

**HIDDEN GEM WITH CHARACTER, SPACE
 AND 4 BEDROOMS (NEW CONSTRUCTION)**

€ 699.000

Pasbrugstraat 1B, 2800 Mechelen



172 m²



234 m²



Characteristics

GENERAL

Address:	Pasbrugstraat 1B 2800 Mechelen
Price:	€ 699.000
Ground area:	172 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:	1.25 m ²
Kitchen:	16.97 m ²
Dining Room:	10.78 m ²
Living:	46.8 m ²
Night Hall:	9.02 m ²
Bedroom 1:	28.49 m ²
Bedroom 2:	15.89 m ²
Bathroom 1:	7.03 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:	5.03 m ²
:	4.69 m ²
:	1.48 m ²

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4



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COMFORT

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

EPC

EPC:	16 kWh/m ²
EPC level:	A
EPC unique code:	12025-G-OMV_2024033108/EPI9377/A001/D01/SDC

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Judicial recovery measure
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area