

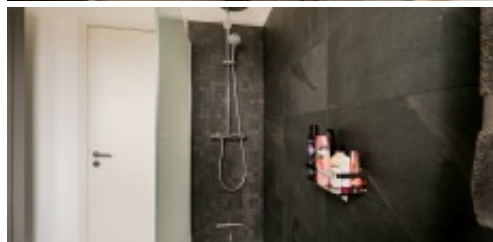
appartement

€ 849.000

Winketkaai 24, 2800 Mechelen



2

117 m²

Exclusive living between water and greenery.

On the 5th floor of a quality building on the Winketkaai is located this exceptional apartment with two bedrooms and two terraces. The elevator leads directly into a private hall, which can be perfectly arranged as a checkroom with toilet and which immediately creates a feeling of exclusivity and privacy.

The spacious open living space with fully equipped kitchen extends from one terrace to another and is bathed in natural light.

At the rear you enjoy a large covered terrace overlooking a fully landscaped, green courtyard — a quiet, peaceful oasis.

In front, the sun terrace offers an open and unobstructed view of the Winketkaai, ideal for experiencing the water and its surroundings.

The apartment features a master bedroom with fitted bathroom, a second bedroom with private shower room, and a separate private storage room.

Everything is thoughtfully laid out with an eye for comfort and quality. The electricity certificate is compliant.

The location is an absolute advantage: close to the city center, with easy access to main roads and public transport, stores within walking distance and located

in the heart of a beautiful development area that perfectly combines tranquility and dynamism. In addition, there is a general bicycle storage in the building.

In the underground parking there is a car parking space + storage room which must be purchased compulsorily at € 30,000.

A rare opportunity for those who want to live uncompromisingly in a prime location in Mechelen, where water, greenery and urban comfort come together harmoniously.

Characteristics

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2



117 m²

GENERAL

Address:	Winketkaai 24 2800 Mechelen
Price:	€ 849.000
Habitable surface:	117 m²
Number of bedrooms:	2
Number of bathrooms:	2
Number of garages:	1
Construction year:	2010
Cadastral income:	€1333

LAYOUT

Entrance Hall:	5.1 m²
Entrance Hall:	1.8 m²
Vestiaire:	0.6 m²
Toilet 1:	1.3 m²
Living Room With Open Kitchen:	52.08 m²
Washing Space:	3.22 m²
:	1.94 m²
Bedroom 1:	11.76 m²
Bathroom 1:	5.1 m²
Bedroom 2:	9 m²
Bathroom 2:	3 m²
Terrace:	5.66 m²
Terrace:	16.97 m²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu

EPC

EPC:	156 kWh/m²
EPC level:	B
EPC unique code:	3798683

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