

For sale - Exceptional apartment

€ 505.000

Oudebaan 26/28 B2.1, 3071 Erps-Kwerps

Ref. 7118571



Number of bedrooms: 2
Number of bathrooms: 1
Availability: at delivery

Surf. Living: 128m²
Surf. terrace: 18m²

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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: € 505.000,00

Available: At delivery

Terrain

Garden: Yes

Building

Habitable surface: 128,00 m²

Fronts: 3

State: New

Floor: 2

Number of floors: 3

Layout

Terrace: 18,00 m²

Comfort

Furnished: No

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: No

Summons: No

Energy

EPC class: App

Parking

Parkings inside: Yes