SELL SERVICE
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€ 499.000 | WOLUWE-SAINT-LAMBERT | REF. WOLUXE BUREAUX - REZ 03

LIVING SURFACE

161 m²

WOLUXE – OFFICE / COMMERCIAL SPACE – GROUND FLOOR 03

1200 Woluwe-Saint-Lambert

Victoire Junot presents this attractive GROUND-FLOOR SPACE, suitable for offices or professional practices, within the WOLUXE development, ideally located on Boulevard de la Woluwe, at the corner of Rue Voot. - GROUND FLOOR 03 – 161 sqm – SHELL/CASCO CONDITION – € 499,000 The building benefits from excellent energy efficiency (EPC A), thanks in particular to high-performance materials, photovoltaic panels powering the heat pumps, and green roofs contributing to effective rainwater management. Storage cellar (in the neighbouring building) and parking available at an additional cost. Spacious bicycle storage room. The development enjoys an excellent location in Woluwe-Saint-Lambert, close to public transport and a wide range of shops and services within walking distance. Possibility of benefiting from a reduced VAT rate of 6% on construction, subject to conditions. Contact us for further information: new@victoire.be – 02 375 10 10.

Characteristics

GENERAL

Type	Office	City	Woluwe-Saint-Lambert
Price	€ 499.000	Living surface	161 m²
Heating	Heat pump	Floors	5
Available	To be agreed	Available	31-03-2027
Construction year	2027	State	Structural shell
Photovoltaic panels		Triple glazing	
Airport		Highway	
Bus		Town centre	
Primary school		Secondary school	
Day care		Doctor	
Metro		Park	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
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 Not announced

FINANCIAL

Price
€ 499.000

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