



€ 998.000 | WOLUWE-SAINT-LAMBERT | REF. ALBA-A21



LIVING SURFACE

142.55 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

47.12 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 second 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
Price	€ 998.000
Terrace surface	47.12 m²
Bedrooms	2
Floor	2 / 3
Available	27-12-2027
State	New
Bedroom	2
Lavatory	2
Terrace	47.12 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	

City	Woluwe-Saint-Lambert
Living surface	142.55 m²
Heating	Heat pump
Shower rooms	1
Available	To be agreed
Construction year	2027
Facades	2
Laundry room	3 m²
Terrace	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	

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

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	
€ 998.000	

