

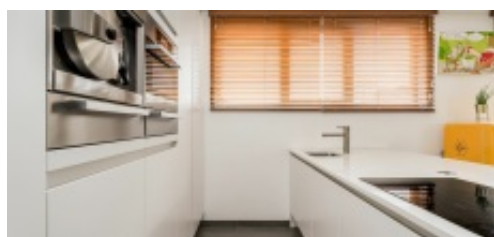
## Newly built duplex flat with warehouse, office space and garage

**€ 625.000**

Liersesteenweg 412, 2800 Mechelen



2

241 m<sup>2</sup>145 m<sup>2</sup>

New construction duplex apartment with warehouse, office space and garage

This duplex apartment with 2 bedrooms and high quality finishing located above a warehouse (180 m<sup>2</sup>) with office space is ideal for those who want to combine work and live.

On the ground floor we find the modern entrance hall, guest toilet, garage/exhibition room and a spacious warehouse space with smooth concrete floor, skylights and sectional gate.

Once upstairs, the night hall takes us to the spacious, bright living room with open kitchen (KVIK) which was fully equipped with all appliances. Furthermore, there are 2 spacious bedrooms, a bathroom with double sink, shower and bath, a separate laundry room, toilet and a spacious sun terrace.

In addition, the apartment was fully insulated and equipped with a ventilation system, air conditioning, underfloor heating, a new condensing boiler and super insulating windows.

Surfaces:

- apartment: 187m<sup>2</sup>
- Terrace: 70m<sup>2</sup>
- Office: 61m<sup>2</sup>
- Warehouse/showroom: 938.5m<sup>2</sup>

## Characteristics

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2



241 m²



145 m²

### GENERAL

Address:	Liersesteenweg 412 2800 Mechelen
Price:	€ 625.000
Ground area:	241 m²
Habitable surface:	145 m²
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	2010
Cadastral income:	€1934
Availability:	Onact

### LAYOUT

Storage Room/Garage:	177.59 m²
Entrance Hall:	5.12 m²
Toilet 1:	1.4 m²
Garage:	24.6 m²
Commercial Space:	11.65 m²
:	4.18 m²
Kitchen:	11.4 m²
Dining Room:	15.8 m²
Living:	30.03 m²
Storage:	1.17 m²
Night Hall:	12 m²
Bedroom 1:	14.14 m²
Dressing:	12.46 m²
Bedroom 2:	14.63 m²
Bathroom 1:	11.78 m²
Toilet 1:	1.8 m²
Attic:	24.15 m²
Terrace:	12.74 m²

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

### EPC

EPC:	99 kWh/m²
EPC level:	A

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area