

**Flat for sale**

Prinsenjacht 35 13 1933 Sterrebeek

**€ 469.000**

 2  1  80 m<sup>2</sup>  10 m<sup>2</sup>



# Description

Golf course of Sterrebeek (The National) - Beautiful apartment of +/- 80m2 in an exceptional environment. The apartment consists of an entrance with cloakroom and guest toilet, a bright living room of +/-28m2 with access to a spacious terrace of +/- 10m2, an open fully equipped kitchen, a separate laundry, 2 bedrooms (+/-11,5m2, +/-8m2) and shower room. Individual heating with gas, videophone, cellar and underground parking (30.000€). Common charges: +/-170€/month. The golf domain offers an exceptional living environment, only 2 steps from all facilities (shops, forest, international schools (American, German, BSB)) and public transport (tram 39 Montgomery). The domain provides a fitness center (David Lloyd) with indoor and outdoor pool and a supermarket. Close to the capital, Sterea offers a truly unique lifestyle. Rental contract to be respected.

## Details

### General information

Construction year  
**2019**

State  
**Very good state**

Floor  
**1**

Floors  
**2**

Terraces  
**1**

Terrace 1  
**10 m<sup>2</sup>**

Parking inside  
**No**

Parkings inside  
**1**

### Layout

Living room  
**28 m<sup>2</sup>**

Kitchen  
**Yes (hyper equipped)**

Bedroom 1  
**12 m<sup>2</sup>**

Bedroom 2  
**8 m<sup>2</sup>**

Bathroom  
**shower**

Toilets  
**1**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Golf**

Shops at  
**50 m**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

Habitable surface  
**80 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**59 kWh/m<sup>2</sup>**

Windows  
**Aluminium**

Electricity certificate  
**Yes, conform**

Heating type  
**Floor heating**

Heating  
**Individual**

### Financial

Price  
**€ 469.000**

Costs  
**€ 170 monthly**

VAT applied  
**No**

Reference  
**Prinsenjacht 35/13**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**