



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - DUPLEX

Pastorijstraat 2, 3040 Huldenberg

**Sold**

**Ref. 5318558**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at delivery

Surf. Living: 99m<sup>2</sup>

Surf. terrace: 12m<sup>2</sup>

Neighbourhood: residential  
area

## DESCRIPTION

**Newly built duplex apartment with terrace in the center of Ottenburg.** Small residence with elevator.

2nd floor: entrance hall, separate toilet with basin, cloakroom, pleasant living room with sliding window to pleasant south-facing terrace and sliding window to balcony, open plan fitted kitchen, storage room, office space.

3rd floor: night hall, 2 bedrooms, fitted shower room.

Underground: parking space and cellar included, bicycle parking.

Shared garden. Very solid finish including ventilation system, underfloor heating, solar panels. **6% VAT possible**, more information at our office.

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## FINANCIAL

Price: € 357.500,00

VAT applied: Yes

Available: At delivery

## BUILDING

Habitable surface: 99,00 m<sup>2</sup>

Construction year: 2023

Floor: 2

Orientation facade: West

## COMFORT

Handicap friendly: Yes

Elevator: Yes

## ENERGY

Double glazing: Yes, thermic and acoustic isol.

Windows: Aluminium

Heating type: Floor heating

Heating: Individual

Solar panels: Yes

## LOCATION

Environment: Residential area

## TERRAIN

Orientation terrace 1: West

## LAYOUT

Living room: 31,25 m<sup>2</sup>

Kitchen: 8,00 m<sup>2</sup>, US hyper equipped

Bureau: 7,90 m<sup>2</sup>

Nighthall: 5,00 m<sup>2</sup>

Bedroom 1: 12,59 m<sup>2</sup>

Bedroom 2: 9,00 m<sup>2</sup>

Bathroom 1: 4,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

Terrace: 12,28 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

## **PARKING**

Garage: 1

Parkings inside: Yes