

# MALOU VIEW: BEAUTIFUL 3-BEDROOM APARTMENT 130M<sup>2</sup>, TERRACE

860 000 €

Ref 7575147

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this superb three-bedroom apartment with a gross surface area of approximately 130 m<sup>2</sup>, located on the 4th 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 ±17 m<sup>2</sup>, offering unobstructed views of the surrounding green spaces. The night hall leads to three spacious bedrooms (±11, ±13 and ±15 m<sup>2</sup>), 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. Subject to 21% VAT for the construction part (possibility of 6% under certain conditions) and 12.5% registration fees 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](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBLER NEW PROJECTS

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7575147

**Price :** 860 000 €

**Surface :** 1399 sq ft

**Bedroom(s) :** 3

**Floor :** 4

**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**