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

# NEW CONSTRUCTION OF SME UNIT D.1

**€ 396.500**

Antwerpsesteenweg 3, 2860 Sint-katelijne-waver

214 m²







Newly constructed SME unit (corner lot) built with black sandwich panels.
Well insulated in accordance with EPB regulations—fire class C.
Construction start: Q2 2025—completion: Q4 2026
1 sectional door 4x5  1 single solid swing door  Signage area 1.20x42 roof penetrations  utility connections up to the meter  electrical distribution panel shared septic tank and rainwater tank (per 2 units)
access to parking lot for charging station

Parking spaces available for purchase: 1

## Characteristics

### GENERAL

| | |
|---|---|
| Address: | Antwerpsesteenweg 3<br>2860 Sint-katelijne-waver |
| Price: | € 396.500 |
| Habitable surface: | 214 m² |
| Construction year: | 2026 |
| Cadastral income: | €0 |

### COMFORT

| | |
|---|---|
| Heating: | Not communicated |
| Kitchen: | Not communicated |

### EPC

| | |
|---|---|
| EPC level: | Not Disclosed |

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## ADDITIONAL INFORMATION

| | |
|---|---|
| Urban planning destination: | Industrial area |
| Urban planning permits: | Yes |
| Summons and recovery claim: | Not applicable |
| Pre-emption right: | Requested |
| Subdivision permit: | Not applicable |
| Flood-sensitive area: | Not located in a flood-prone area |