

2 INVESTMENT PROPERTIES TO MODIFY INTO APARTMENTS

€ 900.000

Rue De Wautier 88-90, 1020 Brussel



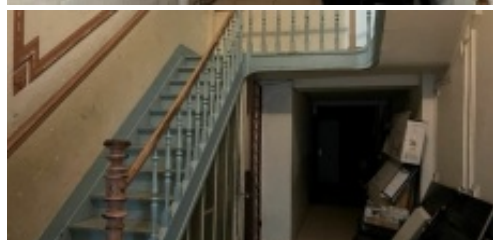
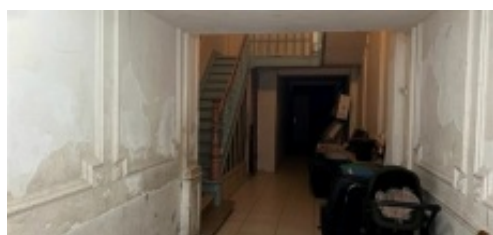
12



247 m²



920 m²



This property comprises two adjoining buildings, presenting a substantial renovation and redevelopment opportunity. Both buildings require a complete renovation to bring the existing situation back into full compliance with the applicable urban planning permits. This represents an attractive opportunity for investors and property developers seeking to create a high-quality residential project based on an already permitted framework.

The building on the left comprises three officially permitted apartments together with a permitted workshop located in the rear building. The building on the right also consists of three officially permitted apartments. In total, the property offers six permitted residential units and one permitted workshop, providing a solid foundation for the redevelopment of the site.

The property also benefits from a strategic location with excellent accessibility. Its proximity to major access roads ensures convenient connections to the city centre and surrounding municipalities. Public transport is available within walking distance, making the location attractive to a broad range of future residents. In addition, shops, schools, restaurants and other everyday amenities are located nearby, further enhancing the residential appeal and long-term rental potential of the development.

The combination of two adjoining buildings, multiple permitted residential units, a strategic location and an attractive asking price in today's property market makes this an excellent investment opportunity. Following a carefully planned renovation, the property offers significant potential for value creation and the development of a high-quality income-producing asset with strong long-term investment prospects.

Characteristics

GENERAL

Address:	Rue De Wautier 88-90 1020 Brussel
Price:	€ 900.000
Ground area:	247 m²
Habitable surface:	920 m²
Number of bedrooms:	12
Number of bathrooms:	16
Cadastral income:	€2367

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COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Pvc and Wood

EPC

EPC:	297 kWh/m²
EPC level:	F

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Requested
Subdivision permit:	No
Flood-sensitive area:	Not yet requested