

BEAUTIFUL 3-BEDROOM APARTMENT 133M², TERRACE 19 M²

882 500 €

Ref 7803986

Woluwe-Saint-Lambert - Apartment 1432 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 $\hat{A}\pm 133$ sqm, located on the 4th floor of the prestigious Malou View project, ideally set in Woluwe-Saint-Lambert in a green and sought-after environment. 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 $\hat{A}\pm 46$ sqm with a fully equipped open kitchen and access to a beautiful north-east-facing terrace of $\hat{A}\pm 18$ 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 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, 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 (6% possible under certain conditions). For more information about the project, please contact us at 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7803986

Price : 882 500 €

Surface : 1432 sq ft

Bedroom(s) : 3

Floor : 4

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availabili 01/11/2027 -
ty : 12:00

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1972

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