

MALOU VIEW: BEAUTIFUL 2-BEDROOM APARTMENT ±119M², TERRACE

812 500 €

Ref 7202221

Woluwe-Saint-Lambert - Apartment 1281 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is pleased to present this magnificent two-bedroom apartment with a gross surface area of approximately 119 sqm, located on the 4th floor of the prestigious Malou View project, ideally situated on Boulevard de la Woluwe in Woluwe-Saint-Lambert, between Parc Saint-Lambert and Château Malou. This elegant and light-filled apartment opens onto a spacious entrance hall with integrated cloakroom area and guest toilet, leading to a bright living room of ±43 sqm with a fully equipped open kitchen and access to a beautiful south-west-facing terrace of ±19 sqm, offering a pleasant, unobstructed green view. The night area comprises two large bedrooms of approximately 14 sqm and 16 sqm, including a master suite with a 4.5 sqm dressing room and private bathroom. A second shower room and a laundry room complete the ensemble. The high-end finishes reflect the refinement and care dedicated to the project's design: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC rating A). This property combines architectural elegance, contemporary comfort, and energy efficiency, in a calm and green environment within immediate proximity to shops, public transport (tram 8, metro, bus), sports facilities, and renowned schools, including the highly coveted European School. Parking spaces available as an option (€40,000). Possibility to acquire a cargo bike space. Subject to 21% VAT on the construction portion (6% possible under certain conditions) and 12.5% registration duties on the land. For more information about the Malou View project, please contact us at 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

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Reference : 7202221

Price : 812 500 €

Surface : 1281 sq ft

Bedroom(s) : 2

Floor : 4

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/11/2027 -
12:00

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