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



€ 644.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A2.05.04-3CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
114.9 m²	3	2	14.1 m²

TWIN FALLS - 3 BEDROOM FLAT

Neerveld 105, 1200 Woluwe-Saint-Lambert

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style On the 5th floor - 114,9 sqm Terrace 14 sq.m. - SOUTH-WEST facing Entrance hall with guest WC, laundry + utility room and beautiful shower room (with double washbasin) Large living room with dining room, office area and super-equipped open kitchen - 32.7 sq.m. with access to terrace Master bedroom 14.1 sq.m. with en-suite shower room (with washbasin and WC) 2 further bedrooms 12.3 sq.m. & 12.1 sq.m. All set in a green environment in the pleasant Woluwe Valley district. PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units. Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000). A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 644.000	Living surface	114.9 m²
Terrace surface	14.1 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floor	5 / 7
Available	To be agreed	Available	31-12-2025
Construction year	2025	State	New
Facades	2	Bedroom	14.3 m²
Bedroom	12.3 m²	Bedroom	12.2 m²
Lavatory	2	Terrace	14.1 m²
Living room/dining area	32.7 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Secondary school	
Supermarket		Taxi	
Tennis		University	
Metro		Possibility of connecting : Water / Gas / Electricity	
PEB	95 kW/m²	PEB category	B
EPC code	B		

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
€ 644.000

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