SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
142.82 m²	2	1	77.35 m²

ALBA Project – New 2-bedroom ground-floor apartment with spacious terrace

1200 Woluwe-Saint-Lambert

Victoire-Junot is pleased to present this superb new 2-bedroom ground-floor apartment in the ALBA development. Offering a living area of 142.82 sq.m, it enjoys a south-west orientation at the back of the building and features a magnificent terrace surrounding the living spaces. The apartment comprises an entrance hall with cloakroom and guest toilet, as well as a pantry and a laundry/technical room. The hall leads to two beautiful bedrooms, each with its own en-suite bathroom: the principal bedroom benefits from a fully equipped bathroom (bathtub, walk-in shower and double washbasin), while the second bedroom features a shower room with a shower and single washbasin. The hall then opens onto a bright and spacious living area combining the lounge, dining room and fully equipped open-plan kitchen (ModulNOVA by Flamant). This elegant living space extends seamlessly onto a beautiful 77 sq.m terrace. A bicycle storage room is available in the building. A cellar and a parking space are available at an additional cost. The ALBA development enjoys a peaceful and green setting, close to the Woluwe and the Vellemolen path, providing easy walking access to Woluwe Shopping Center and Roodebeek metro station. Sale subject to registration duties (12.5%) on the land value and 21% VAT on the construction. EPC: A. Contact us for further information or to arrange a viewing of the project.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.045.000	Living surface	142.82 m²
Terrace surface	77.35 m²	Heating	Heat pump
Bedrooms	2	Shower rooms	1
Floors	3	Available	To be agreed
Available	27-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	2	Laundry room	3 m²
Lavatory	2	Terrace	77.35 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	€ 1.045.000

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