SELL SERVICE
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€ 1.650.000 | WOLUWE-SAINT-LAMBERT | REF. W56-A61

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
204 m²	3	3	46.4 m²

W56 - 3 bedroom flat + terraces - NEW

Boulevard de la Woluwe 56, 1200 Woluwe-Saint-Lambert

With a beautiful view of the Natura 2000 site and on the edge of Boulevard de la Woluwe, the residential development W56 is particularly well located and consists of 28 apartments + 2 commercial spaces, designed by architectural firm ARCHI 2000. Victoire Junot proposes here : A splendid 3-front, 3-bedroom corner apartment. It is superbly bright and enjoys 2 terraces (front and rear). The spacious living room with dining area and superbly equipped open kitchen is at the front of the apartment, and is extended by a 29 m² terrace facing south-east. The utility room and laundry room also form a back kitchen. 1 large hall (+ checkroom) links the bedrooms and living areas. The master bedroom is particularly bright, as it is located on the rear corner of the apartment and, like the other 2 bedrooms, benefits from access to the beautiful south-facing terrace on the garden side. 2 bathrooms - 1 shower room - 2 separate WCs. 2 Bike spots (included). Additional extras: parking and cellar (mandatory). Motorcycle parking (optional). Gentle mobility with a multitude of transport links nearby, a choice of stores, good schools, sports clubs and, last but not least, beautiful parks, are the main assets of this wonderful location. Sale subject to 21% VAT on the land and building (with a possibility at 6%). Contact us today for more information about this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.650.000	Living surface	204 m²
Terrace surface	46.4 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	2	Floor	6 / 6
Available	To be agreed	Available	30-06-2027
Construction year	2026	State	New
Facades	2	Bedroom	17.9 m²
Bedroom	15.5 m²	Bedroom	17.4 m²
Shower room	2	Lavatory	2
Terrace	46.4 m²	Living room/dining area	57.1 m²
Intercom		Videophone	
Double glazing		Lift	
Security door		Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Connected thermostat	
Double flow ventilation		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Airport	
Nursery		Secondary school	
Day care		Doctor	
Park		Supermarket	
Taxi		Tennis	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Town centre	
Nursery		Secondary school	
Day care		Doctor	

Metro	
Supermarket	
University	
Possibility of connecting : Water / Gas / Electricity	
EPC code	B
Park	
Tram	
Tennis	
PEB	95 kW/m²
PEB category	B

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	€ 1.650.000

Victoire Junot

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