



## STUNNING NEW PENTHOUSE - 3 BEDROOMS + TERRACE

Avenue de Mai 76 3, 1200 Woluwe-Saint-Lambert

# FIERCE

I M M O

<b>Reference</b>	6632048
<b>Price</b>	€ 675.000
<b>Ground surface</b>	200m <sup>2</sup>
<b>Living surface</b>	153m <sup>2</sup>
<b>Terrace surface</b>	35m <sup>2</sup>
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2

## Description

Between Georges Henri Park and Roodebeek Park, close to all amenities, discover this superb new penthouse offering three bedrooms, two bathrooms, and a beautiful terrace!

Located on the 3rd and 4th floors of a small condominium with no charges, it is composed as follows: armored door, entrance hall with wardrobe and separate WC; 26 m<sup>2</sup> living room opening onto a pleasant front balcony; 17 m<sup>2</sup> master bedroom with a first bathroom (bathtub, double sink, WC); two other bedrooms with access to the rear balcony; shower room.

On the upper floor, a void over the ground floor of the duplex; a very bright open living space including: a fully equipped kitchen with central island; spacious dining/living room opening onto the terrace; laundry room and separate WC.

This apartment, with very high-end finishes, offers a bright living space as well as a beautiful, clear, and green view.

VAT applicable (21%).

A MUST-SEE!!

# FIERCE

I M M O

## Essential info

<b>Reference</b>	6632048
<b>Type</b>	Flat
<b>Ground surface</b>	200m <sup>2</sup>
<b>Living surface</b>	153m <sup>2</sup>
<b>Terrace surface</b>	35m <sup>2</sup>
<b>Year of construction</b>	2024
<b>Year of renovation</b>	2024
<b>Availability</b>	At the contract

## Required info

<b>EPC Value</b>	32.37
<b>EPC Label</b>	A
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	No
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 3

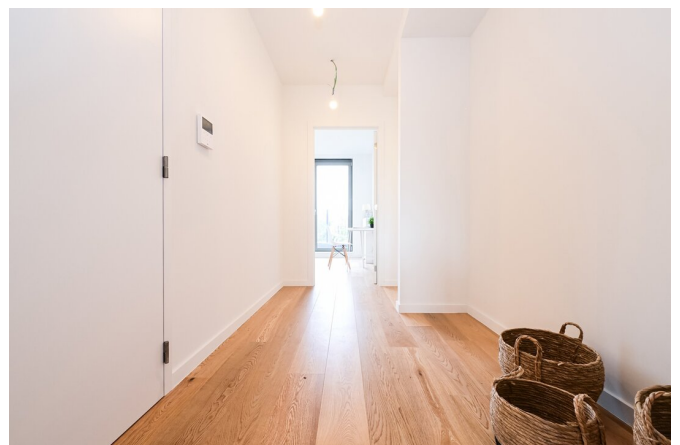
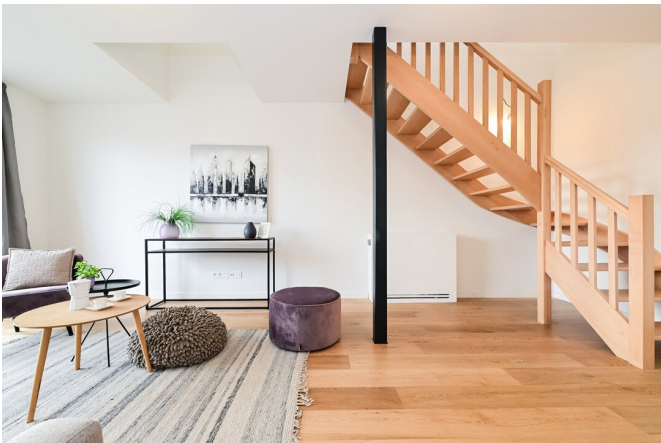
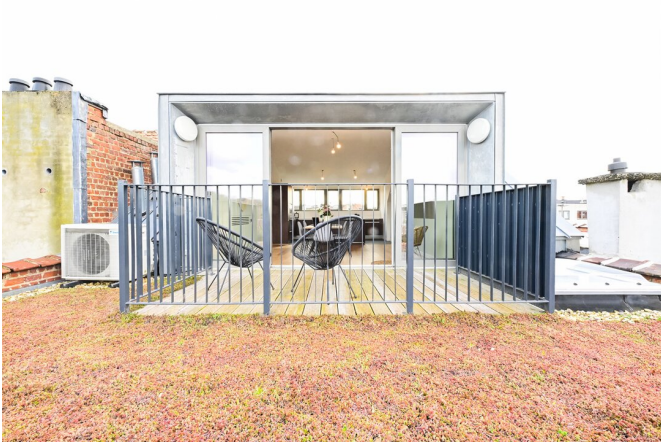
# FIERCE

I M M O



# FIERCE

I M M O



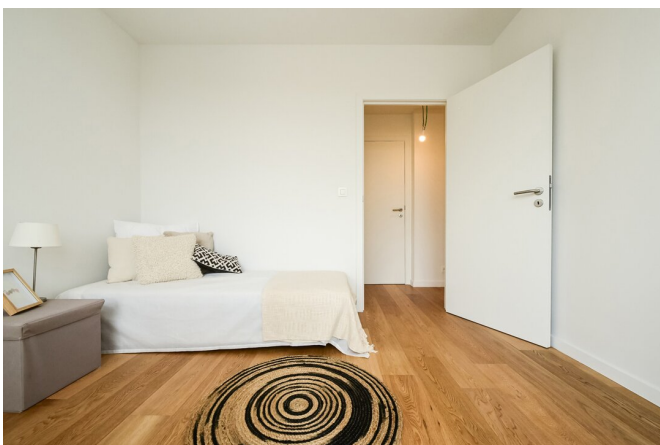
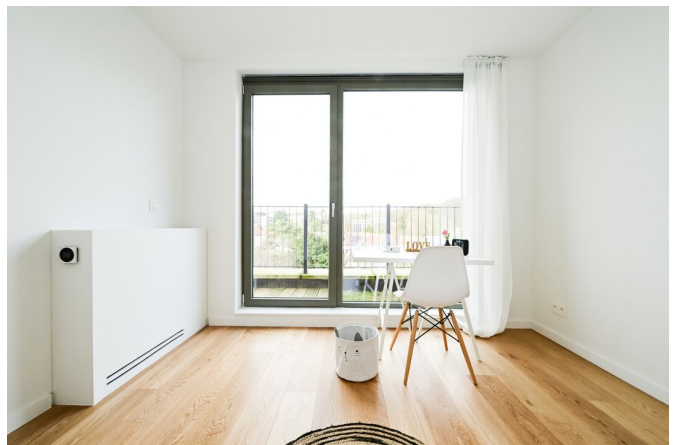
# FIERCE

I M M O



# FIERCE

I M M O



# FIERCE

I M M O





# FIERCE

I M M O

## Interested in this estate?

Contact us for more information



### Michaël Baert

Responsible New constructions - IPI 512.639

- T. +32 472 46 93 44
- E. [michael@fierceimmo.com](mailto:michael@fierceimmo.com)

FIERCE

I M M O