

## Apartment

**€ 988.000**

Zwartzustersvest 21/202 21, 2800

Mechelen



3



195 m²



Discover the perfect blend of luxury and comfort in this exceptional loft-style apartment! ☑

Dreaming of a breathtaking living space where style and functionality go hand in hand? Look no further, because this exceptional apartment has everything you are looking for, and more!

With a generous 195 sq ft, 3 bedrooms and 3 bathrooms, this property offers the perfect space for your lifestyle. But that's not all – the breathtaking covered terrace (26 m²) with sun screens offers an oasis of peace and serenity where you can relax and enjoy the outdoors, whatever the weather, with a magnificent view of the St. Romboutstoren which especially in the evening looks like a picture postcard.

Enter a world of sophistication and elegance when you are in the light-filled, open living space, complete with a lounge and dining area that are perfect for hosting guests or just a cozy evening at home. The top-of-the-line kitchen is a chef's dream, with high-end appliances

(Oven, microwave, built-in cooker hood, induction hob, fridge and freezer, dishwasher) and finished with a quality worktop.

Enjoy the privacy and luxury of the master bedroom, complete with an en-suite bathroom fitted with a bath, shower, sink unit and toilet – to take a break after a long day. The additional bedroom and shower room with vanity unit offer comfort and convenience for your guests, while the third room can be perfectly set up as a home office or hobby room.

We also offer 2 underground parking spaces ( €26,000 x 2 parkings) and 2 included practical storage rooms that offer you additional storage space.

This unique property is completely move-in ready and finished with only the highest quality materials, so you can enjoy luxury without compromise. Located near the city center, with easy access to approach roads and the train station, this apartment is perfectly positioned for modern city living.

Don't miss this opportunity to find your dream home – contact us today for a viewing and immerse yourself in the opulence of this extraordinary apartment!

## Characteristics

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 3  195 m<sup>2</sup>

### GENERAL

Address:	Zwartzustersvest 21/202 21 2800 Mechelen
Price:	€ 988.000
Habitable surface:	195 m <sup>2</sup>
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	1992
Renovation year:	2017
Cadastral income:	€0
Availability:	Onact

### LAYOUT

Entrance Hall:	5.8 m <sup>2</sup>
Entrance Hall:	0.91 m <sup>2</sup>
Toilet 1:	1.26 m <sup>2</sup>
Bedroom 1:	14.8 m <sup>2</sup>
Living:	40.9 m <sup>2</sup>
:	44.52 m <sup>2</sup>
Bedroom 2:	15.18 m <sup>2</sup>
:	2.38 m <sup>2</sup>
:	2.25 m <sup>2</sup>
Bathroom 1:	11.06 m <sup>2</sup>
Bathroom 2:	3.61 m <sup>2</sup>
Washing Space:	3.96 m <sup>2</sup>
Bedroom 3:	16.32 m <sup>2</sup>
Terrace:	22.34 m <sup>2</sup>
Parking:	10.69 m <sup>2</sup>
Parking:	10.69 m <sup>2</sup>
Storage:	5 m <sup>2</sup>
:	5 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	145 kWh/m <sup>2</sup>
EPC level:	B

### 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:	Yes
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area