SELL SERVICE
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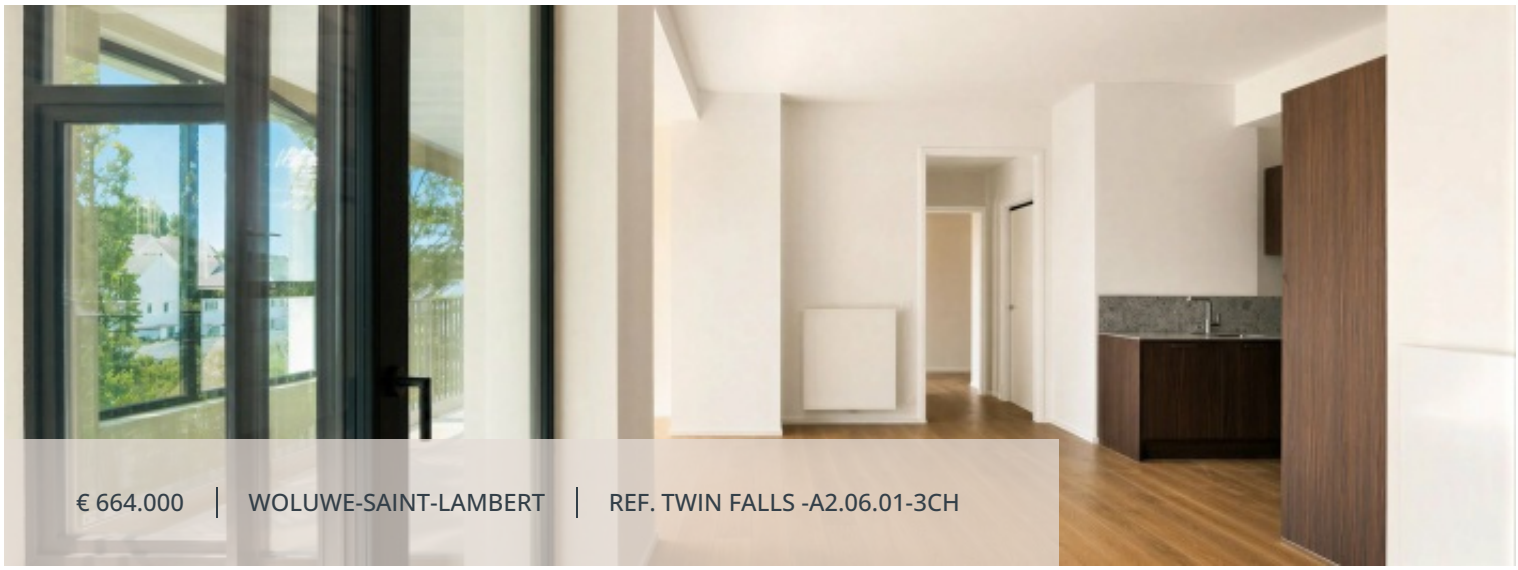

€ 664.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS -A2.06.01-3CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
109.3 m²	3	2	16.7 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 6th floor apartment - 109.3 sqm - extension option possible (see plan) 16.7 sq.m. terrace - south-west facing Entrance hall with guest WC, laundry + utility room and shower room (with single washbasin) Large living room with dining area and super-equipped open kitchen - 34.2 sq.m. with access to terrace 2 bedrooms 10.1 sq.m. & 11.8 sq.m. 17.1 sq.m. master bedroom with en-suite shower room (shower, washbasin) - access to terrace. PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units. Sale subject to 21% VAT 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	€ 664.000	Living surface	109.3 m²
Terrace surface	16.7 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floor	6 / 7
Available	To be agreed	Available	31-12-2025
Construction year	2025	State	New
Facades	2	Bedroom	17.1 m²
Bedroom	10.1 m²	Bedroom	11.8 m²
Terrace	16.7 m²	Living room/dining area	34.2 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
€ 664.000

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