

MALOU VIEW: BEAUTIFUL 2-BEDROOM APARTMENT 120M², TERRACE

737 500 €

Ref 7200769

Woluwe-Saint-Lambert - Apartment 1292 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 ± 120 m², located on the 1st 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 ± 45 m² with a fully fitted open kitchen and access to a west-facing terrace of ± 22 m², offering an open view over the surrounding green spaces. The night hall serves two generous bedrooms (± 14 and ± 11 m²), 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.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70
promotion@lecobel.be

Reference : 7200769

Price : 737 500 €

Surface : 1292 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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

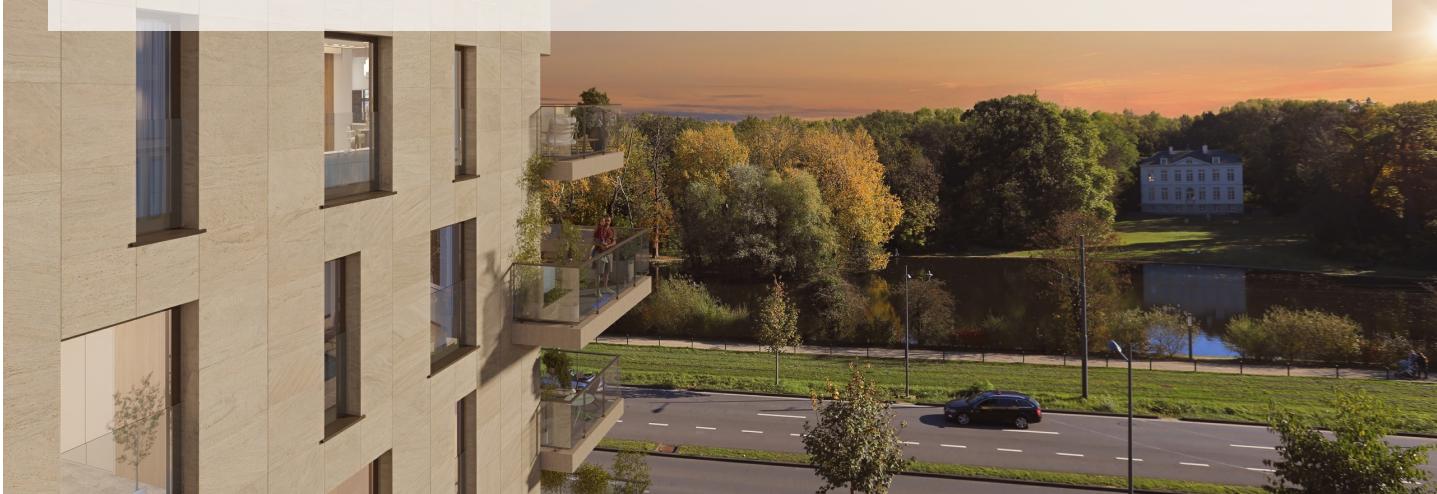
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