

house

**€ 754.000**

Lange Schipstraat , 2800 Mechelen



2

130 m<sup>2</sup>

Pakhuys 48 - Unique duplex living on theDijle: luxury, space and a panoramic view

Experience the ultimate living experience inPakhuys 48. This exclusive duplex apartment on the second and third floors combines sophisticated architecture with an unparalleled sense of luxury and privacy. Located on Lange Schipstraat, this property offers an exceptional combination of modern comfort and breathtaking views of the Dijle River .

With a living area of130 m<sup>2</sup> and a spectacular roof terrace of52 m<sup>2</sup>, this apartment is a dream for those who love space, light and stylish living.

Layout

At the front of the duplex is the elegant living area, consisting of an open kitchen, a cozy dining room and a cozy living room. Here you will enjoy a bright and inviting space, perfect for relaxation and social moments. The terrace, adjacent to the living area, is a charming place where you can enjoy a touch of the outdoors all year round.

The back of the property reveals the pièce de résistance of this duplex: an impressive52 m<sup>2</sup> roof terrace, facing west. This terrace offers not only spectacular views of the city and the Dyle, but also a perfect setting for sunny afternoons, atmospheric dinners or quiet evenings under the stars.

An elegant staircase leads to the upper floor, where the sleeping area is located. Here you will find 2 spacious bedrooms and a luxurious bathroom. This layout guarantees optimal peace and privacy, ideal for a comfortable night's sleep and total relaxation.

Finish

This unique duplex apartment is finished with top quality materials and equipped with the latest technology. With underfloor heating and energy efficient construction (EPC: A) you will enjoy a sustainable and pleasant indoor climate, regardless of the season. Completion is scheduled for the summer of 2026. The images shown are for illustration purposes and are not binding.

Living along theDijle: a unique opportunity

Pakhuys 48 offers not only an exclusive waterfront location, but also a luxurious living environment that perfectly suits the lifestyle of the modern city dweller. This duplex apartment is a godsend for those who want to live in one of the most desirable locations in Mechelen.

Don't hesitate to contact us for more information or to schedule a personal tour.

## Characteristics

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**GENERAL**

Address:	Lange Schipstraat 2800 Mechelen
Price:	€ 754.000
Habitable surface:	130 m <sup>2</sup>
Facade width:	8.28 m
Number of bedrooms:	2
Number of bathrooms:	1
Renovation year:	2025
Cadastral income:	€0

**LAYOUT**

:	60.48 m <sup>2</sup>
Terrace:	52 m <sup>2</sup>
:	5.48 m <sup>2</sup>
Bedroom 1:	24.3 m <sup>2</sup>
Bathroom 1:	10.4 m <sup>2</sup>
Bedroom 2:	12.41 m <sup>2</sup>

**COMFORT**

Heating:	Individual
Kitchen:	All built-in

**ADDITIONAL INFORMATION**

Urban planning destination:	Residential area with cultural, historical and esthetic value
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area