



€ 1.045.000 | WOLUWE-SAINT-LAMBERT | REF. ALBA- A03



LIVING SURFACE

142.82 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

77.35 m²

ALBA Project – New 2-bedroom ground-floor apartment with spacious terrace

 **1200 Woluwe-Saint-Lambert**

Victoire-Junot is pleased to present this superb new 2-bedroom ground-floor apartment in the ALBA development. Offering a living area of 142.82 sq.m, it enjoys a south-west orientation at the back of the building and features a magnificent terrace surrounding the living spaces. The apartment comprises an entrance hall with cloakroom and guest toilet, as well as a pantry and a laundry/technical room. The hall leads to two beautiful bedrooms, each with its own en-suite bathroom: the principal bedroom benefits from a fully equipped bathroom (bathtub, walk-in shower and double washbasin), while the second bedroom features a shower room with a shower and single washbasin. The hall then opens onto a bright and spacious living area combining the lounge, dining room and fully equipped open-plan kitchen (ModulNOVA by Flamant). This elegant living space extends seamlessly onto a beautiful 77 sq.m terrace. A bicycle storage room is available in the building. A cellar and a parking space are available at an additional cost. The ALBA development enjoys a peaceful and green setting, close to the Woluwe and the Vellemolen path, providing easy walking access to Woluwe Shopping Center and Roodebeek metro station. Sale subject to registration duties (12.5%) on the land value and 21% VAT on the construction. EPC: A. Contact us for further information or to arrange a viewing of the project.

Characteristics

GENERAL

Type	Apartment
Price	€ 1.045.000
Terrace surface	77.35 m²
Bedrooms	2
Floors	3
Available	27-12-2027
State	New
Bedroom	2
Lavatory	2
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	
Hospital/clinic	

City	Woluwe-Saint-Lambert
Living surface	142.82 m²
Heating	Heat pump
Shower rooms	1
Available	To be agreed
Construction year	2027
Facades	2
Laundry room	3 m²
Terrace	77.35 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	
Day care	
Doctor	

Metro	
On main road	
Supermarket	
Public pool	
PEB category	A

Park	
Sport center	
University	
PEB	45 kW/m²
EPC code	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
€ 1.045.000

