SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
142.55 m²	2	1	47.12 m²

ALBA Project – Splendid New 2-bedroom apartment with two terraces

1200 Woluwe-Saint-Lambert

Victoire-Junot is pleased to present this superb new 2-bedroom apartment on the second floor of the ALBA development. Offering a living area of 139.44 sq.m, it enjoys an east/north-east orientation at the front of the building and benefits from two terraces that seamlessly extend the living spaces. The apartment comprises an entrance hall with cloakroom and guest toilet, as well as a laundry room and a technical room. The hall leads to two beautiful bedrooms, each with its own en-suite bathroom: the principal bedroom features a fully equipped bathroom with a bathtub, walk-in shower, toilet and double washbasin, while the second bedroom has a shower room with a shower and single washbasin. At the opposite end of the apartment, the hall opens onto a bright and spacious living area combining the lounge and dining room. The separate kitchen, fully equipped by ModulNOVA by Flamant, is complemented by a pantry. The living areas open generously onto the terraces located at the front and along the side of the apartment. A bicycle storage room is available in the building. A cellar and a parking space are available at an additional cost. The Alba project 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 presentation of the project.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 998.000	Living surface	142.55 m²
Terrace surface	47.12 m²	Heating	Heat pump
Bedrooms	2	Shower rooms	1
Floor	2 / 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	2
Terrace	47.12 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	€ 998.000

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