







16.6 m²



LIVING SURFACE 115 m²



BEDROOMS 3



BATHROOMS

2

TWIN FALLS - 3 BEDROOM FLAT + garden

Neerveld 105, 1200 Sint-Lambrechts-Woluwe

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style Apartment on the 2nd floor - $114.8 \, \text{m}^2$

Terrace 16.6 m² - SOUTH-WEST orientation

Entrance hall with guest toilet, laundry room + technical room and shower room (with single sink) Large living room with dining room, and fully equipped open kitchen - 36 m^2 with access to the terrace 2 Bedrooms $10.5 \text{ m}^2 \& 11.4 \text{ m}^2$

Master bedroom with en-suite shower room (with shower, washbasin and WC)

All 3 bedrooms have access to the terraces

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	Sint-Lambrechts-Woluwe
Price	€ 610.000	Living surface	115 m²
Terrace surface	16.6 m²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	7	Available	bij oplevering
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	V
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	V	Elevator	V
Double glass	V	PEB	95 kW/m²
		PEB category	В
EPC code	В		
MANDATORY INFO			
Building permit Not announced		Summons and recovery claim Not announced	
Urban destination		Pre-emption right	

Not announced

Flood prone area

not located in flood area

FINANCIAL

Not announced

Not announced

Subdivision permit

Under VAT

September 1



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