

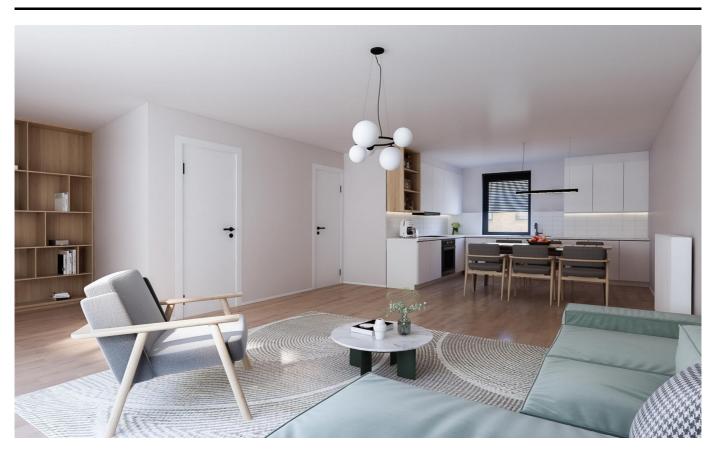
Keystones

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# **Duplex for sale** Arthur Dezangrélaan 2 1950 Kraainem

€ 395.000 ▲) 140 m<sup>2</sup> **10 m<sup>2</sup> 10 m<sup>2</sup>** 2 1











# Description

Residence Mariette - Kraainem centre - Very spacious and bright new construction duplex with a surface of 140m2 comprising an entrance hall with space for a cloakroom, living space with open fitted kitchen, large terrace with open views, separate toilet, laundry/storage room. Upstairs: 2 bedrooms (under roof) and bathroom, separate toilet. The flat is part of a small co-ownership with minimal charges (no lift). Excellent location within walking distance of shops, bus stop and approach roads. Communal garden, easy parking behind the building. Individual gas heating (condensation). The apartment is currently rented out (1,310€) - net return on investment 3%!!! Sale under VAT regime.

# Details

#### **General information**

Construction year 2023
State
New
Floor
2
Floors
2
Garden
Yes
Terraces
1
Terrace 1
10 m²

# Layout

Kitchen Yes (US hyper equipped) Bedroom 1 15 m<sup>2</sup>

Bedroom 2 16 m<sup>2</sup>

Bathroom

all comfort Toilets

2

Laundrv

Yes

### In the proximity

Environment Central Shops nearby Yes School nearby Yes Public transport nearby Yes

#### Dimensions

Habitable surface 140 m<sup>2</sup>

## Comfort

Handicap friendly No Elevator No Pool No

#### Energy

Windows Aluminium Electricity certificate Yes, conform Heating type Condensation Heating Individual

#### Financial

Price € 395.000 VAT applied Yes Reference Duplex 2.2 Available At the contract

## Spatial planning

Destination Not disclosed Building permission Not disclosed Intimation Not disclosed Parcelling permission Not disclosed Right of pre-emption Not disclosed