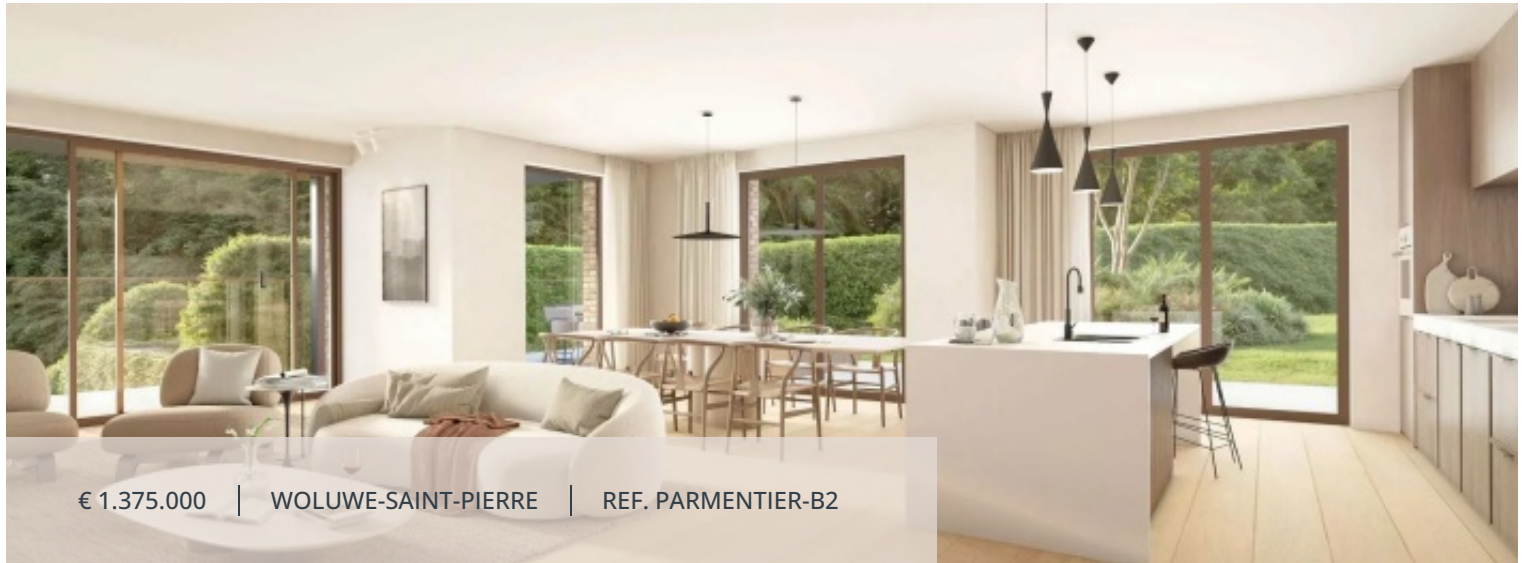




€ 1.375.000 | WOLUWE-SAINT-PIERRE | REF. PARMENTIER-B2



LIVING SURFACE

181 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

110 m²

"PARMENTIER" Project – Exceptional Ground-Floor Apartment – 3 Bedrooms with Terrace and Garden

 **Avenue Edmond Parmentier 2-4-6, 1150 Woluwe-Saint-Pierre**

Victoire Junot presents the "Parmentier" project – a residence of remarkable standing in Woluwe-Saint-Pierre. This new building is composed of 16 units and enjoys an ideal location in the heart of the highly sought-after residential area of Woluwe-Saint-Pierre. Located on the garden level, this spacious apartment with a large terrace and generous private garden is arranged as follows: The entrance hall, with a cloakroom area, separate toilet, and technical room, leads in a star-shaped layout to both the beautiful living area and the private quarters. The expansive living room, dining area, and fully equipped kitchen open onto the widest section of the terrace, which wraps around the entire apartment. There are 3 bedrooms, including a master suite with a walk-in dressing room and en-suite bathroom featuring a double sink, bathtub, and shower. The two other bedrooms share a second shower room equipped with a single sink, shower, and private toilet. All three bedrooms have direct access to the wrap-around terrace and to the large garden, which offers an unobstructed view of greenery as far as the eye can see. 1 cellar included and parking (1 mandatory and at an additional cost). Elegant and timeless finishes contribute to the exclusivity of this project. Every detail has been carefully considered to offer optimal living comfort. The developer relies on cutting-edge technology to meet today's standards for sustainability and energy performance: geothermal heating, heat pumps, solar panels... Everything is designed to combine energy efficiency, maximum comfort, and environmental respect. Located just steps away from the Woluwe parks, the Green Walk, the Mellaerts Ponds, and the area's prestigious sports clubs, this project offers a refined and leafy living environment, in immediate proximity to all amenities. Contact us today to discover this unique project and choose your future home.

Characteristics

GENERAL

Type	Apartment
Price	€ 1.375.000
Terrace surface	110 m²
Bedrooms	3
Floor	-1 / 5
Construction year	2028
Facades	2
Bedroom	15 m²
Bathroom	2
Terrace	110 m²
Garden	224 m²
Videophone	
Lift	
Security door	
Sliding windows	
Bus	
Primary school	
Train station	
Nursery	
Day care	
Park	
Tram	
Town centre	
Tennis	
PEB	20 kW/m²
EPC code	A

City	Woluwe-Saint-Pierre
Living surface	181 m²
Heating	Heat pump, Geothermal
Bathrooms	2
Available	To be agreed
State	New
Bedroom	14 m²
Bedroom	14 m²
Lavatory	3
Living room/dining area	60 m²
Intercom	
Double glazing	
Disabled access	
Home automation	
Bike storage room	
Shops	
Sport center	
Highway	
Secondary school	
Doctor	
Taxi	
Airport	
Metro	
Possibility of connecting : Water / Gas / Electricity	
PEB category	A

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
Non-flood zone

FINANCIAL

Price
€ 1.375.000

