




**Flat for sale**

Europalaan 5 1970 Wezembeek-Oppem

**€ 495.000**

 2  1  93 m<sup>2</sup>



# Description

Luxuriously finished recent corner apartment located in the centre of Wezembeek-Oppem (Ortus project) with a view of the park, within walking distance of tram stop 39, supermarket, school and other facilities. The flat is located on the 2nd and top floor and comprises an entrance hall with built-in cloakroom, a living room opening onto a very large terrace of no less than 48m<sup>2</sup>, a superb fitted kitchen with Miele appliances also opening onto the terrace. Night hall with 2 bedrooms, shower room with walk-in shower and washbasin cabinet, large storage room with connections for washing machine and dryer and separate toilet. Big windows and maximum natural light - the large covered terrace forms an additional living space in spring and summer. Underground parking available (25.000€), cellar included. The apartment is in PERFECT condition and is as good as new but is not subject to VAT, it is sold under registration duties (only 2% from 1.1.2025 (subject to conditions)). EPC label A. An exceptional opportunity!

## Details

### General information

Construction year  
**2022**

State  
**Very good state**

Floor  
**2**

Floors  
**2**

Terraces  
**1**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Kitchen  
**Yes (US hyper equipped)**

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

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

Toilets  
**1**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Central**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

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

### Comfort

Handicap friendly  
**No**

Elevator  
**Yes**

Pool  
**No**

### Energy

Windows  
**Aluminium**

Heating type  
**Condensation**

Heating  
**Individual**

### Financial

Price  
**€ 495.000**

VAT applied  
**No**

Reference  
**Europa 5**

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**