

MAGNIFICENT 2-BEDROOM APARTMENT WITH AN 12.30 M² TERRACE

725 000 €

Ref 7803999

Woluwe-Saint-Lambert - Apartment 1292 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is delighted to present this beautiful 2-bedroom apartment with a gross surface area of $\hat{A}\pm 119 \text{ m}^2$, located on the 1st floor of the prestigious Malou View project, ideally situated along the Boulevard de la Woluwe in Woluwe-Saint-Lambert, between Parc Saint-Lambert and Ch teau Malou. Bathed in natural light, the apartment opens onto a spacious entrance hall with built-in cloakroom and guest toilet, leading to a bright living room of $\hat{A}\pm 43 \text{ m}^2$ with a fully equipped open kitchen and access to a lovely south-west facing terrace of $\hat{A}\pm 12 \text{ m}^2$, offering open and verdant views. The night hall leads to two large bedrooms of $\hat{A}\pm 12 \text{ m}^2$ and $\hat{A}\pm 16 \text{ m}^2$, including a master suite with its private bathroom. A second shower room and a laundry area complete this elegant layout. The high-end finishes reflect the care and refinement that define the project: semi-solid oak parquet flooring, underfloor heating with individual heat pump, double-flow ventilation system, photovoltaic panels, and excellent thermal and acoustic insulation (estimated EPC A). This property combines architectural elegance, modern comfort, and energy performance, in a calm and green environment close to shops, public transport (tram 8, metro, bus), sports facilities, and renowned schools, including the prestigious European School. Parking spaces available as an option ($\hat{a}\sim 40,000$). Subject to 21% VAT (6% possible under certain conditions). For more information about the Malou View project, please contact us at +32 2 669 21 70 or by e-mail at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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Reference : 7803999

Price : 725 000 €

Surface : 1292 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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1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

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VANEAU

C'EST AUSSI

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VANEAU PATRIMOINE

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VANEAU DIGITAL NEUF

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Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

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Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés