Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

house

€ 832.000

Rijmenamseweg 148, 2820 Bonheiden

4 | 791 m² | 257 m²







Discover this beautiful new construction villa, built to the latest standards, on a spacious plot of 791 m². This villa combines contemporary design with maximum functionality, thanks to an inventively thought-out layout and large living spaces. The facade, executed in an elegant gray bonded stone, exudes a unique, modern look. With a living area of 258 m², this home offers a luxurious living environment.
The impressive kitchen, equipped with high-quality Miele appliances, is a true cooking paradise. Here you will find, among other things, a combi-microwave oven, built-in steam oven and a culinary drawer for preheating dishes and slow cooking. Furthermore, the kitchen features a spacious built-in refrigerator, wine cooler and a fully integrated dishwasher. The induction cooktop and range hood are from the renowned Novy brand. The sleek back wall, which resembles a continuous column cabinet, can be opened to provide additional workspace and access to hidden appliances. The kitchen island, with plenty of storage space, also provides space for stools with a beautiful view of the garden. The countertops are made of extra-thin quartz composite just 12 mm thick and have a refined, beveled edge. In addition, the kitchen is equipped with a stainless steel sink combination and a matte black single-handle faucet with pull-out dish shower.

This villa features thorough insulation, a heat pump and 14 solar panels, resulting in an exceptionally low E-level of no more than E60. This means that as a buyer you will enjoy a 100% property tax rebate for 5 years. Underfloor heating with multiple thermostats (in the living space and bathroom) and the D ventilation system guarantee the highest level of living comfort. Large aluminum windows with triple glazing provide an abundance of natural light, optimal energy efficiency and even better sound insulation. The home automation system present allows you to control lighting everywhere, contributing to ultimate living comfort. Every detail has been worked out with care to guarantee long and carefree enjoyment of your luxurious dream home.

The newly built villa has the followingpractical layout:
Upon entering the spacious entrance hall, bathed in natural light, you have access to the guest toilet and a practical storage room. The hall further leads to a stylish staircase that leads to the second floor. One side of the hall gives access to the beautiful experience kitchen, while the other side leads to the spacious living space fitted with parquet flooring. Both spaces are connected by a cozy dining area, with stunning views of the garden.
On the second floor there are 4 spacious bedrooms - all with parquet flooring - and 2 bathrooms. The master bedroom has its own dressing room and an ensuite bathroom with walk-in shower, double sink and toilet. The second bathroom has a double sink, walk-in shower, toilet and bathtub. You will also find a spacious storage room and a lighted night hall, ideal for setting up an office thanks to the large window that provides plenty of natural light.

The villa is equipped with a cistern with a volume of 10,000 L as well as an infiltration basin with a volume of 3,300 L.

Ideal location:
Located in green Bonheiden, this villa offers a central location. Numerous stores, the Imelda Hospital and the city of Mechelen (only 8.3 km away) are nearby. Bonheiden is known as one of the most value-rich regions in the Mechelen periphery, making this property an excellent investment.
Confidence in quality:
The transfer of ownership and payment will take place only after complete completion and inspection by the buyer, providing

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additional security when purchasing your new construction villa. Completion is scheduled for 2025.

Characteristics

GENERAL

Address:	Rijmenamseweg 148 2820 Bonheiden
Price:	€ 832.000
Ground area:	791 m²
Habitable surface:	257 m²
Facade width:	10.14 m
Number of bedrooms:	4
Number of bathrooms:	2
Construction year:	2024
Cadastral income:	€0

LAYOUT

Kitchen:	36.61 m²
Dining Room:	12.53 m²
Entrance Hall:	8.9 m²
:	6.83 m²
Toilet 1:	1.68 m²
Storage:	4.25 m²
Night Hall:	24.52 m²
Bedroom 1:	9.64 m²
Bedroom 2:	12.77 m²
Bedroom 3:	12.77 m²
Bedroom 4:	12.77 m²
Washing Space:	7.81 m²
Bathroom 1:	7.19 m²
Bathroom 2:	8.26 m²
Dressing:	7.66 m²

COMFORT

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

ADDITIONAL INFORMATION

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