SELL SERVICE
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€ 1.850.000 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW -A5A

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
226 m²	4	4	38 m²

MALOU VIEW - EXCEPTIONAL 4 BEDROOM FLAT WITH FRONT & REAR TERRACES

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

Boulevard de la Woluwe is welcoming the exceptional new MALOU VIEW project. Victoire-Junot proposes this stunning 226 sq.m. 4-bedroom crossing apartment overlooking the front of the building and the pretty Parc Malou, as well as the quieter rear. A beautiful entrance hall, with checkroom area and guest WC, opens onto the splendid living room with dining area and super-equipped open kitchen with access to the beautiful front terrace. The private part of the apartment includes: a bedroom with en suite shower room (with shower and single washbasin) and view to the front. A large night hall houses the technical/laundry room, a second separate toilet and the 3 additional bedrooms, each with en-suite bathroom for the master bedroom (with bath, double washbasin, separate shower and toilet) or "en suite" shower room (with shower and single washbasin). Two of the bedrooms have access to the beautiful rear terrace. The 4th bedroom benefits from additional space that could become a dressing room or small office. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000. Sale subject to VAT (21%). PEB energy rating: A A rare opportunity in a prestigious setting. Contact us for more information or to arrange a project presentation.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.850.000	Living surface	226 m²
Terrace surface	38 m²	Heating	Heat pump
Bedrooms	4	Bathrooms	4
Floor	5 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	18.2 m²	Bedroom	16 m²
Bedroom	20 m²	Bedroom	17.6 m²
Bathroom	4	Lavatory	3
Terrace	38 m²	Living room/dining area	70.5 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
€ 1.850.000

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