

## New build apartment

**€ 469.000**

Ulenstraat 82, 1080 Sint-jans-molenbeek

 3  140 m²



This 140m² apartment is a unique offer in the Brussels real estate and the ideal way to combine your residence with an eventual professional activity (possibility to purchase an additional atelier). Through the covered gallery next to the green courtyard we enter a private entrance hall, which further opens onto a landing with spiral stairs to the living space level. It is one open whole with an ideal proportion for a kitchen with island, spacious dining table and large lounge. The glass area is almost 9m and opens onto the south-east facing terrace of 15m². The terrace is closed with an innovative construction of sliding wooden slats, allowing you to determine the amount of sunshine and privacy at any time. The top floor includes a separate toilet, 2 storage rooms, bathroom (double sink and walk-in shower) and three bedrooms, each with access to the terrace of 9.9 m² finished with the same system of wooden slats as the terrace below.

## Characteristics

### GENERAL

|                      |   |
|----------------------|---|
| Address:             | Ulenstraat 82<br>1080 Sint-jans-molenbeek |
| Price:               | € 469.000                                 |
| Habitable surface:   | 140 m²                                    |
| Number of bedrooms:  | 3   |
| Number of bathrooms: | 1   |
| Cadastral income:    | €0  |

### COMFORT

|               |                  |
|---------------|------------------|
| Heating:      | Individual       |
| Kitchen:      | Not communicated |
| Glazing:      | Double           |
| Window frame: | Alu              |

### ADDITIONAL INFORMATION

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