

# MAGNIFICENT 2-BEDROOM APARTMENT WITH AN 18,7 M<sup>2</sup> TERRACE

755 000 €

Ref 7641519

Woluwe-Saint-Lambert - Apartment 1292 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is delighted to present this beautiful 2-bedroom apartment with a gross surface area of  $\pm 119$  m<sup>2</sup>, located on the 2nd 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 opens onto a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of  $\pm 43$  m<sup>2</sup> with a fully equipped open kitchen and access to a lovely south-west facing terrace of  $\pm 19$  m<sup>2</sup>, offering open and verdant views. The night hall leads to two large bedrooms of  $\pm 12$  m<sup>2</sup> and  $\pm 16$  m<sup>2</sup>, including a master suite with its private bathroom. A second shower room and a laundry area complete this elegant layout. The high-end finishes reflect the care and refinement that define the project: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation system, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC A). This property combines architectural elegance, modern comfort, and energy performance, in a calm and green environment 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). Subject to 21% VAT (6% possible under certain conditions). 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](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBL NEW PROJECTS

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**Reference :** 7641519

**Price :** 755 000 €

**Surface :** 1292 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**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**