

MALOU VIEW: BEAUTIFUL 3-BEDROOM APARTMENT

133M², TERRACE

790 000 €

Ref 7803973

Woluwe-Saint-Lambert - Apartment 1432 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is delighted to present this superb three-bedroom apartment with a gross area of $\hat{A}\pm 133 \text{ m}^2$, 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 natural light, the apartment comprises a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of $\hat{A}\pm 46 \text{ m}^2$ with a fully fitted open kitchen and access to a north-east-facing terrace of $\hat{A}\pm 13 \text{ m}^2$, offering an open view over the surrounding green spaces. The night hall serves three generous bedrooms ($\hat{A}\pm 11$, $\hat{A}\pm 13$ and $\hat{A}\pm 15 \text{ m}^2$), including a primary suite with private bathroom, double washbasin, and 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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Reference : 7803973

Price : 790 000 €

Surface : 1432 sq ft

Bedroom(s) : 3

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/11/2027 -
12:00

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VANEAU

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1972

VANEAU LOCATION

Une équipe dédiée à Paris,
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viagère

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C'EST AUSSI

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VANEAU PATRIMOINE

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VANEAU DIGITAL NEUF

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Assurances emprunteurs

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Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés