For sale - Exceptional apartment

Oudebaan 26/28 B1.1, 3071 Erps-Kwerps

€ 450.000

Ref. 7117836

Number of bedrooms: 2

Surf. Living: 113m²

Number of bathrooms: 1

Surf. terrace: 22m²

Availability: at delivery

Description

This new-build project, centrally located between the villages of Erps and Kwerps, is a development by SEMPELS GROEP.

The project comprises four flats: one flat on the ground floor, two on the first floor and one on the second floor.

The architectural style can be described as modern contemporary.

On the ground floor, there is also a garage with five parking spaces and bicycle storage. There is also a communal entrance with a lift.

Naturally, the entire building is equipped with all the comforts in accordance with the ENERGY STANDARD E20 level (BEN - home).

Utilities: electricity, water, telephone, sewerage and TV.

Timing: start of construction in autumn 2025, completion in autumn 2026 - early 2027.

With solar panels and type D ventilation system.

The garden is communal and offers an extra place to relax.

Layout of the flat:

Entrance hall, separate toilet, two bedrooms, bathroom, living room with open kitchen, storage room and terrace.

Please find the specifications attached.

Surroundings: close to park area, the Silsombos, sports facilities, the centres of Erps and Kwerps.

The price shown is that of the flat with parking space, excluding sales rights and 6% VAT.

You are always welcome to view this project together, at your home or at our office.

Financial

Price: € 450.000,00
Available: At delivery

Building

Habitable surface: 113,00 m²
Fronts: 2
State: New
Floor: 1
Number of floors: 3

Comfort

Furnished: No

Energy

EPC class: App

Terrain

Garden: Yes

Layout

Terrace: 22,00 m²

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: No
Summons: No

Parking

Parkings inside: Yes