



€ 625.000 | WOLUWE-SAINT-LAMBERT | REF. ALBA-A01



LIVING SURFACE

80 m²



BEDROOMS

1



TERRACE SURFACE

14.48 m²

ALBA – Brand-new 1-bedroom apartment with terrace and garden

 **1200 Woluwe-Saint-Lambert**

Victoire-Junot presents this superb brand-new one-bedroom apartment of 80 sqm, ideally south-facing and quietly located at the rear of the building. The entrance hall, featuring a cloakroom and guest toilet, leads to a bright living area comprising a lounge, dining room and a fully equipped open-plan kitchen by ModulNOVA by Flamant. The living space opens onto a spacious 15 sqm terrace, extended by a private 80 sqm garden, creating a delightful green oasis. The night hall leads to the bedroom, which benefits from an en-suite shower room fitted with a shower, single washbasin and toilet. A laundry/technical room completes the property. A bicycle storage room is included. A cellar and parking space are available at an additional cost. The street and surrounding area are exceptionally quiet and leafy, providing a peaceful and pleasant living environment. The ALBA development also enjoys an excellent location, close to the Woluwe and the Vellemolen path, offering easy access to Woluwe Shopping Center and Roodebeek metro station. The sale is subject to 12.5% registration duties on the land and 21% VAT on the construction. Energy rating: PEB A. A wonderful opportunity to acquire a brand-new apartment in a truly privileged setting. Contact us for further information or to arrange a presentation of the project.

Characteristics

GENERAL

Type	Apartment
Price	€ 625.000
Terrace surface	14.48 m²
Bedrooms	1
Available	To be agreed
Construction year	2027
Facades	2
Laundry room	3 m²
Terrace	14.48 m²
Garden	80.28 m²
Lobby	3 m²
Triple glazing	
Lift	
Security door	
Sliding windows	
Double glazing	
Double flow ventilation	
Lift	
Videophone	
Bike storage room	
Highway	
Movies	
Nursery	
Secondary school	
Hospital/clinic	
Metro	
Sport center	
Tennis	
Airport	
Movies	
Nursery	

City	Woluwe-Saint-Lambert
Living surface	80 m²
Heating	Heat pump
Floors	3
Available	27-12-2027
State	New
Bedroom	15 m²
Lavatory	2
Living room/dining area	34 m²
Hall	3 m²
Photovoltaic panels	
Double flow ventilation	
Bike storage room	
Videophone	
Water softener	
Triple glazing	
Fire alarm system	
Security door	
Photovoltaic panels	
Airport	
Bus	
Shops	
Primary school	
Day care	
Doctor	
Park	
Supermarket	
University	
Highway	
Shops	
Primary school	

Day care	
Doctor	
Park	
Sport center	
University	
PEB	45 kW/m ²
EPC code	A

Hospital/clinic	
Metro	
On main road	
Supermarket	
Public pool	
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
€ 625.000

