SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10




| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 139.44 m² | 2 | 1 | 86.67 m² |

# ALBA Project – Splendid New 2-bedroom apartment with two terraces

**1200 Woluwe-Saint-Lambert**

Victoire-Junot is pleased to present this superb new 2-bedroom apartment on the first floor of the ALBA development. Offering a living area of 139.44 sq.m, it enjoys an east/north-east orientation at the front of the building and benefits from two terraces that seamlessly extend the living spaces. The apartment comprises an entrance hall with cloakroom and guest toilet, as well as a laundry room and a technical room. The hall leads to two beautiful bedrooms, each with its own en-suite bathroom: the principal bedroom features a fully equipped bathroom with a bathtub, walk-in shower, toilet and double washbasin, while the second bedroom has a shower room with a shower and single washbasin. At the opposite end of the apartment, the hall opens onto a bright and spacious living area combining the lounge and dining room. The separate kitchen, fully equipped by ModulNOVA by Flamant, is complemented by a pantry. The living areas open generously onto the terraces located at the front and along the side of the apartment. A bicycle storage room is available in the building. A cellar and a parking space are available at an additional cost. The Alba project 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 presentation of the project.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Woluwe-Saint-Lambert |
| Price | € 971.000 | Living surface | 139.44 m² |
| Terrace surface | 86.67 m² | Heating | Heat pump |
| Bedrooms | 2 | Shower rooms | 1 |
| Floor | 1 / 3 | Available | To be agreed |
| Available | 27-12-2027 | Construction year | 2027 |
| State | New | Facades | 2 |
| Bedroom | 2 | Laundry room | 3 m² |
| Lavatory | 2 | Terrace | 2 |
| Terrace | 86.67 m² | Photovoltaic panels | |
| Triple glazing | | Double flow ventilation | |
| Lift | | Bike storage room | |
| Security door | | Videophone | |
| Sliding windows | | Water softener | |
| Double glazing | | Triple glazing | |
| Double flow ventilation | | Fire alarm system | |
| Lift | | Security door | |
| Videophone | | Photovoltaic panels | |
| Bike storage room | | Airport | |
| Highway | | Bus | |
| Movies | | Shops | |
| Nursery | | Primary school | |
| Secondary school | | Day care | |
| Hospital/clinic | | Doctor | |
| Metro | | Park | |
| Sport center | | Supermarket | |
| Tennis | | University | |
| Airport | | Highway | |
| Movies | | Shops | |
| Nursery | | Primary school | |
| Day care | | Hospital/clinic | |

| | | | |
|---|---|---|---|
| Doctor | | Metro | |
| Park | | On main road | |
| Sport center | | Supermarket | |
| University | | Public pool | |
| PEB | 45 kW/m² | PEB category | A |
| EPC code | A | | |

## 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 | € 971.000 |

SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10







