

### About this property

Vaneau Lecobel is delighted to present this superb three-bedroom apartment with a gross surface area of approximately 130 m<sup>2</sup>, located on the first 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. Bathed in light, the apartment comprises a spacious entrance hall with integrated cloakroom and guest toilet, leading to a bright living room of ±45 m<sup>2</sup> with a fully equipped open kitchen and access to a beautiful south-east facing terrace of ±21 m<sup>2</sup>, offering unobstructed views of the surrounding green spaces. The night hall leads to three spacious bedrooms (±11, ±13 and ±15 m²), including a master suite with private bathroom, double sink and separate private toilet. A second shower room and a laundry room harmoniously complete the ensemble. The high-end finishes reflect the care taken in the design of the project: semi-solid oak parquet flooring, underfloor heating with individual heat pump, dual-flow ventilation, photovoltaic panels and excellent thermal and acoustic insulation (estimated PEB A). This property combines architectural elegance, contemporary comfort, and energy efficiency in the heart of a green and sought-after neighborhood, close to shops, public transportation (tram 8, metro, bus), sports facilities, and renowned schools, including the highly coveted European School. Parking spaces available at extra cost (€40,000). Possibility to purchase a cargo bike parking 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 Malou View project, contact us on 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

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**Reference**: 7200697

**Price:** 775 000 €

Surface: 1399 sq ft

Bedroom(s): 3

Floor: 1

Bathroom(s): 2

Elevator: Yes

Parking(s): 1

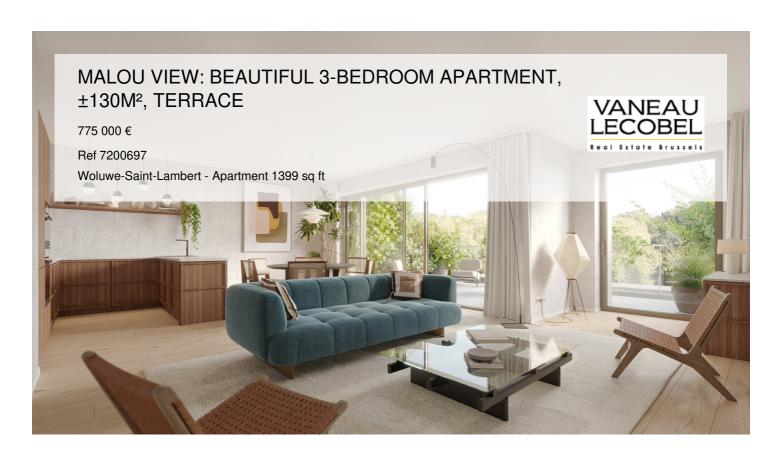
Terrace: Yes

Availabili 01/11/2027

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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