

## FOR SALE - DUPLEX

Volkstraat 35/bus 3 35 B3-., 2000 Antwerp

On request

Ref. 6370575





SUCCESVOL VERKOCHT



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Number of bedrooms: 2  
 Number of bathrooms: 1  
 Availability: at the contract

Surf. Living: 126m<sup>2</sup>  
 Surf. terrace: 6m<sup>2</sup>  
 Neighbourhood: central

PEB/EPB: 217kwh/m<sup>2</sup>/j

# DESCRIPTION

## Charming Duplex in the Heart of Antwerp

Located in the bustling center of Antwerp, within walking distance of the Grote Markt, Groenplaats and the Scheldt, you will find this unique duplex with authentic elements and modern luxury. This characterful apartment offers an oasis of calm amidst the cozy terraces, stores and historical charm that Antwerp has to offer.

### **\*\*Description\*\***

Upon entering, you enter a spacious entrance hall with space for coats and access to a cozy terrace. The dining room connects to a beautiful, fully installed kitchen, ideal for culinary enthusiasts. The spacious sitting room exudes authenticity with carefully preserved original elements, and there is a practical storage closet where there is the possibility of putting back a toilet.

On the bedroom floor, reached by an elegant staircase, there are two generous bedrooms. One of the rooms is equipped with air conditioning and fitted wardrobes. There is also a separate central heating room with connection for the washing machine and a separate toilet.

### **\*\*Luxury Bathroom\*\***

The bathroom is a true showpiece, finished in Emperador marble. Here you can enjoy a large, circular bathtub, ideal for relaxing under the stars. In addition, the bathroom offers a spacious walk-in shower and a stylish sink integrated into a beautiful cabinet.

\*Currently in rented condition, so practical as an investment or for own occupancy provided lease is respected.  
+++plus points++++

+ Top location in the heart of Antwerp

+ Authentic elements combined with modern comfort

+ 2 spacious bedrooms, one with air conditioning and fitted wardrobes

+ Luxurious bathroom with marble details and walk-in shower

+ Located within walking distance of the Scheldt, Grote Markt and Groenplaats

Low common charges, 50€/month

Don't miss this opportunity to own this unique duplex apartment in one of Antwerp's most sought-after neighborhoods!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 474,00

## LOCATION

Environment: Central, commercial environment

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## BUILDING

Habitable surface: 126,00 m<sup>2</sup>

Fronts: 2

Construction year: 1902

Renovation: 2012

State: Good state

Floor: 3

Number of floors: 2

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: No

Videophone: Yes

Elevator: No

Air conditioning: Yes

## ENERGY

EPC score: 217

EPC code: 20210323-0002385205-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Sport center nearby: Yes

## TERRAIN

Garden: No

Orientation terrace 1: East

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 6,00 m<sup>2</sup>

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No