

# BEAUTIFUL 3-BEDROOM APARTMENT 130M<sup>2</sup> + TERRACE 17 M<sup>2</sup>

900 000 €

Ref 7641518

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is honored to present this superb 3-bedroom apartment with a gross surface area of  $\hat{A}\pm 130$  sqm, located on the 5th floor of the prestigious Malou View project, ideally set on Boulevard de la Woluwe in Woluwe-Saint-Lambert, between Parc Saint-Lambert and Ch $\hat{A}$ teau Malou. 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  $\hat{A}\pm 45$  sqm with a fully equipped open kitchen and access to a beautiful est-facing terrace of  $\hat{A}\pm 16$  sqm, offering an open view over the surrounding greenery. The night hall serves three spacious bedrooms ( $\hat{A}\pm 12$ ,  $\hat{A}\pm 13$  and  $\hat{A}\pm 16$  sqm), including a master suite with private bathroom, double washbasin and 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 8, metro, bus), sports facilities and renowned schools, including the highly coveted European School. Parking spaces available as an option ( $\hat{a}\approx 40,000$ ). Possibility to acquire a cargo-bike space. Subject to 21% VAT on the construction portion (6% possible under certain conditions) and 12.5% registration duties on the land. For more information about the Malou View 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

Georges Brugmann Square  
10B 1050 Ixelles  
ph +32 2 669 21 70

✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7641518

**Price :** 900 000 €

**Surface :** 1399 sq ft

**Bedroom(s) :** 3

**Floor :** 5

**Bathroom(s) :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availabili** 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**