SELL SERVICE
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LIVING SURFACE	BEDROOMS	TERRACE SURFACE
80 m²	1	14.48 m²

ALBA – Brand-new 1-bedroom apartment with terrace and garden

1200 Woluwe-Saint-Lambert

Victoire-Junot presents this superb brand-new one-bedroom apartment of 80 sqm, ideally south-facing and quietly located at the rear of the building. The entrance hall, featuring a cloakroom and guest toilet, leads to a bright living area comprising a lounge, dining room and a fully equipped open-plan kitchen by ModulNOVA by Flamant. The living space opens onto a spacious 15 sqm terrace, extended by a private 80 sqm garden, creating a delightful green oasis. The night hall leads to the bedroom, which benefits from an en-suite shower room fitted with a shower, single washbasin and toilet. A laundry/technical room completes the property. A bicycle storage room is included. A cellar and parking space are available at an additional cost. The street and surrounding area are exceptionally quiet and leafy, providing a peaceful and pleasant living environment. The ALBA development also enjoys an excellent location, close to the Woluwe and the Vellemolen path, offering easy access to Woluwe Shopping Center and Roodebeek metro station. The sale is subject to 12.5% registration duties on the land and 21% VAT on the construction. Energy rating: PEB A. A wonderful opportunity to acquire a brand-new apartment in a truly privileged setting. Contact us for further information or to arrange a presentation of the project.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 625.000	Living surface	80 m²
Terrace surface	14.48 m²	Heating	Heat pump
Bedrooms	1	Floors	3
Available	To be agreed	Available	27-12-2027
Construction year	2027	State	New
Facades	2	Bedroom	15 m²
Laundry room	3 m²	Lavatory	2
Terrace	14.48 m²	Living room/dining area	34 m²
Garden	80.28 m²	Hall	3 m²
Lobby	3 m²	Photovoltaic panels	
Triple glazing		Double flow ventilation	
Lift		Bike storage room	
Security door		Videophone	
Sliding windows		Water softener	
Double glazing		Triple glazing	
Double flow ventilation		Fire alarm system	
Lift		Security door	
Videophone		Photovoltaic panels	
Bike storage room		Airport	
Highway		Bus	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Hospital/clinic		Doctor	
Metro		Park	
Sport center		Supermarket	
Tennis		University	
Airport		Highway	
Movies		Shops	
Nursery		Primary school	

Day care		Hospital/clinic	
Doctor		Metro	
Park		On main road	
Sport center		Supermarket	
University		Public pool	
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 Non-flood zone

FINANCIAL

Price
€ 625.000

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