

## FOR SALE - SERVICE FLATS

Katelijnestraat 41 B1.6.1, 2320 Hoogstraten

€ 249.000

Ref. 4658938



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

Surf. Living: 75m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>  
Neighbourhood: central

## DESCRIPTION

This small-scale, new care residence is a wonderful place to live and spend time.

At the corner of Katelijnestraat and Loenhoutseweg you will find the brand new 'De Veiling' residence. This small-scale project has 20 very spacious assisted living apartments, equipped with every comfort, most of which have a sunny terrace overlooking the wide green Kempen area. A guarantee of peace and quiet and yet only a stone's throw away from the bustling center of Hoogstraten.

We offer here finished, a fully ready and approved service apartment in Hoogstraten. This assisted living apartment has its own private terrace. Because of the excellent management (AWPRO), all necessary day-to-day services such as home nursing, home help, administrative assistance, meals, etc. are offered. The common area provides a cozy living room, dining area with kitchen. In this way, daily contact with fellow residents is possible for a pleasant chat or a cup of coffee.

Some assets of Residence DE VEILING :

- \* Located in a pleasant, green environment (view of meadow with horses)
  - \* Attractive, communal meeting space with all amenities
  - \* Beautifully finished apartments with large windows to let in lots of light
  - \* Focus on care, feeling at home, security and customized services
  - \* Wheelchair accessible spaces
  - \* Personal resident assistant is present at fixed times in the residence
  - \* Activities calendar
  - \* Ample parking at the back of the building and underground storage spaces ( included in the price ! )
  - \* Emergency call system in each apartment
  - \* Basic home automation for optimal comfort AWPRO provides permanence of its own resident assistant who is present 3 days a week in the morning.
- "Residence De Veiling" meets all the latest standards in terms of ventilation and energy efficiency.

**Due to governmental approval, buyers enjoy a reduced VAT rate of 12% (instead of 21%) when purchasing on the construction. Moreover, as owner of an approved service apartment you are also exempt from property tax.**

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## FINANCIAL

Price: € 249.000,00

VAT applied: Yes

Available: At the contract

## LOCATION

Environment: Central, city Center

Shops nearby: Yes

Public transport nearby: Yes

## **BUILDING**

Habitable surface: 75,00 m<sup>2</sup>

Fronts: 2

Construction year: 2020

State: New

Floor: 1

## **COMFORT**

Furnished: No

Handicap friendly: Yes

Videophone: Yes

Elevator: Yes

## **SECURITY**

Access control: Yes

## **ENERGY**

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## **TERRAIN**

Garden: Yes

## **LAYOUT**

Kitchen: Yes, US hyper equipped

Bathroom type: Shower

Toilets: 1

Terrace: 6,20 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Flooding area: Not located in flood area

Summons: No

Servitude: No

## **PARKING**

Garage: Yes

Parkings outside: Yes

Parkings inside: 1