SELL SERVICE
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€ 790.000 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW - C1B

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
133 m²	3	2	13 m²

MALOU VIEW - 3 BEDROOM FLAT WITH FRONT TERRACE

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

The Boulevard de la Woluwe welcomes an exceptional new residential complex: MALOU VIEW. Victoire-Junot proposes this very attractive 133 sq. m. - 3-bedroom flat, which is presented as follows: Entrance hall with guest toilet leading on to the superbly equipped open-plan kitchen (and utility/technical room), which opens onto the beautiful living and dining room with its corner terrace. This night hall also includes a 1st bedroom and a shower room (with shower and single washbasin). The other 2 bedrooms, including the master bedroom, benefit from an en suite bathroom (with bath, double washbasin and toilet) as well as a dressing area; these bedrooms are located at the rear of the flat in a quiet location with views over the trees and a green roof. Practical Information: No cellars - Bicycle storage included - Car parking spaces available at €40,000 - Cargo bike parking at €5,000 - Sale subject to VAT (21% – reduced rate of 6% possible under certain conditions). PEB energy rating: A/B - Estimated delivery: 2027 A rare opportunity to live or to invest, in a prestigious setting. Contact us for more information or to arrange a visit.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 790.000	Living surface	133 m²
Terrace surface	13 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	13.4 m²	Bedroom	13.02 m²
Bedroom	10.4 m²	Bathroom	2
Lavatory	2	Terrace	13 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	
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
€ 790.000

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