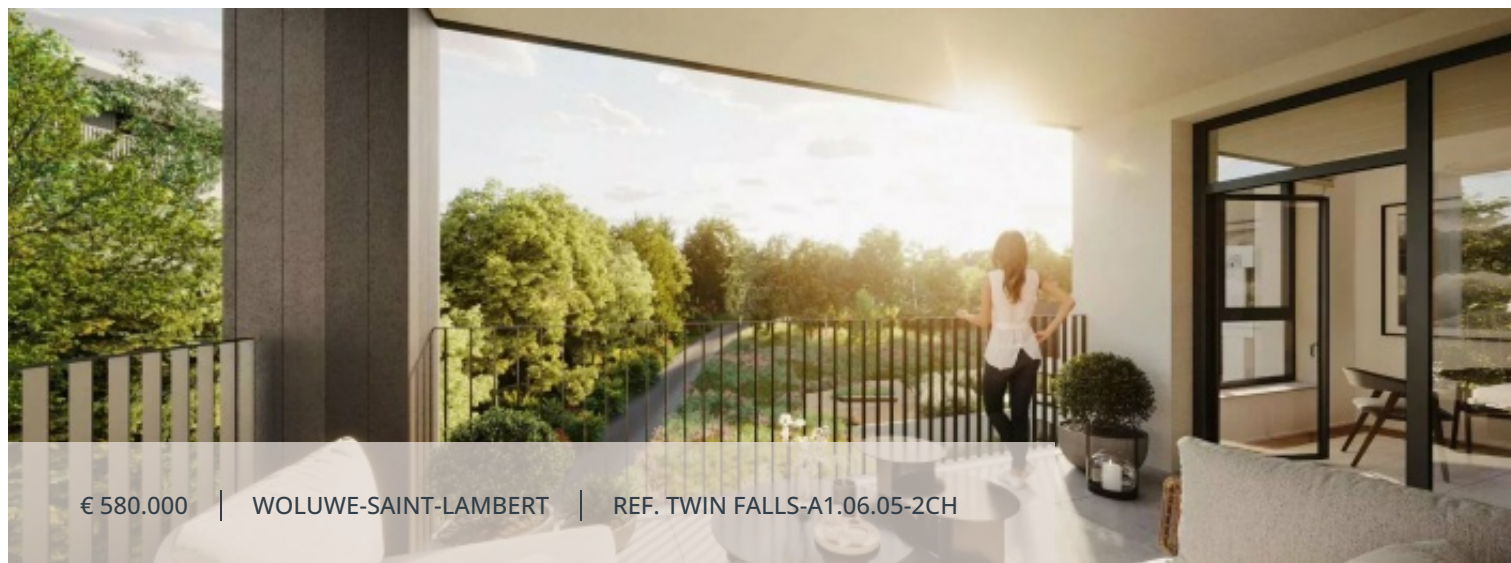




€ 580.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A1.06.05-2CH



LIVING SURFACE

113 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

28.6 m²

TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Woluwe-Saint-Lambert**

Victoire-JUNOT proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style 7rd floor - 113 sqm - South facing Terrace 26,8 sqm - SOUTH WEST facing Entrance hall with guest toilet Large living room with dining area and super equipped open kitchen (pantry/tech room) - 40.4 sq m with terrace Master bedroom 14.7 sq.m - en-suite bathroom with shower (single washbasin) Second bedroom 11.9 sq.m. - 1 shower room (with single washbasin and second WC) All this in a green environment in the pleasant district of Woluwe valley. 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	Apartment	City	Woluwe-Saint-Lambert
Price	€ 580.000	Living surface	113 m²
Terrace surface	28.6 m²	Heating	Gas
Bedrooms	2	Shower rooms	2
Floor	6 / 7	Available	To be agreed
Available	31-12-2025	Construction year	2026
State	New	Facades	2
Bedroom	14.8 m²	Bedroom	11.9 m²
Shower room	2	Lavatory	2
Terrace	28.6 m²	Living room/dining area	40.5 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Nursery	
Secondary school		Supermarket	
Taxi		Tennis	
University		Metro	
Possibility of connecting : Water / Gas / Electricity		PEB	55 kW/m²
		PEB category	B
EPC code	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	Non-flood zone

FINANCIAL

Price

€ 580.000

