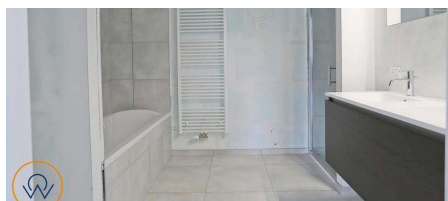
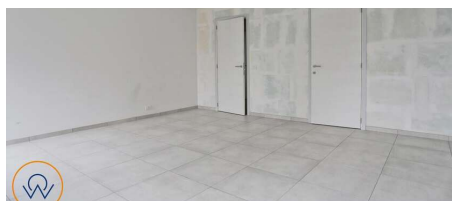


**For sale -  
Flat****€ 397.000****1500 Halle****Ref. 5561610**

Number of bedrooms: 2  
Number of bathrooms: 2  
Garages: 1

Surf. Living: 134m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 88kwh/m<sup>2</sup>/j  
Glazing type: thermic and  
acoustic isol.

## Description

Don't miss this rare opportunity to live in a luxury apartment with a large terrace in this exclusive new construction project. This 2-bedroom apartment welcomes you into its spacious entrance hall leading on one side to the open kitchen and living room, and on the other side to the master bedroom. Natural light floods the kitchen and living room through a large south-facing terrace! Additionally, you have 2 spacious bedrooms, each with its own bathroom. This apartment is acoustically insulated and finished with durable and high-quality materials. The location of this project offers many advantages: The Brussels-Charleroi Canal with its safe and pleasant cycling and walking routes is nearby. Access to the Brussels Ring and the E429 motorway ramps is easily reachable. The bus stop is nearby, and the Hal train station is also easily accessible. In the vicinity, there are schools, and the center of Hal with its shops and restaurants is within easy reach. There is also an option to purchase an underground parking space + storage room. 6% VAT under conditions.

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### Financial

Price: € 397.000,00

VAT applied: Yes

Construction value: € 269.000,00

Value land: € 118.000,00

### Building

Habitable surface: 134,00 m<sup>2</sup>

Construction year: 2020

State: New

Number of floors: 4

### Comfort

Videophone: Yes

Elevator: Yes

Pool: No

### Energy

EPC score: 88 kWh/m<sup>2</sup>/year

EPC class: A

Double glazing: Yes

Glazing type: Thermic and acoustic isol.

Heating type: Condensation

### Location

Environment: Suburb

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

### Terrain

Garden: Yes

Orientation terrace 1: South

### Layout

Kitchen: Yes, US hyper equipped

Bathroom type: All comfort

Shower rooms: 2

Toilets: 2

Terrace: 19,50 m<sup>2</sup>

### Technics

Electricity: Yes

### Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

Summons: No

### Parking

Garage: 1

Parkings inside: Yes