

## FOR SALE - EXCEPTIONAL APARTMENT

€ 425.000

Oude Dijk 26 B7., 2300 Turnhout

Ref. 3006AK



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 106m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 20kwh/m<sup>2</sup>/j

## DESCRIPTION

Beautiful energy efficient apartment for sale in a prime location in the green!

Looking for a stylish and energy efficient apartment in the middle of greenery? Discover this pearl on the 2nd floor of the small-scale residence Azuur, located on the border between Turnhout and Oud-Turnhout. Enjoy peace, privacy, and comfort in an environment where nature and living quality come together.

Layout and finishing:

This recent apartment offers high-quality finishes with solid materials and tasteful furnishings. The spacious entrance hall with separate toilet leads to a bright living room with an adjacent large, covered terrace. This terrace has a sunny orientation and offers breathtaking views of the surrounding woods - completely without any overlooking. Ideal for enjoying both the morning and evening sun!

The integrated kitchen is equipped with quality appliances and features a cozy breakfast nook, perfect for a relaxing start to the day.

Bedrooms and bathrooms:

The apartment features two spacious bedrooms, one of which features a practical built-in closet. The modern bathroom is fully equipped with a bathtub, generous walk-in rain shower, and a double sink, providing a luxurious and comfortable feel.

Extras and amenities: convenient storage room provides space to place washing and drying machines. In addition, a spacious car parking space is included, accessed by a car elevator. On the ground floor you will find a large communal bicycle storage room and additional private storage space, ideal for storing the Christmas tree and other necessities. The inset car parking space and spacious storage room are compulsorily co-purchased at 24,000.-Euro.

Why choose this apartment?

This apartment is ideal for those who love green, quiet surroundings without sacrificing comfort and accessibility. The small-scale residence, quality finishes, and unique location make this a particularly attractive place to live.

Request a viewing today and discover this unique apartment for yourself!

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## FINANCIAL

Price: € 425.000,00

Available: At the contract

Land registry income: € 932,00

## BUILDING

Habitable surface: 106,00 m²

Fronts: 2

Construction year: 2020

State: Very good state

Floor: 2

Orientation facade: South

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: South

## LAYOUT

Kitchen: Yes, US hyper equipped

## COMFORT

Furnished: No

Handicap friendly: Yes

Videophone: Yes

Elevator: Yes

## ENERGY

EPC score: 20

EPC code: 13040-G-

OMV\_2018028747/EP05035/A001/D01/SD005

EPC class: A

Double glazing: Yes, acoustic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 1