

MALOU VIEW: BEAUTIFUL 3-BEDROOM APARTMENT, ±130M², TERRACE

775 000 €

Ref 7575116

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is delighted to present this superb three-bedroom apartment with a gross surface area of approximately 130 m², 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 m² with a fully equipped open kitchen and access to a beautiful south-east facing terrace of ±21 m², 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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10B 1050 Ixelles
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promotion@lecobel.be

Reference : 7575116

Price : 775 000 €

Surface : 1399 sq ft

Bedroom(s) : 3

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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

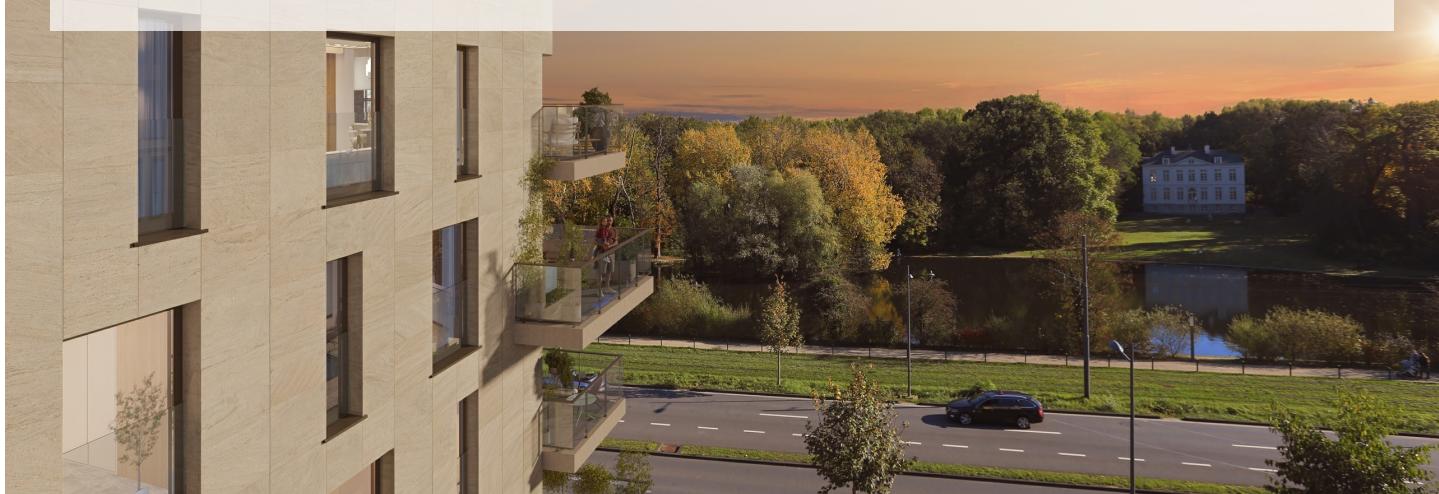
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