Dorp 29 , 2360 Oud-Turnhout
**Phone number:** 014 48 12 21
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# FOR SALE - PENTHOUSE

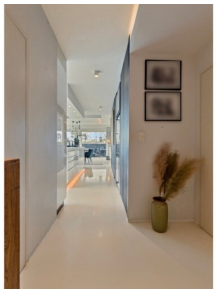
**€ 475.000**

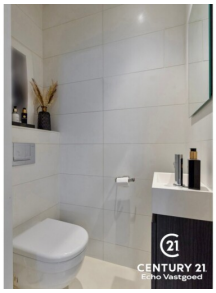
**Kastelein 63 B4, 2300**

**Ref.**











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

Surf. Living: 130m²
Surf. Plot: 1859m²
Surf. terrace: 91m²
Neighbourhood: open place

PEB/EPB: 180kwh/m²/j

## DESCRIPTION

Magnificent Penthouse with Luxury Finish and Spacious Terrace Welcome to this exclusive penthouse, located 25 minutes from both Eindhoven (NL) and Antwerp. This contemporary residence offers a combination of elegance, comfort and style, ideal for those seeking a high-end lifestyle in close proximity to the city. Interior: A guest toilet equipped with hand-washing facilities is located at the entrance hall. At the end of the entrance hall is a beautiful, modern kitchen. The open kitchen is a true gem, equipped with modern appliances including a built-in microwave, oven, fridge and a kitchen island for extra work space. Behind the kitchen is the dining area. To the right is the sitting area with a beautiful fireplace. The master bedroom has built-in bespoke wardrobes, and an adjoining bathroom The second bedroom is practical in layout. Exterior: One of the most impressive features of this penthouse is the large terrace (91m²) that runs around the property ensuring complete privacy and serenity. Extras: The icing on the cake is of course a private garage box as well as an indoor parking space, which is a luxurious addition and provides you with convenient and safe parking options.

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## FINANCIAL

Price: € 475.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.329,00
Liberal profession possible: No

## BUILDING

Habitable surface: 130,00 m²
Fronts: 3
Construction year: 2011
State: Very good state
Floor: 2
Number of floors: 2
Orientation facade: North

## COMFORT

Furnished: No
Pets allowed: Yes
Videophone: Yes
Elevator: Yes

## ENERGY

EPC score: 180
EPC code: 0002669824-RES-1
EPC class: B
Double glazing: Yes, thermic and acoustic isol.
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

## LOCATION

Environment: Open place, woods
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: No
Sport center nearby: Yes
Beach nearby: No

## TERRAIN

Ground area: 1.859,00 m²
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 91,00 m²
Balcony: Yes
Laundry: Yes

## TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

## PLANNING

Building permission: Yes, granted
Destination: Rural residential area
Intimation: No - no legal correction or administrative

measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: No
Flooding area: Not located in flood area
G-score: A
P-score: B
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

## PARKING

Garage: Yes
Parking cars: 2
Parkings inside: 2