



TERRACE SURFACE

 4.5 m<sup>2</sup>


LIVING SURFACE

 104 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## TWIN FALLS - 2 BEDROOM FLAT

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

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style  
 5th floor - 104.1 sq.m

Terrace 4,5 sq.m. - SOUTH-WEST facing

Entrance hall with laundry + utility room

Large living room with dining area, super-equipped open kitchen - 37.6 sq.m. with access to terrace

Small night hall leading to bedrooms - beautiful shower room (with double washbasin) + guest WC

2 bedrooms 16 sq.m. & 9 sq.m.

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	€ 517.000	Living surface	104 m <sup>2</sup>
Terrace surface	4.5 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	5	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
✓

