

## FOR SALE - PENTHOUSE

Geelsebaan 76A B9, 2460 Kasterlee

€ 575.000

Ref. 7054695



Number of bedrooms: 2

Surf. Living: 192m<sup>2</sup>

PEB/EPB: 178kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Surf. terrace: 30m<sup>2</sup>

Garages: 1

Neighbourhood: woods

Availability: at the contract

## DESCRIPTION

Living in a prime location in Kasterlee, with every comfort and an exceptional green view?

This high-quality finished penthouse (192 m<sup>2</sup>) on the second floor combines luxury, space, and a unique setting right next to the beautiful "Kabouterberg" forest — all within walking distance of the lively town center with cafés, shops, and restaurants.

From the moment you enter, the generous layout is immediately apparent. Originally created by merging two apartments during construction, this home offers an exceptionally spacious floor plan. The entrance hall, with guest toilet and practical laundry room with connections for a washer and dryer, leads to the charming living room with oak parquet flooring. Expansive windows flood the space with natural light and offer beautiful views of the surrounding greenery. A cozy fireplace adds warmth, while sliding doors open onto the spacious 30 m<sup>2</sup> sun terrace — perfect for long summer evenings.

The open, fully equipped kitchen features an elegant natural stone countertop, ample cupboard space, and direct connection to the living area. The night hall provides access to two large bedrooms with built-in wardrobes, a luxurious walk-in dressing room, and a generously sized bathroom.

Your comfort is completed by an indoor parking space and a cellar storage unit (combined additional price €26,000), accessible by stairs or lift. The underground garage also features a large communal bicycle storage area.

Extra assets? A stylish communal room with kitchen and sanitary facilities, free for residents to use for meetings or celebrations. For those seeking the ultimate wellness experience, there is also the option to purchase a share in the indoor swimming pool with wellness facilities.

This penthouse offers a rare combination of peace, luxury, and accessibility — a true gem in the heart of Kasterlee!

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## FINANCIAL

Price: € 575.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.837,00

## LOCATION

Environment: Woods, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## BUILDING

Habitable surface: 192,00 m<sup>2</sup>

Fronts: 2

Construction year: 2009

State: Very good state

Floor: 2

## TERRAIN

Orientation terrace 1: South-west

## COMFORT

Furnished: No

Pets allowed: Yes

Handicap friendly: Yes

Elevator: Yes

Air conditioning: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 30,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Pool: Yes

## ENERGY

EPC score: 178

EPC code: 20250317-0003549296-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## 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: A

P-score: A

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings inside: Yes