

## For sale - Flat

**1830 Machelen****€ 299.000****Ref. 5253916**

Number of bedrooms: 2  
Number of bathrooms: 1

Surf. Living: 88m<sup>2</sup>  
Surf. terrace: 8m<sup>2</sup>

# Description

This beautiful project has entered its third and final phase with a magnificent new block of timeless apartments with 1, 2, or 3 bedrooms, all with terraces, surrounded by pleasant landscaped gardens between the buildings and commercial spaces on the ground floors. It is located in an up-and-coming neighborhood, just a stone's throw from the center of Machelen on the outskirts of Brussels. This ideal location offers numerous benefits such as public transportation (train station), shops, and schools. All apartments are acoustically insulated. Sustainability and energy efficiency are more important than ever, and City Gate Machelen provides hot water production through a solar water heater and complies with the latest energy regulations. The project is well-suited for investment due to its location and high-quality finishing, but also perfect for living in. Take advantage of the launch prices now. The provided information and specified areas are purely indicative and do not constitute any legal commitment.

## Financial

Price: € 299.000,00  
Construction value: € 221.000,00  
Value land: € 66.000,00  
Min. rental price: € 1.041,92



## Building

Habitable surface: 88,00 m²  
Construction year: 2024  
State: New  
Floor: 1  
Number of floors: 5

## Layout

Terrace: 7,50 m²

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed  
G-score:  D  
P-score:  D