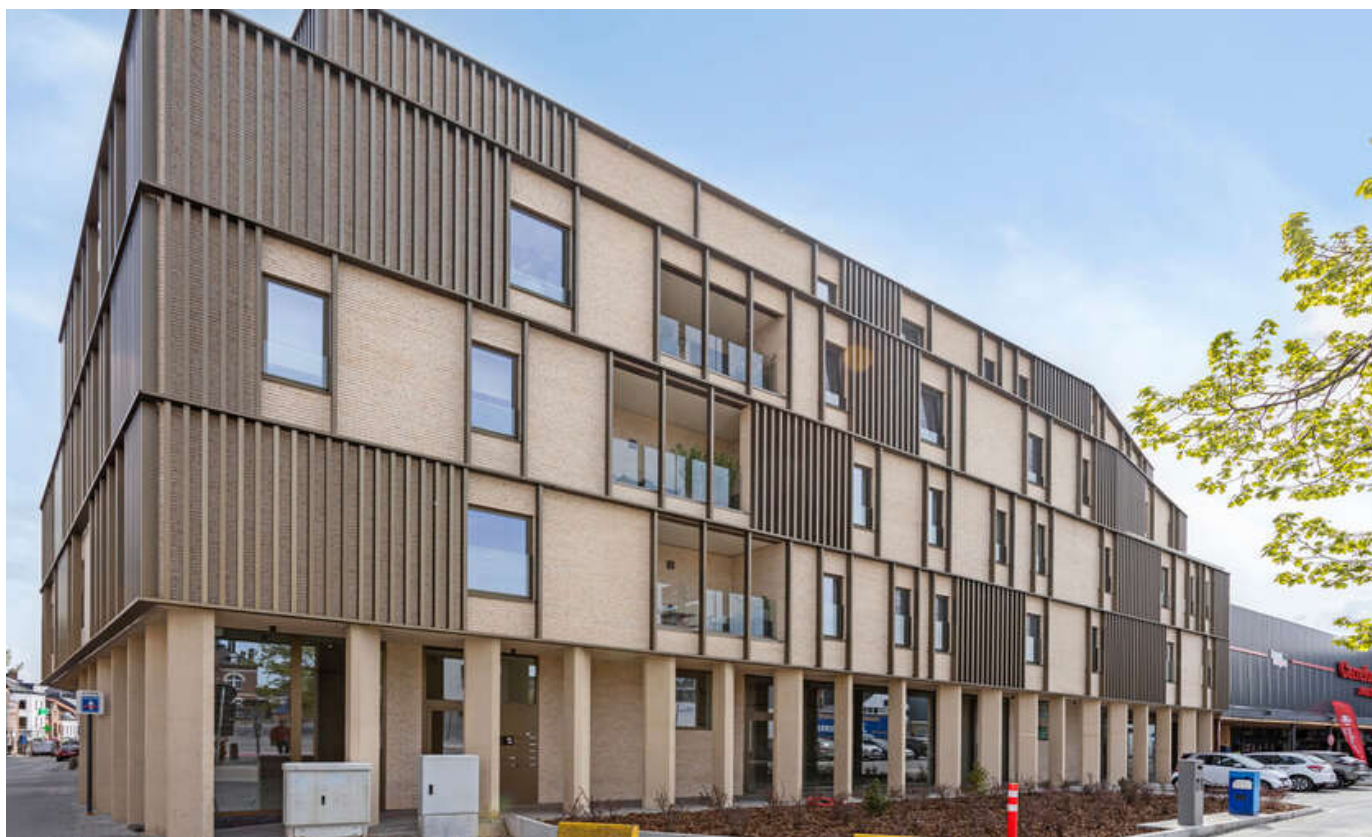


## For sale - Flat

**€ 295.000****Ninoofsesteenweg 63 B32, 1500 Halle****Ref. 6697952**

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

Surf. Living: 82m<sup>2</sup>  
Surf. terrace: 7m<sup>2</sup>  
Neighbourhood: central

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

## Description

The Hallery is located on the outskirts of town within walking distance of the Basilica and shopping areas. Due to individual solar panels, among other things, an e-level UNDER BEN level has been obtained. High quality finishing 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 rhythmed vertical divisions in medium bronze aluminum provide an ever-changing hue 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 (12%) and VAT (21%) on the construction and the usual costs. The information and surfaces given are purely indicative and do not imply any legal commitment.

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## Financial

Price: € 295.000,00  
VAT applied: Yes  
Available: At the contract  
Servitude: No

## Building

Habitable surface: 82,00 m<sup>2</sup>  
Construction year: 2023  
State: New  
Floor: 3  
Number of floors: 4

## 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/SD023  
EPC class: A  
Double glazing: Yes  
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: 36,00 m<sup>2</sup>  
Kitchen: Yes, US hyper equipped  
Bureau: 9,00 m<sup>2</sup>  
Bedroom 1: 11,40 m<sup>2</sup>  
Bathroom surface: 5,50 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1  
Terrace: 7,00 m<sup>2</sup>

## Technics

Electricity: Yes

## Planning

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: No  
Parcelling permission: No

Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

## **Parking**

Garage: 0  
Parkings outside: 0  
Parkings inside: 0