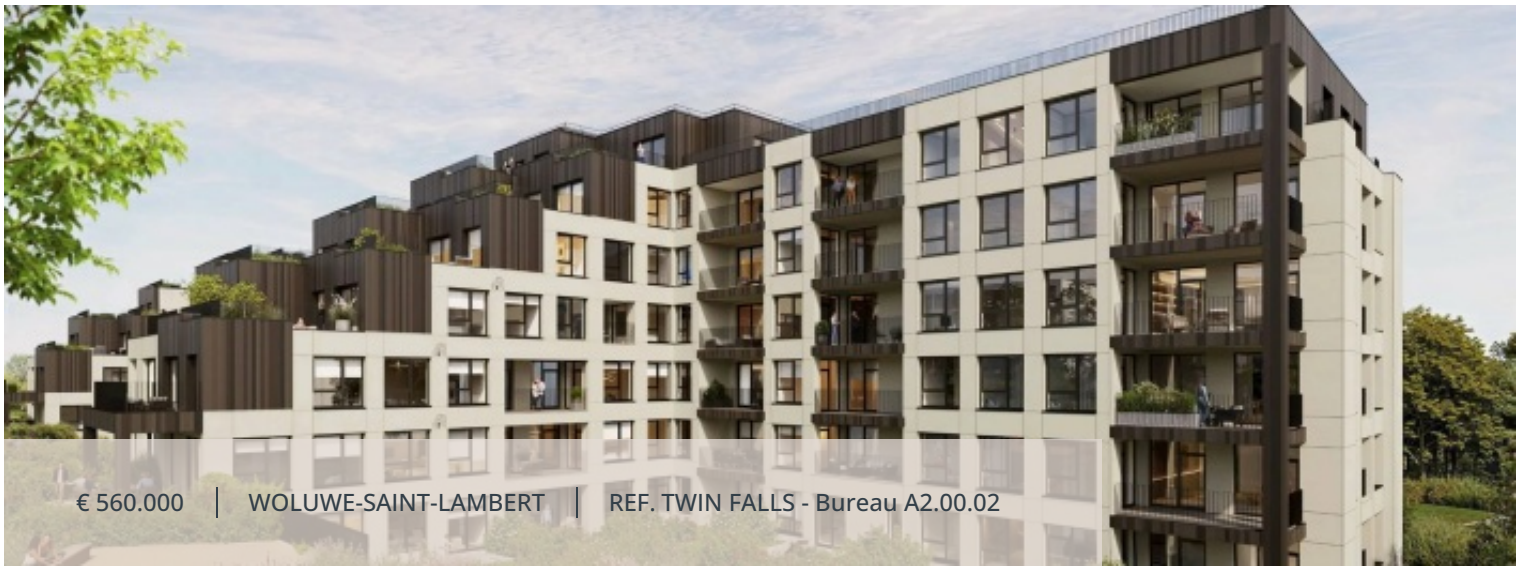
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€ 560.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS - Bureau A2.00.02

LIVING SURFACE

194.7 m²

Twin Falls in Woluwe Saint Lamert - 1 CASCO office space NEW

Rue Neerveld 105, 1200 Woluwe-Saint-Lambert

Victoire proposes you in the Twin Falls project (a very nice real estate reconversion) 1 large CASCO office space superbly located rue Neerveld 105, in the pleasant district of the Woluwe valley. These units are to be installed by you, and according to your choice. Sale subject to 21% VAT for these areas and to registration duty and VAT on the parking lots - Bicycle parking and car parking (with charging station) from €33,000 (excl. VAT). Cellar (from €4,000). Sustainable and responsible aspects guaranteeing PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on certain units. Assurance of the circularity of materials, recycling of waste and construction of a stormwater basin for rainwater recovery. Privileged location in the pleasant municipality of Woluwe St Lambert, offering all the urban amenities needed for today's lifestyle, as well as easy access to facilitate your daily life, the best choice for embarking on a new working project in Brussels.

Characteristics

GENERAL

Type	Office	City	Woluwe-Saint-Lambert
Price	€ 560.000	Living surface	194.7 m²
Heating	Gas	Floors	7
Available	To be agreed	Available	31-12-2025
Construction year	2025	State	New
Facades	2	Lift	
Disabled access		Security door	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Highway	
Bus		Shops	
Primary school		Sport center	
Highway		Possibility of connecting : Water / Gas / Electricity	
PEB	95 kW/m²	PEB category	B
EPC code	B		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Non-flood zone

FINANCIAL

Price
€ 560.000

Victoire Junot

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