

# BEAUTIFUL 2-BEDROOM APARTMENT, ±132M<sup>2</sup> + TERRACE 14 M<sup>2</sup>

917 500 €

Ref 7641554

Woluwe-Saint-Lambert - Apartment 1421 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is honored to present this superb 2-bedroom apartment with a gross surface area of ±132 sqm, located on the 5th floor of the prestigious Malou View project, ideally set in Woluwe-Saint-Lambert in a green and sought-after environment. Bathed in natural light, the apartment comprises a spacious entrance hall with integrated cloakroom area and guest toilet, leading to a bright living room of ±50 sqm with a fully equipped open kitchen and access to a beautiful est-facing terrace of ±14 sqm, offering an open view over the surrounding greenery. The night hall serves two spacious bedrooms (±16 and ±17 sqm), including a primary suite with a 4.5 sqm walk-in closet, its private bathroom, and a separate private toilet. A second shower room and a laundry room harmoniously complete the ensemble. High-end finishes reflect the great care devoted to the project's design: semi-solid oak parquet flooring, underfloor heating with an individual heat pump, double-flow ventilation, photovoltaic panels and excellent thermal and acoustic insulation (estimated EPC rating A). This property combines architectural elegance, contemporary comfort and energy performance, in the heart of a green and highly sought-after neighborhood, in immediate proximity to shops, public transport (tram, metro, bus), sports facilities and renowned schools, including the highly coveted European School. Parking spaces available as an option (€40,000). Possibility to acquire a cargo-bike space. Subject to 21% VAT (6% possible under certain conditions). For more information about the project, please 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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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7641554

**Price :** 917 500 €

**Surface :** 1421 sq ft

**Bedroom(s) :** 2

**Floor :** 5

**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**