

# MAGNIFICENT 3-BEDROOM APARTMENT WITH AN 19 M<sup>2</sup> TERRACE

791 500 €

Ref 7200977

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this beautiful 3-bedroom apartment with a gross surface area of  $\pm 130$  m<sup>2</sup>, located on the 2nd floor of the prestigious Malou View project, ideally situated along the Boulevard de la Woluwe in Woluwe-Saint-Lambert, between Parc Saint-Lambert and Château Malou. Bathed in natural light, the apartment features a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of  $\pm 45$  m<sup>2</sup> with a fully equipped open kitchen and access to a lovely south-east facing terrace of  $\pm 19$  m<sup>2</sup>, offering unobstructed views of the surrounding greenery. The night hall leads to three spacious bedrooms ( $\pm 11$ ,  $\pm 13$  and  $\pm 15$  m<sup>2</sup>), including a master suite with its private shower room and double washbasin. A second bathroom and a laundry room complete the layout harmoniously. The high-end finishes reflect the exceptional attention to detail that defines the project: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC A). This property perfectly combines architectural elegance, modern comfort, and energy performance, in the heart of a green and sought-after district, close to shops, public transport (tram 8, metro, bus), sports facilities, and renowned schools, including the prestigious European School. Parking spaces available as an option (€40,000). Possibility to purchase a space for a cargo bike. Subject to 21% VAT on the construction (6% possible under certain conditions) and 12.5% registration fees on the land. For more information about the Malou View project, please contact us at +32 2 669 21 70 or by e-mail at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7200977

**Price :** 791 500 €

**Surface :** 1399 sq ft

**Bedroom(s) :** 3

**Floor :** 2

**Bathroom(s) :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/11/2027 -  
12:00

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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

**140 collaborateurs**

**1200 signatures par an**

**1000 immeubles par an**

**2.5 milliards d'actifs gérés**