SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
120 m²	2	2	14 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 129 m² 2-bedroom apartment with a south-facing view at the rear of the building. An entrance hall with space for checkroom welcomes the utility/laundry room, and guest toilet. The 2 bedrooms face the front of the building, with the master bedroom benefiting from a bathroom (with bath and double washbasin) and separate toilet. A shower room (with shower and single washbasin) is adjacent to the second bedroom. The living room, including open-plan fitted kitchen and dining area, is at the rear of the apartment and extends onto the SOUTH-facing terrace. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings add to the serenity of the setting. Located opposite to 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/B. A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

Characteristics

GENERAL

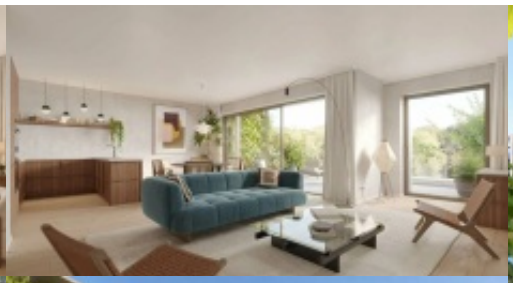
Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 817.500	Living surface	120 m²
Terrace surface	14 m²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	3 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	13.8 m²	Bedroom	10.7 m²
Bathroom	2	Lavatory	2
Terrace	14 m²	Living room/dining area	48 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Airport	
Nursery		Secondary school	
Day care		Doctor	
Supermarket		Taxi	
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
€ 817.500

6%
TVA

