

## For sale - Flat

**€ 299.000****Ninoofsesteenweg 63 B12, 1500 Halle****Ref. 6697946**

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

Surf. Living: 90m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 19kwh/m<sup>2</sup>/j

## Description

The Hallery is located on the edge of town within walking distance to the Basilica and shopping areas. High quality finishes with underfloor heating, ventilation system D, individual heat pump. Double thermal insulating glazing of the clear type. Large living room and spacious bedroom(s). Small residence of 18 apartments and 4 beautiful penthouses. There are very spacious terraces with east-south-west orientation giving out on the courtyard garden. The building was conceived in function of the environment, the rhythmized vertical divisions in medium bronze aluminum provide an ever-changing color shade and give the facades a refined look. All horizontal surfaces are arranged as green roofs. Underground you will also find bicycle storage. In a few minutes walk you are in the center with all its stores, cafes, restaurants, the Grand Place with its majestic Basilica, the Bib, park and sports facilities and the railway station. In 10 min you are in Brussels South by train. Price to be increased with selling rights on the land and VAT on the construction. The information and surfaces given are purely indicative and do not imply any legal commitment.

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### Financial

Price: € 299.000,00

VAT applied: Yes

Available: At the contract

### Building

Habitable surface: 90,00 m<sup>2</sup>

Construction year: 2023

Floor: 1

### Comfort

Furnished: No

Pets allowed: Yes

Videophone: Yes

Elevator: Yes

Pool: No

### Energy

EPC score: 19 kWh/m<sup>2</sup>/year

EPC code: 23027-G-

OMV\_2019142693/EP12862/A001/D01/SD011

EPC class: A

Windows: Aluminium

Heating type: Floor heating

### Location

Environment: Central, city Center

School nearby: 500m

Shops nearby: 59m

Public transport nearby: 110m

Highway nearby: Yes

Sport center nearby: 950m

### Terrain

Garden: No

Orientation terrace 1: South-west

### Layout

Living room: 37,00 m<sup>2</sup>

Kitchen: Yes, US hyper equipped

Bedroom 1: 12,50 m<sup>2</sup>

Bedroom 2: 11,00 m<sup>2</sup>

Bathroom surface: 5,50 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 5,50 m<sup>2</sup>

### Technics

Electricity: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

## **Parking**

Garage: 0

Parkings outside: 0

Parkings inside: 0