SELL SERVICE
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€ 620.000 | WOLUWE-SAINT-LAMBERT | REF. WOLUXE-1.3-2CH

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 104 m² | 2 | 2 | 16 m² |

# WOLUXE – Beautiful NEW 2-bedroom apartment with terraces

**1200 Woluwe-Saint-Lambert**

Victoire Junot is pleased to present this beautiful 2-bedroom apartment located on the first floor of the WOLUXE development, offering generous living spaces and a well-designed layout. The apartment comprises a spacious living and dining area with a fully equipped open-plan kitchen, opening onto a large terrace. The sleeping area includes 2 bedrooms, including a master bedroom with an en-suite bathroom (bathtub, double washbasin and WC) and access to a second terrace at the rear. A separate shower room (shower and single washbasin), a separate WC and a utility room complete the apartment. EPC A. Cellar & Parking available at an additional cost. The development enjoys an excellent location in Woluwe-Saint-Lambert, close to public transport and a wide range of amenities within walking distance. Possibility of benefiting from a 6% VAT rate on the construction, subject to conditions. Contact us for further information: new@victoire.be – 02 375 10.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Woluwe-Saint-Lambert |
| Price | € 620.000 | Living surface | 104 m² |
| Terrace surface | 16 m² | Heating | Heat pump |
| Bedrooms | 2 | Bathrooms | 1 |
| Shower rooms | 1 | Floor | 1 / 5 |
| Available | Free | Construction year | 2027 |
| State | New | Facades | 3 |
| Bedroom | 2 | Lavatory | 2 |
| Terrace | 16 m² | Double glazing | |
| Aluminum window | | Sliding windows | |
| Photovoltaic panels | | Triple glazing | |
| Double flow ventilation | | Lift | |
| Bike storage room | | Intercom | |
| Videophone | | Security door | |
| Airport | | Highway | |
| Bus | | Shops | |
| Nursery | | Primary school | |
| Secondary school | | Day care | |
| Doctor | | Metro | |
| Park | | Sport center | |
| Supermarket | | Tennis | |
| Tram | | Taxi | |
| PEB | 40 kW/m² | PEB category | A |
| EPC code | A | | |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>Not announced | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Not announced |

## FINANCIAL

Price
€ 620.000

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