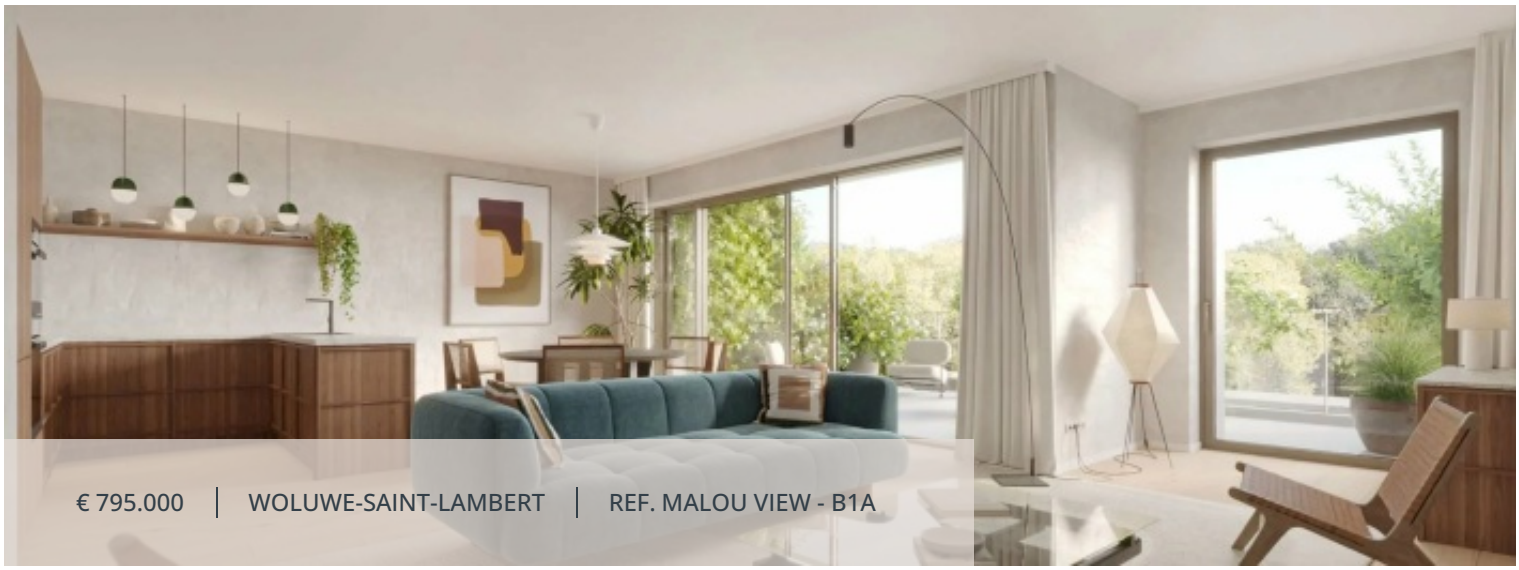
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
130 m²	3	2	21 m²

MALOU VIEW - 3 BEDROOM FLAT WITH FRONT 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 very beautiful 130 sq.m. - 3 bedrooms crossing apartment which features as follows: Entrance hall with guest WC and utility room/laundry room and shower room (with shower and single washbasin). The very attractive living room with dining area and fitted kitchen is enlarged by the terrace overlooking the Parc Malou. A first bedroom next to the living room also enjoys an access to this terrace. The other 2 bedrooms are located at the rear of the apartment, in a quiet area overlooking the trees and a green roof. The master one benefits from an en suite bathroom (with bath and double washbasin) as well as a dressing area and private toilet. 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	€ 795.000	Living surface	130 m²
Terrace surface	21 m²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floor	1 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	15 m²	Bedroom	12.7 m²
Bedroom	11 m²	Bathroom	2
Lavatory	2	Terrace	21 m²
Living room/dining area	40.5 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		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
€ 795.000

Victoire Junot

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