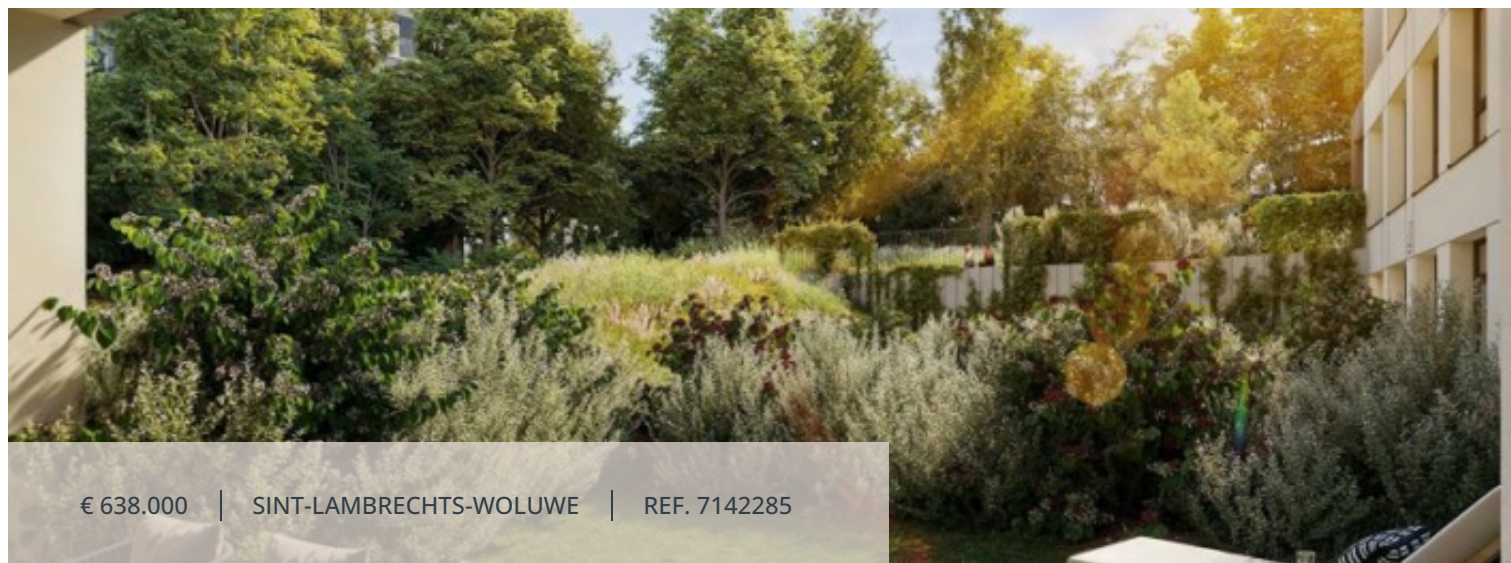




€ 638.000 | SINT-LAMBRECHTS-WOLUWE | REF. 7142285



TERRACE SURFACE

16.65 m²



LIVING SURFACE

115 m²



BEDROOMS

3



BATHROOMS

2

TWIN FALLS - 3 BEDROOM FLAT + TERRASSE

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

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style

4th floor - 114.8 sqm

1 Terrace 16,6 sq.m. - south-west facing

Entrance hall with guest WC, utility room and shower room (with single washbasin)

Large living room with dining area and superbly equipped open-plan kitchen - 35,7 sq.m. with access to the terrace

2 bedrooms 10,5 sq.m. & 11,4 sq.m.

Master bedroom with en-suite shower room (with shower, washbasin and WC) 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
Price	€ 638.000
Terrace surface	16.65 m²
Bathrooms	2
Floor	4
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	B

City	Sint-Lambrechts-Woluwe
Living surface	115 m²
Bedrooms	3
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Heating	gas
Neighborhood	residential area
Elevator	✓
PEB	95 kW/m²
PEB category	B

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	✓
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