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

HANSWIJKSTRAAT 12 MECHELEN

€ 2.150.000

Hanswijkstraat 12, 2650 Mechelen

12 238 m²







Unique Investment Opportunity in the Historic Center of Mechelen
Located in the heart of Mechelen is this promising income property, which is currently undergoing a complete renovation and being converted into a high-quality student residence with 12 living units.
The project includes 7 comfortable student rooms, each with its own bathroom and a private kitchenette equipped with a microwave and a built-in refrigerator. In addition, 5 full-sized student studios are being built. The ground floor will feature a spacious communal kitchen and a cozy living area: ideal gathering spots where students can cook, relax, and study together.
At the rear of the building are a practical bicycle storage area and a garden shed. The spacious garden and the sunny terrace—measuring no less than 132 m²—are a unique asset in the city center and offer residents plenty of space to enjoy the outdoors.
The central location is particularly attractive: right in the heart of the historic city center, close to various campuses, shops, restaurants, and public transportation. As a result, the property combines strong rental potential with optimal comfort for students.
The renovation places a strong emphasis on energy efficiency, ease of maintenance, and high-quality finishes. This makes the building not only pleasant to live in but also attractive to investors seeking a sustainable and future-oriented income property.
The projected net rental income is 7,905 per month.
An excellent investment opportunity in a prime location in Mechelen, offering an attractive return and strong demand for high-quality student housing.

Characteristics

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GENERAL

Address:	Hanswijkstraat 12 2650 Mechelen
Price:	€ 2.150.000
Ground area:	238 m²
Facade width:	7.8 m
Number of bedrooms:	12
Number of bathrooms:	12
Construction year:	2026
Cadastral income:	€0

LAYOUT

Entrance Hall:	9.04 m²
Kitchen:	13.93 m²
:	16.89 m²
:	8.44 m²
:	6.37 m²
Bedroom 1:	18.68 m²
:	7.9 m²
Studio:	22.54 m²
Bedroom 1:	18.27 m²
Bedroom 2:	15.38 m²
Bedroom 3:	16.58 m²
Bedroom 1:	21.59 m²
:	7.75 m²
Bedroom 2:	15.81 m²
Bedroom 3:	16.85 m²
Studio:	22.83 m²
:	4.14 m²
Studio:	27.15 m²
Studio:	26.92 m²
Studio:	24.01 m²
:	25.09 m²
Storage:	9.01 m²

COMFORT

Heating:	Common
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Wood
Comfort outside:	Photovoltaic solar panels

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	Yes
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area