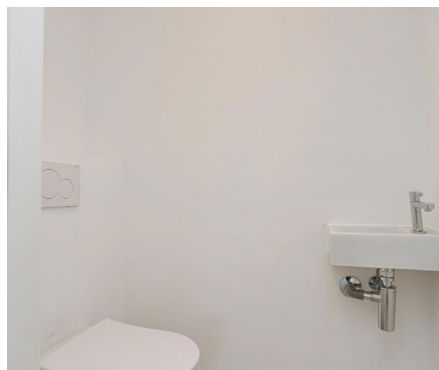


Duplex for sale

Arthur Dezangrélaan 2 1950 Kraainem

€ 395.000

 2  1  140 m²  10 m²



Description

Residence Mariette - Kraainem centre - Duplex (°2023) with an area of 140m2 comprising an entrance hall with space for a cloakroom, living space with open equipped kitchen with cooking island, large terrace with open views, separate toilet, laundry/storage room. Upstairs: 2 bedrooms (under roof) and bathroom with walk-in shower, washbasin and toilet. The flat is part of a small co-ownership with minimal charges (no lift). Excellent location within walking distance of shops, bus stop and main roads. Communal garden, easy parking behind the building. Individual gas heating (condensation). The duplex is currently rented (1.310€) - net return on investment 3%!!! Sale under VAT regime (21%). For own occupation, the apartment is available on 1/11/2026 at the earliest.

Details

General information

Construction year
2023

State
New

Floor
2

Floors
2

Garden
Yes

Terraces
1

Terrace 1
10 m²

Layout

Kitchen
Yes (US hyper equipped)

Bedroom 1
15 m²

Bedroom 2
16 m²

Bathroom
all comfort

Toilets
2

Laundry
Yes

In the proximity

Environment
Central

Shops nearby
Yes

School nearby
Yes

Public transport nearby
Yes

Dimensions

Habitable surface
140 m²

Comfort

Handicap friendly
No

Elevator
No

Pool
No

Energy

Windows

Aluminium

Electricity certificate

Yes, conform

Heating type

Condensation

Heating

Individual

Financial

Price

€ 395.000

VAT applied

Yes

Reference

Duplex 2.2

Available

At the contract

Spatial planning

Destination

Not disclosed

Building permission

Not disclosed

Intimation

Not disclosed

Parcelling permission

Not disclosed

Right of pre-emption

Not disclosed