

# SUPERB 275M<sup>2</sup> COMMERCIAL SPACE: NEW PROJECT IN WOLUWE ST LAMBERT

1 075 000 €

Ref 7583491

Woluwe-Saint-Lambert - Bureaux et commerces 2960 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Located on the prestigious Boulevard de la Woluwe in Woluwe-Saint-Lambert, Vaneau Lecobel presents this magnificent  $\pm 275\text{m}^2$  commercial space in the Malou View project, an exclusive, high-end residential development between Parc Saint-Lambert and Château Malou. Multiple commercial spaces available for sale as shell units. The architecture stands out for its light natural stone facades, bronze aluminum joinery, and high-end finishes. Optimal energy performance (PEB A) thanks to underfloor heating via heat pump, dual-flow ventilation, reinforced acoustic and thermal insulation, and photovoltaic panels. The living environment is characterized by the tranquility and prestige of the Woluwe-Saint-Lambert neighborhood, prized for its green surroundings and quality of life. In the immediate vicinity: Place Saint-Lambert and its weekly market, numerous shops (Woluwe Shopping Center), restaurants, sports centers, and renowned schools, including the highly sought-after European School. Public transport (tram, bus, metro) and major roads nearby allow for heavy traffic. Parking spaces are available at an additional cost (€40,000). Possibility of acquiring 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 at 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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**Reference :** 7583491

**Price :** 1 075 000 €

**Surface :** 2960 sq ft

**Elevator :** Yes

**Parking(s) :** 1

**Availabili ty :** 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**