

## Investment opportunity in a prime location in the European Quarter. Income property with four apartments

**€ 1.145.000**

Spastraat 23, 1000 Brussel

5 270 m<sup>2</sup> 492 m<sup>2</sup>

### Prime Investment Opportunity in the Heart of the European Quarter. Income-Producing Property with Four Apartments and Significant Value-Add Potential

Ideally located on Rue de Spa, in the immediate vicinity of the European Quarter, this attractive investment property offers an outstanding opportunity for investors seeking a combination of stable rental income, long-term capital preservation and excellent value-add potential. Its strategic location, within walking distance of the European institutions, public transport, shops and all daily amenities, ensures a consistently strong rental demand, making this property a secure and future-proof investment. The building offers a total gross floor area of approximately 492 m<sup>2</sup>, including the basement and attic levels, and comprises four residential apartments. The ground-floor apartment, measuring approximately 98 m<sup>2</sup>, benefits from a sunny private garden and is currently owner-occupied, meaning it will be delivered vacant upon completion of the sale. The first-floor apartment offers two bedrooms and approximately 94 m<sup>2</sup> of living space. The second floor comprises a one-bedroom apartment of approximately 71 m<sup>2</sup>, while the third floor features another one-bedroom apartment of approximately 74 m<sup>2</sup>.

In addition to the existing apartments, the property benefits from a spacious undeveloped attic, offering attractive development and value-enhancement opportunities, subject to obtaining the necessary planning permissions. The basement, extending to approximately 100 m<sup>2</sup>, provides substantial storage space and additional functional possibilities.

The building is generally well maintained and is equipped with gas-oil central heating. The electrical installation is not compliant with current regulations. Energy Performance Certificates (EPC) range from D to G (D, E, E and G).

An additional asset is the availability of a secure double garage with extra storage space, located within walking distance of the property and available for an additional purchase price of € 50,000. Off-street parking is particularly scarce in this highly sought-after area, making this a valuable feature for both owners and tenants.

Combining an exceptional location, a total gross floor area of 492 m<sup>2</sup>, immediate rental income, a vacant ground-floor apartment, future development potential through the attic conversion and the option to acquire a double garage, this income-producing property represents an outstanding investment opportunity with attractive returns and significant long-term capital appreciation potential.

## Characteristics

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492 m<sup>2</sup>

GENERAL

Address:	Spastraat 23 1000 Brussel
Price:	€ 1.145.000
Ground area:	270 m <sup>2</sup>
Habitable surface:	492 m <sup>2</sup>
Number of bedrooms:	5
Number of bathrooms:	4
Number of garages:	1
Cadastral income:	€2295

LAYOUT

:	100 m <sup>2</sup>
Apartment:	98 m <sup>2</sup>
Apartment:	94 m <sup>2</sup>
Apartment:	71 m <sup>2</sup>
Apartment:	74 m <sup>2</sup>
Attic:	47 m <sup>2</sup>
Garden:	140 m <sup>2</sup>
Entrance Hall:	15 m <sup>2</sup>
:	12 m <sup>2</sup>
Office:	16 m <sup>2</sup>

COMFORT

Heating:	Common
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc and Wood

EPC

EPC:	248 kWh/m <sup>2</sup>
EPC level:	E

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested