB category	В

### 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

Under VA



