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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
207 m²	4	3	65 m²

MALOU VIEW - EXCEPTIONAL 3 or 4 BEDROOM PENTHOUSE WITH SPLENDID TERRACE

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

Boulevard de la Woluwe welcomes an exceptional new development: MALOU VIEW. Victoire-Junot presents this stunning 207 sqm² penthouse, available in a 3- or 4-bedroom layout (depending on your preference). Occupying the entire left wing of the building, the penthouse boasts breathtaking views over the beautiful Parc Malou, as well as the quieter rear side. The private elevator opens directly into the apartment's entrance hall, which leads into a spacious and bright living area. This includes a high-end open-plan kitchen and dining space, all extending seamlessly onto a splendid terrace. The private areas include 3 or 4 bedrooms, depending on the chosen configuration. The master suite features a generous en suite bathroom (with bath, separate shower, double vanity, and WC) and a walk-in dressing room. A second bedroom also has its own en suite shower room (with shower, single basin, and WC). The remaining two bedrooms share an additional shower room (with shower and single basin). A separate WC and a utility room complete the layout. Should you prefer a larger living room, one of the bedrooms can be removed to increase the living space. • No cellar • Bicycle storage included • Optional car parking: €40,000 • Optional cargo bike space: €5,000 Sale subject to VAT (21% — reduced rate of 6% possible under certain conditions). PEB rating: A An exceptional opportunity in a sought-after location. Contact us today for more information or to schedule a presentation.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.895.000	Living surface	207 m²
Terrace surface	65 m²	Heating	Heat pump
Bedrooms	4	Bathrooms	3
Floor	6 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	14.7 m²	Bedroom	15.3 m²
Bedroom	13.4 m²	Bedroom	12 m²
Bathroom	3	Lavatory	3
Terrace	65 m²	Living room/dining area	72.5 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Airport	
Nursery		Secondary school	
Day care		Hospital/clinic	
Doctor		Metro	
Supermarket		Taxi	
Tennis		Tram	
University		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
€ 1.895.000

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