

FOR SALE - EXCEPTIONAL APARTMENT

Oude Dijk 26. B7,, 2300 Turnhout

On request

Ref. 3006 AK



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

Surf. Living: 106m²
Surf. terrace: 15m²
Neighbourhood: central

PEB/EPB: 20kwh/m²/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.

A convenient storage room offers space for a washer and dryer. Additionally, there is a spacious parking space accessible via a car lift. On the ground floor, you'll find a large communal bicycle storage area and additional private storage space—ideal for storing a Christmas tree and other necessities. The indoor parking space (€23,000) and the spacious storage room (€6,000) must be purchased separately.

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!

FINANCIAL

Price: Info at the office

VAT applied: No

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

Bedroom 1: 15,00 m²

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, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Bedroom 2: 12,00 m²

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 15,30 m²

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: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 1