

MAGNIFICENT 3-BEDROOM APARTMENT WITH AN 11.5 M² TERRACE

745 000 €

Ref 7641540

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is proud to present this beautiful 3-bedroom apartment with a gross surface area of ± 130 m², located on the 1st floor of the prestigious Malou View project, ideally situated along the Boulevard de la Woluwe in Woluwe-Saint-Lambert, between Parc Saint-Lambert and Château Malou. Bathed in natural light, the apartment features a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of ± 45 m² with a fully equipped open kitchen and access to a lovely south-east facing terrace of ± 12 m², offering unobstructed views of the surrounding greenery. The night hall leads to three spacious bedrooms (± 11 , ± 13 and ± 15 m²), including a master suite with its private shower room and double washbasin. A second bathroom and a laundry room complete the layout harmoniously. The high-end finishes reflect the exceptional attention to detail that defines the project: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC A). This property perfectly combines architectural elegance, modern comfort, and energy performance, in the heart of a green and sought-after district, close to shops, public transport (tram 8, metro, bus), sports facilities, and renowned schools, including the prestigious European School. Parking spaces available as an option (€40,000). Possibility to purchase a space for a cargo bike. Subject to 21% VAT on the construction (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 2 669 21 70 or by e-mail at promotion@vaneau-lecobel.be

VANEAU LECOBLER NEW PROJECTS

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Reference : 7641540

Price : 745 000 €

Surface : 1399 sq ft

Bedroom(s) : 3

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/11/2027 -
12:00

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1972

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