

SUPERB 275M² COMMERCIAL SPACE: NEW PROJECT IN WOLUWE ST LAMBERT

750 000 €

Ref 7583671

Woluwe-Saint-Lambert - Bureaux et commerces 2164 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.

VANEAU LECOBEL NEW PROJECTS

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Reference : 7583671

Price : 750 000 €

Surface : 2164 sq ft

Elevator : Yes

Parking(s) : 1

Availability : 01/11/2027 -
ty : 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