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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
119 m²	2	2	12 m²

MALOU VIEW - 2 BEDROOM FLAT WITH REAR TERRACE

Boulevard de la Woluwe 62, 1200 Woluwe-Saint-Lambert

Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot proposes this 119 m² 2-bedroom apartment with a south-facing view at the rear of the building. A beautiful entrance hall immediately welcomes the bedrooms, a guest toilet, a utility room and a shower room. The large living room, with open-plan fitted kitchen and dining area, is enhanced by a corner terrace. The 2 good-sized bedrooms enjoy views over the greenery. The master bedroom features a dressing area and en suite bathroom (with WC, bath, shower and double washbasin); the second bedroom will have access to the terrace. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings, surrounded by trees, add to the serenity of the setting. Situated opposite the Château and Parc Malou, the project offers an unobstructed view of this beautiful green environment, while being at the heart of a dynamic neighborhood. Sale subject to VAT (21% - possibility of reduced rate to 6% subject to conditions) - PEB A. A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 725.000	Living surface	119 m²
Terrace surface	12 m²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	1 / 6	Available	Free
Construction year	2028	State	New
Facades	2	Bedroom	17.6 m²
Bedroom	14.2 m²	Bathroom	2
Lavatory	2	Terrace	12 m²
Living room/dining area	41 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Nursery		Secondary school	
Doctor		Supermarket	
Possibility of connecting : Water / Gas / Electricity		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 Potential flood zone

FINANCIAL

Price € 725.000	Transfer tax 3 €

Victoire Junot

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



















