

# MALOU VIEW: BEAUTIFUL 1-BEDROOM APARTMENT, ±80M<sup>2</sup>, TERRACE

485 000 €

Ref 7575153

Woluwe-Saint-Lambert - Apartment 861 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this stunning 1-bedroom apartment with a gross surface area of approximately 80 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 natural light, the apartment features an entrance hall with integrated cloakroom and guest toilet, leading to a bright living room of ±35 m<sup>2</sup> with a fully equipped open kitchen and access to a beautiful west-facing terrace of ±16 m<sup>2</sup>, offering unobstructed views over the surrounding greenery. The night hall leads to a spacious and comfortable bedroom (±14 m<sup>2</sup>) with a private bathroom, as well as a laundry room completing the layout. The high-end finishes reflect the utmost care given to the project's design: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation system, photovoltaic panels, and excellent thermal and acoustic insulation (provisional EPC rating: A). This property perfectly combines architectural elegance, modern comfort, and energy performance, in the heart of a green and sought-after neighborhood, in close proximity to shops, public transport (tram 8, metro, bus), sports facilities, and renowned schools, including the highly regarded European School. Parking spaces available at an additional cost (€40,000). Possibility to acquire a cargo bike space. Subject to 21% VAT on the construction part (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 (0)2 669 21 70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBL NEW PROJECTS

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**Reference :** 7575153

**Price :** 485 000 €

**Surface :** 861 sq ft

**Bedroom(s) :** 1

**Floor :** 1

**Bathroom(s) :** 1

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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

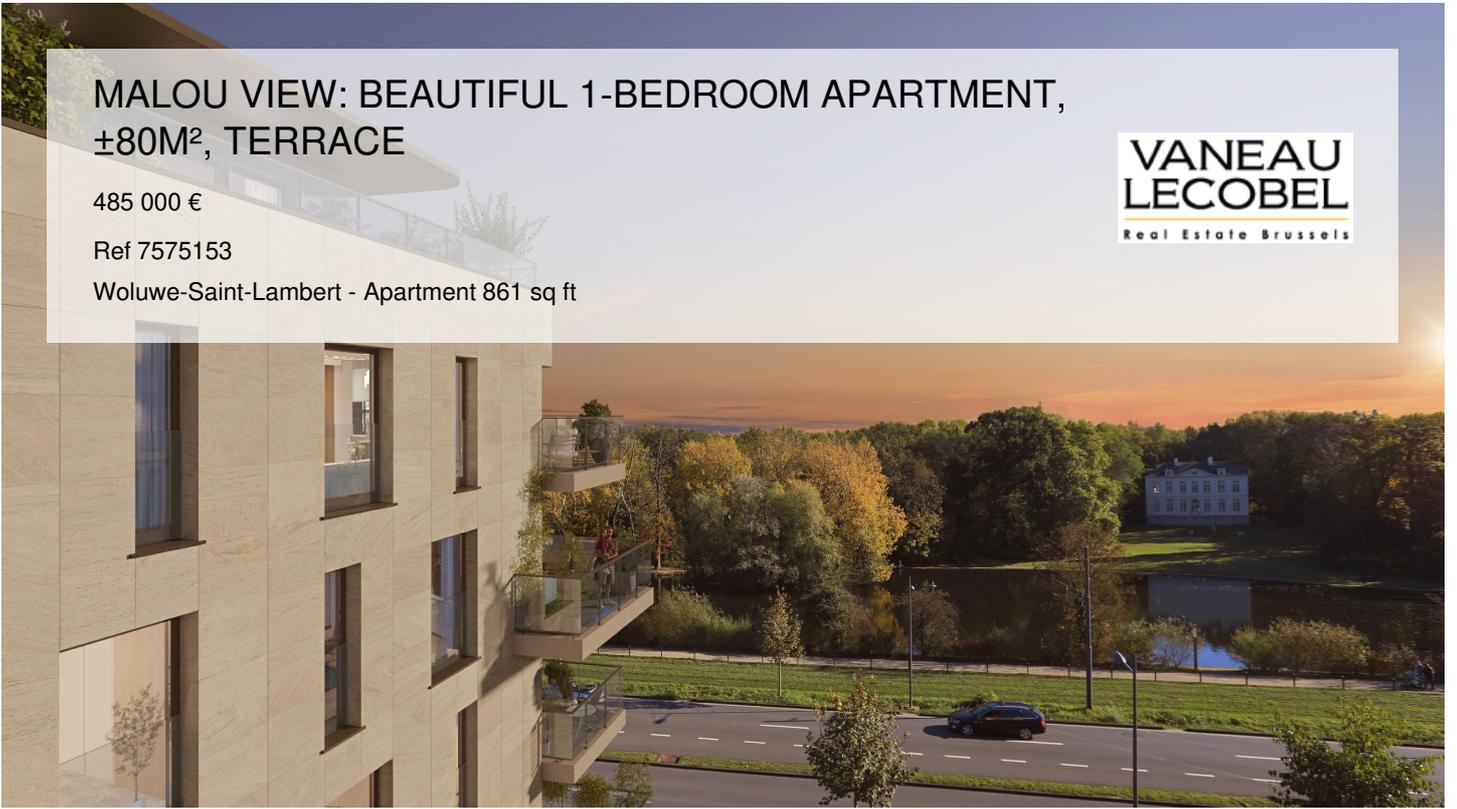
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## **VANEAU**

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**