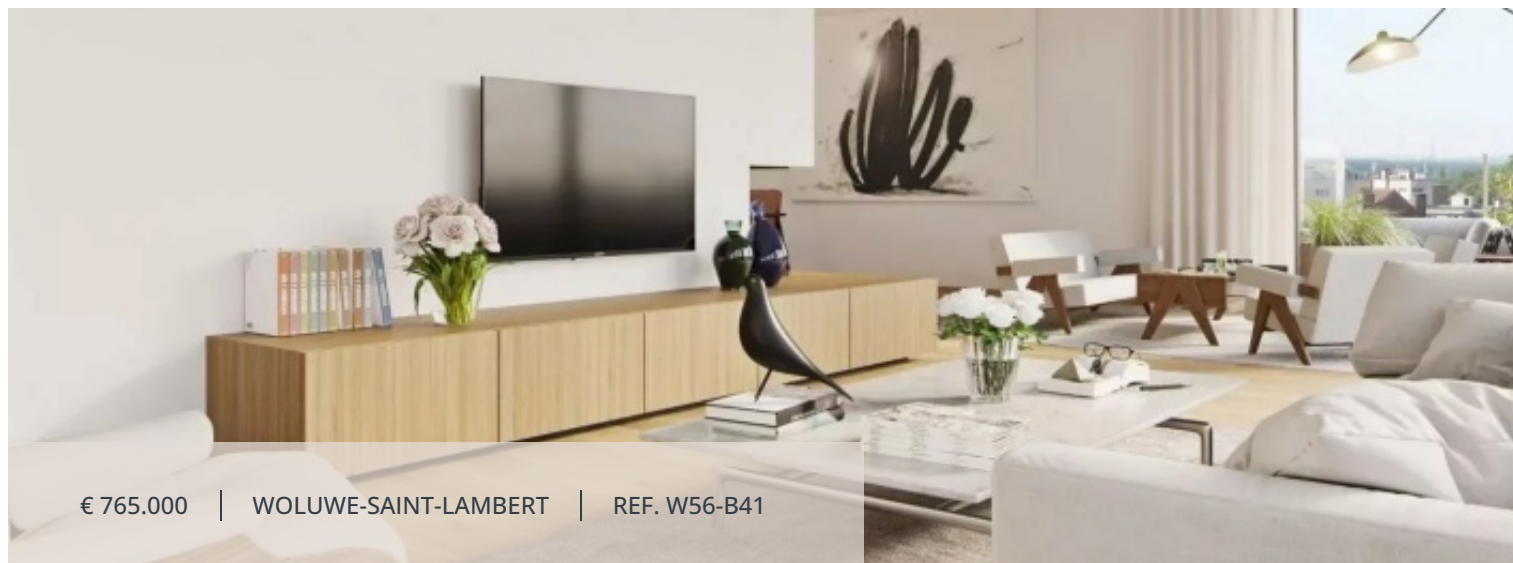




€ 765.000 | WOLUWE-SAINT-LAMBERT | REF. W56-B41



LIVING SURFACE

122.5 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

13.1 m<sup>2</sup>

## W56 - 2 bedroom flat + terraces - NEW

**Boulevard de la Woluwe 56, 1200 Woluwe-Saint-Lambert**

Enjoying beautiful views over the Natura 2000 area while bordering the Boulevard de la Woluwe, the W56 residential project is particularly well located and comprises 28 apartments + 2 commercial spaces, designed by the ARCHI 2000 architectural firm. Victoire Junot proposes here : Large, classic apartment with a living room, dining room and fully-equipped kitchen at the front of the building. These living areas are extended by an east-facing terrace. The 2 bedrooms are quietly located at the rear of the building, overlooking the gardens. The master bedroom benefits from the 2nd terrace, and each has an en-suite bathroom + WC or shower room. 1 hall 1 separate WC 1 utility room Bike/motorcycle parking included. In extra : parking and cellar (compulsory). Soft mobility with a multitude of transport options in the neighbourhood, good shops, excellent schools, sports clubs and, last but not least, great parks, are the strong advantages of this superb location. Sale subject to 21% VAT on land and building. Contact us now for more details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

|                                                       |              |
|-------------------------------------------------------|--------------|
| Type                                                  | Apartment    |
| Price                                                 | € 765.000    |
| Terrace surface                                       | 13.1 m²      |
| Bedrooms                                              | 2            |
| Shower rooms                                          | 1            |
| Available                                             | To be agreed |
| Construction year                                     | 2026         |
| Facades                                               | 2            |
| Bedroom                                               | 13.8 m²      |
| Terrace                                               | 13.1 m²      |
| Intercom                                              |              |
| Double glazing                                        |              |
| Disabled access                                       |              |
| Intercom                                              |              |
| Double glazing                                        |              |
| Disabled access                                       |              |
| Connected thermostat                                  |              |
| Bus                                                   |              |
| Primary school                                        |              |
| Train station                                         |              |
| Bus                                                   |              |
| Primary school                                        |              |
| Train station                                         |              |
| Airport                                               |              |
| Nursery                                               |              |
| Day care                                              |              |
| Metro                                                 |              |
| Supermarket                                           |              |
| University                                            |              |
| Possibility of connecting : Water / Gas / Electricity |              |
| EPC code                                              | B            |

|                         |                      |
|-------------------------|----------------------|
| City                    | Woluwe-Saint-Lambert |
| Living surface          | 122.5 m²             |
| Heating                 | Gas                  |
| Bathrooms               | 1                    |
| Floor                   | 4 / 6                |
| Available               | 30-06-2027           |
| State                   | New                  |
| Bedroom                 | 14.9 m²              |
| Lavatory                | 2                    |
| Living room/dining area | 49.2 m²              |
| Videophone              |                      |
| Lift                    |                      |
| Security door           |                      |
| Videophone              |                      |
| Lift                    |                      |
| Security door           |                      |
| Double flow ventilation |                      |
| Shops                   |                      |
| Sport center            |                      |
| Highway                 |                      |
| Shops                   |                      |
| Sport center            |                      |
| Highway                 |                      |
| Town centre             |                      |
| Secondary school        |                      |
| Doctor                  |                      |
| Park                    |                      |
| Tram                    |                      |
| Tennis                  |                      |
| PEB                     | 95 kW/m²             |
| PEB category            | B                    |

## MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced

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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Non-flood zone

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## FINANCIAL

Price  
€ 765.000

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