

# MALOU VIEW: BEAUTIFUL 2-BEDROOM APARTMENT 129M<sup>2</sup>, TERRACE

790 000 €

Ref 7200841

Woluwe-Saint-Lambert - Apartment 1389 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is delighted to present this superb two-bedroom apartment with a gross area of  $\pm 129$  m<sup>2</sup>, located on the 2nd floor of a prestigious Malou View project ideally situated in Woluwe-Saint-Lambert, in a leafy and highly sought-after setting. Bathed in light, the apartment comprises a spacious entrance hall with built-in cloakroom area and guest toilet, leading to a bright living room of  $\pm 45$  m<sup>2</sup> with a fully fitted open kitchen and access to a west-facing terrace of  $\pm 14$  m<sup>2</sup>, offering an open view over the surrounding green spaces. The night hall serves two generous bedrooms ( $\pm 14$  and  $\pm 16$  m<sup>2</sup>), including a primary suite with private shower room, double vanity, and separate private WC. A second shower room and a laundry room complete the ensemble harmoniously. High-end finishes reflect the care invested in the project's design: engineered oak flooring, underfloor heating with an individual heat pump, dual-flow ventilation with heat recovery, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC rating A). This property combines architectural elegance, contemporary comfort, and energy performance, at the heart of a green and desirable neighborhood, in the immediate vicinity of shops, public transport (tram, metro, bus), sports facilities, and renowned schools, including the highly coveted European School. Parking spaces available at an additional cost (€40,000). Possibility to acquire a cargo bike space. Sold under the 21% VAT regime for the construction part (6% possible under certain conditions) and 12.5% registration duties for the land. For more information about the project, contact us on 02/669.21.70 or by email 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 :** 7200841

**Price :** 790 000 €

**Surface :** 1389 sq ft

**Bedroom(s) :** 2

**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**