



€ 1.295.000 | WOLUWE-SAINT-LAMBERT | REF. W56-B52



LIVING SURFACE

173.5 m²



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

21.6 m²

W56 - 3 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: This very attractive 3-bedroom apartment, with through and corner windows. The very spacious living room with dining area and super-equipped open kitchen is located at the front of the building, and is extended by a 16 sq.m. terrace. 1 hall - 1 utility and laundry room - 2 separate WC The master bedroom has an "en suite" bathroom + separate toilet, benefits from a quiet garden view. The other 2 bedrooms (1 with a terrace), each with "en-suite" shower room as well, face at the front onto Rue Voot. 2 Bike parkings included. In extra : parking and cellar (compulsory). Motorcycle parking (optional). 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 (6 % under conditions). Contact us now for more details on this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	Apartment
Price	€ 1.295.000
Terrace surface	21.6 m²
Bedrooms	3
Shower rooms	1
Available	To be agreed
Construction year	2026
Facades	2
Bedroom	13.4 m²
Bathroom	2
Terrace	21.6 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	173.5 m²
Heating	Gas
Bathrooms	2
Floor	5 / 6
Available	30-06-2027
State	New
Bedroom	27 m²
Bedroom	13.7 m²
Lavatory	3
Living room/dining area	49.5 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

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
Non-flood zone

FINANCIAL

Price
€ 1.295.000

