

MALOU VIEW: BEAUTIFUL 2-BEDROOM APARTMENT, ±132M², TERRACE

810 000 €

Ref 7803981

Woluwe-Saint-Lambert - Apartment 1399 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is delighted to present this superb two-bedroom apartment with a gross area of $\hat{A}\pm 132 \text{ m}^2$, located on the 1st floor of the prestigious Malou View development, ideally situated in Woluwe-Saint-Lambert in a leafy and highly sought-after setting. Bathed in light, the apartment comprises a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of $\hat{A}\pm 50 \text{ m}^2$ with a fully fitted open kitchen and access to a west-facing terrace of $\hat{A}\pm 22 \text{ m}^2$, offering an open view over the surrounding green spaces. The night hall serves two generous bedrooms ($\hat{A}\pm 15$ and $\hat{A}\pm 17 \text{ m}^2$), including a primary suite with private bathroom, walk-in dressing, and a separate private WC. A second shower room and a laundry room complete the ensemble. High-end finishes reflect the care devoted to the project's design: engineered oak flooring, underfloor heating with an individual heat pump, dual-flow ventilation, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC rating A). This property combines architectural elegance, contemporary comfort, and energy performance at the heart of a green and desirable neighbourhood, in the immediate vicinity of shops, public transport (tram, metro, bus), sports facilities and renowned schools, including the highly coveted European School. Parking spaces available at an additional cost ($\hat{a}\sim 40,000$). Possibility to acquire a cargo bike space. Sold under the 21% VAT regime for the construction part (6% possible under certain conditions) and 12.5% registration duties for the land. For more information about the project, contact us on 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 7803981

Price : 810 000 €

Surface : 1399 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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