

Newly built duplex flat with warehouse, office space and garage

€ 625.000

Liersesteenweg 412, 2800 Mechelen



2



241 m²



145 m²



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 m²) 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: 187m²
- Terrace: 70m²
- Office: 61m²
- Warehouse/showroom: 938.5m²

Characteristics

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GENERAL

Address:	Liersesteenweg 412 2800 Mechelen
Price:	€ 625.000
Ground area:	241 m ²
Habitable surface:	145 m ²
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 m ²
Entrance Hall:	5.12 m ²
Toilet 1:	1.4 m ²
Garage:	24.6 m ²
Commercial Space:	11.65 m ²
:	4.18 m ²
Kitchen:	11.4 m ²
Dining Room:	15.8 m ²
Living:	30.03 m ²
Storage:	1.17 m ²
Night Hall:	12 m ²
Bedroom 1:	14.14 m ²
Dressing:	12.46 m ²
Bedroom 2:	14.63 m ²
Bathroom 1:	11.78 m ²
Toilet 1:	1.8 m ²
Attic:	24.15 m ²
Terrace:	12.74 m ²

COMFORT

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

EPC

EPC:	99 kWh/m ²
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