

BEAUTIFUL 3-BEDROOM APARTMENT 130M² + TERRACE 17 M²

900 000 €

Ref 7803976

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 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 ($\hat{A}\sim 40,000$). 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.

VANEAU LECOBEL NEW PROJECTS

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Reference : 7803976

Price : 900 000 €

Surface : 1399 sq ft

Bedroom(s) : 3

Floor : 5

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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