

New construction: Superb 2 bedroom apartment with terrace

€ 325.000

Ulenstraat 82, 1080 Sint-jans-molenbeek



2



88 m²



PROJECTS ID BRUSSELS & MECHELEN presents the new project "ATELIER" located in the Maritime district (/Tour & Taxis):

Superb new 2 bedroom apartment (+/- 87.5 m2) well arranged with terrace (+/- 2.6 m2) located on the second floor of a beautiful building "before" with 3 apartments, an integral part of the project "ATELIER" (AN OASIS OF GREENERY IN THE CITY).

Enjoying great privacy and abundant light and low energy consumption technologies (PEB A), it consists of:

A spacious entrance hall with cloakroom, a separate toilet, a beautiful bright living - dining room - kitchen space giving access to the south-west facing terrace (offering a breathtaking view of the natural courtyard), a night hall, a shower room (double sinks, walk-in shower) and two bedrooms.

Located close to TOUR & TAXIS, live urban in peace thanks to the open and green (common) interior space, the unique architectural design, and the facilities offered.

Contact us to discover this magnificent project in more detail by phone at 02 231 13 54 or by e-mail brussels@immoid.be

Conditions:

Price : 325.000 €

(Sale subject to VAT (21% (or 6% if conditions met) on the construction part and registration fees (12.5%) on the land part).

Expected delivery (+/-): For the second quarter of 2025

Availability: Remaining 2 apartments out of a total of 3 (325.000 € and 329.000 €)

Available at extra charge: Car parking space - Motorcycle parking space - Cellar.

On the 2nd floor of the building on the street side with extremely tasteful facade we find this practical apartment of 87.5m2. One enters into a spacious entrance hall with space for a checkroom and access to the storage room, bathroom (double sink and walk-in shower), separate toilet and 2 nice bedrooms with good proportions and double ceiling high windows. The open living spaces offer several possibilities for table and (corner) seat placement. The kitchen and dining room are flooded with light thanks to the large sliding window opening onto the small terrace of 2,6 m2 facing south-west and offering a beautiful view of the natural courtyard.

Characteristics

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GENERAL

Address:	Ulenstraat 82 1080 Sint-jans-molenbeek
Price:	€ 325.000
Habitable surface:	88 m²
Number of bedrooms:	2
Number of bathrooms:	1
Cadastral income:	€
Availability:	After work

COMFORT

Heating:	Individual
Glazing:	Double
Window frame:	Alu

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area