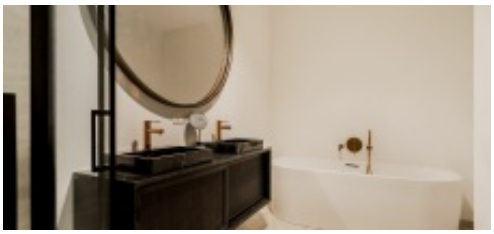
Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

LIVING WITH WOW FEELING IN NEW CONSTRUCTION WITH 4 BDRMS.

€ 629.000

Pasbrugstraat 1A, 2800 Mechelen

4 | 151 m² | 234 m²







Experience a “WOW” feeling in a brand-new 4-bedroom home.
In a surprisingly peaceful location yet close to all major access roads, within biking distance of both the city and the village, you’ll discover this exceptional new-build home. A place you wouldn’t immediately expect—… —and certainly not what lies behind it.
As soon as you step inside, you’ll feel it right away: space, light, and a unique experience that never ceases to amaze. The spacious entry hall welcomes you and leads to an impressively large, light-filled living area where every square meter feels airy. The fully equipped, warm, and cozy kitchen forms the beating heart of the home – a place where design and functionality blend perfectly and where every detail is just right.
On the first floor, a particularly spacious room of no less than 28 m² awaits. Ideal as an extra living space, office, practice space, or master bedroom— – —it’s fully adaptable to your lifestyle. You’ll also find a stylish bathroom with a double sink, walk-in shower, and separate toilet, a second spacious bedroom, and a practical storage room.
The second floor takes the whole experience to an even higher level—both literally and figuratively. With its impressively high ceilings, this floor creates an unprecedented sense of openness. Here you’ll find two more bedrooms (one large and one smaller), a second bathroom with a double sink and toilet, a separate shower room, and additional storage space.
And then there’s the compact yet incredibly cozy garden … The landscaped outdoor space is just as unique as the home itself: carefully designed to combine tranquility, privacy, and beauty.
This is no ordinary home. You have to experiencethis house for yourself . The smile that appears as you walk in, the joy of discovering each room, the harmony of light, space, and finishes – it’s an experience you’ll never forget.
Significant savings due to property tax exemption for the first 5 years.
Option to purchase at 6% or 21% VAT (subject to conditions) – —please discuss this with us at our office.
Let yourself be surprised. Let yourself be moved. And above all: come experience it for yourself.

Characteristics

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

LIVING WITH WOW FEELING IN NEW CONSTRUCTION WITH 4 BDRMS.

€ 629.000

Pasbrugstraat 1A, 2800 Mechelen

4 | 151 m² | 234 m²

GENERAL

Address:	Pasbrugstraat 1A 2800 Mechelen
Price:	€ 629.000
Ground area:	151 m²
Habitable surface:	234 m²
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 m²
Toilet 1:	1.26 m²
Kitchen:	16.97 m²
Dining Room:	10.72 m²
Living:	46.86 m²
Night Hall:	9.02 m²
Bedroom 1:	28.45 m²
Bedroom 2:	15.89 m²
Bathroom 1:	7.04 m²
Toilet 2:	1.48 m²
Storage:	2.49 m²
:	4.12 m²
Night Hall:	5.1 m²
Bedroom 3:	7.46 m²
Bedroom 4:	14.29 m²
Bathroom 2:	5.05 m²
:	4.69 m²
:	1.48 m²
Garden:	49.8 m²

COMFORT

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

EPC

EPC:	14 kWh/m²
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