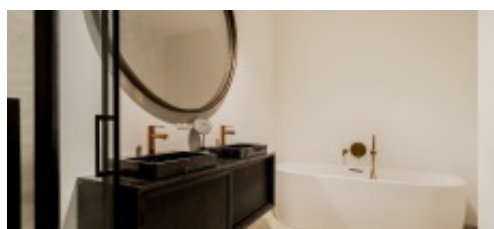


LIVING WITH WOW FEELING IN NEW CONSTRUCTION WITH 4 BDRMS.

€ 649.000

Pasbrugstraat 1A, 2800 Mechelen



Living with a WOW feeling in a move-in ready new construction with 4 bedrooms.

In a surprisingly quiet location and yet close to all major roads, within cycling distance of both town and village, you will discover this exceptional new home. A place you do not immediately expect... and certainly not what is hidden behind it.

As soon as you step inside, you feel it immediately: space, light and a unique experience that continues to surprise. The spacious entrance hall welcomes you and leads to an impressively large, light-filled living space where every square meter breathes. The fully equipped, warm and cozy kitchen is the beating heart of the home – a place where design and functionality merge perfectly and where every detail is right.

On the second floor a particularly generous room of no less than 28 m² awaits. Ideal as additional living space, office or practice space or master bedroom – completely adaptable to your lifestyle. In addition, you will find a stylish bathroom with double sink, walk-in shower and separate toilet, a second spacious bedroom and practical storage room.

The 2nd floor lifts the whole to an even higher level, literally and figuratively. With its impressively high ceilings, this floor creates an unseen sense of openness. Here there are 2 more bedrooms (one large and one smaller), a 2nd bathroom with double sink and toilet, a separate shower room and extra storage space.

And then there is the compact but super cozy garden ... The landscaped outdoor space is as unique as the house itself: carefully designed to combine tranquility, privacy and beauty.

This is no ordinary home. This house should be felt. The smile that appears upon entering, the discovery of each space, the harmony of light, volumes and finishes – it's an experience that lingers.

Possibility of purchase at 6% or 21% VAT (subject to conditions) – discuss with us in the office.

Be surprised. Be touched. And above all, come and experience it for yourself.

Characteristics

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€ 649.000

Pasbrugstraat 1A, 2800 Mechelen



4



151 m²



234 m²

GENERAL

Address:	Pasbrugstraat 1A 2800 Mechelen
Price:	€ 649.000
Ground area:	151 m ²
Habitable surface:	234 m ²
Plot width:	6 m
Facade width:	6 m
Number of bedrooms:	4
Number of bathrooms:	2
Construction year:	2026
Cadastral income:	€0

LAYOUT

Entrance Hall:	12.65 m ²
Toilet 1:	1.26 m ²
Kitchen:	16.97 m ²
Dining Room:	10.72 m ²
Living:	46.86 m ²
Night Hall:	9.02 m ²
Bedroom 1:	28.45 m ²
Bedroom 2:	15.89 m ²
Bathroom 1:	7.04 m ²
Toilet 2:	1.48 m ²
Storage:	2.49 m ²
:	4.12 m ²
Night Hall:	5.1 m ²
Bedroom 3:	7.46 m ²
Bedroom 4:	14.29 m ²
Bathroom 2:	5.05 m ²
:	4.69 m ²
:	1.48 m ²
Garden:	49.8 m ²

COMFORT

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

EPC

EPC:	14 kWh/m ²
EPC level:	A
EPC unique code:	12025-G- OMV_2024033108/EP19377/A001/D01/SD0

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:	Yes
Flood-sensitive area:	Not located in a flood-prone area