



TERRACE SURFACE

 14.1 m<sup>2</sup>


LIVING SURFACE

 88 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## 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  
6th floor - 87.5sq.m

Terrace 14.2 sqm - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and beautiful shower room (with double washbasin)

Large living room with dining room, office area and super-equipped open kitchen - 31.7 sq.m. with access to terrace

2 Bedrooms 13.9 sq.m. & 9.3 sq.m. - green roof view

All set in a green environment in the pleasant Woluwe Valley district.

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	€ 542.000	Living surface	88 m <sup>2</sup>
Terrace surface	14.1 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	6	Floors	7
Available	bij oplevering	Construction year	2025
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
Neighborhood	quiet	Heating	gas
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	B	PEB	95 kW/m <sup>2</sup>
		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
✓

