

MALOU VIEW: BEAUTIFUL 2-BEDROOM APARTMENT 120M², TERRACE

760 500 €

Ref 7803979

Woluwe-Saint-Lambert - Apartment 1292 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 $\hat{A}\pm 120 \text{ m}^2$, located on the 1st floor of a prestigious Malou View project 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 area and guest toilet, leading to a bright living room of $\hat{A}\pm 45 \text{ m}^2$ 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 ($\hat{A}\pm 14$ and $\hat{A}\pm 11 \text{ m}^2$), including a primary suite with private shower room, double vanity, and separate private WC. A second shower room and a laundry room complete the ensemble harmoniously. High-end finishes reflect the care invested in the project's design: engineered oak flooring, underfloor heating with an individual heat pump, dual-flow ventilation with heat recovery, 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 neighborhood, 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 (6% possible under certain conditions). 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

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10B 1050 Ixelles
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Reference : 7803979

Price : 760 500 €

Surface : 1292 sq ft

Bedroom(s) : 2

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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1000 immeubles par an

2.5 milliards d'actifs gérés