

Investment property - mixed use residential

NEUF PROVINCES 5, 1083 Ganshoren

Reference: 4369 | Investment property - mixed use residential

€5.750.000



30

Unique investment project: apartment building with 17 residential units, 12 standingpl, 2 double standingpl and 2 garage boxes

This exceptionally well maintained apartment building, built in 1998, offers a rare opportunity on the real estate market. The complex consists of 17 spacious apartments, each with a functional layout and plenty of light: 4 spacious 1-bedroom apartments with large terrace and garden 12 spacious 2-bedroom apartments, each with terrace 1 impressive 168m² penthouse with an exceptional 240m² terrace

In addition, the building has excellent parking facilities: 12 underground parking spaces 3 double parking spaces 2 garage boxes on the ground floor

All apartments are equipped with individual gas heating systems, wooden windows in meranti with double glazing, and individual meters for gas and electricity. For water there is a compteur de passage per apartment. The building is equipped with an elevator and has been carefully maintained since its construction until today by the owner, who realized the project himself and has always closely monitored it.

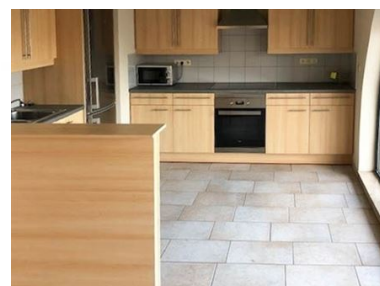
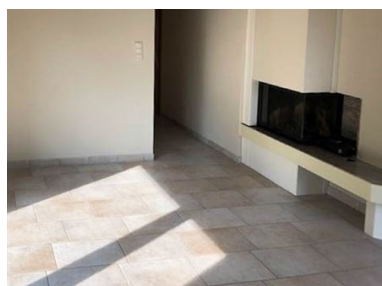
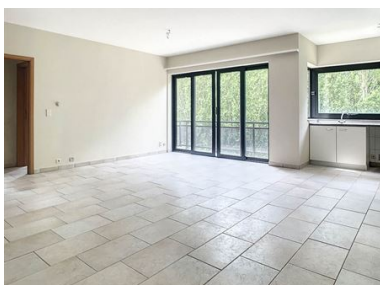
The annual rental income is currently €224,000, which makes this property an extremely interesting and profitable

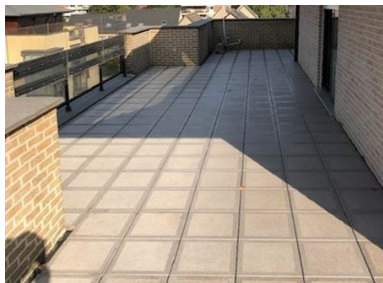
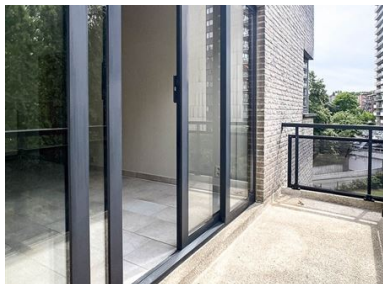
investment. Thanks to its excellent location in a quiet and pleasant neighborhood, combined with the immediate proximity of public transportation and shopping facilities (Shopping Basilix, Carrefour within walking distance), rentability is guaranteed.

This is a unique investment opportunity rarely seen on the market. Perfectly suited for investors or funds looking for a stable and valuable investment in residential real estate.

Pictures







Details

Financial

Price	€5.750.000
Available	Lease contract to respect
Cadastral income (non-indexed)	€23.507,00

Building

Year built	1998
Condition	very good condition
Roof type	Not communicated

Ground

ement, Commerce + logement, Profession libérale + logement

Comfort

Lift	Yes
Interior comfort	

Garage/parking

Garages	2 (Mandatory)
Parkings	15 (Mandatory)

Interior

Ground

67 m². Tiles

73 m². Tiles

82 m². Tiles

67 m². Tiles

First floor

82 m². Tiles

Second floor

82 m². Tiles

Third floor

82 m². Tiles

Floor 4

118 m². Tiles

4 Appartements met 1 slaapkamer, terras en tuin12 Appartements met 2 slaapkamers , terras1 Penthouse met 2 slaapkamers , terras van 168 m²3 dubbele staanplaatsen2 garageboxen12 staanplaatsen



Energy

Heating	Individual Central heating on gas
Windows	Double glazing wood
Electricity certification	Yes, not-conform

Urban

Destination	Requested
Summons	Not yet requested
Preemptive Rights	No
Permit	Yes
Allotment permit	Yes

EPC

EPC label	
-----------	---

Location and surroundings

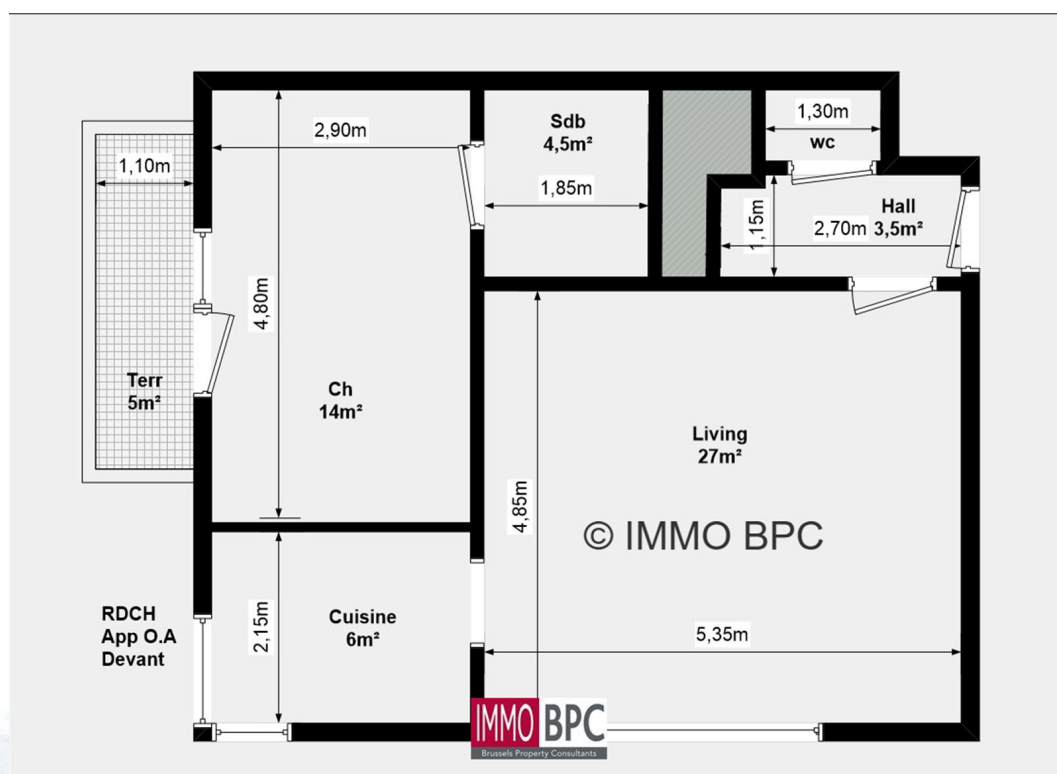
Address: NEUF PROVINCES 5, 1083 Ganshoren

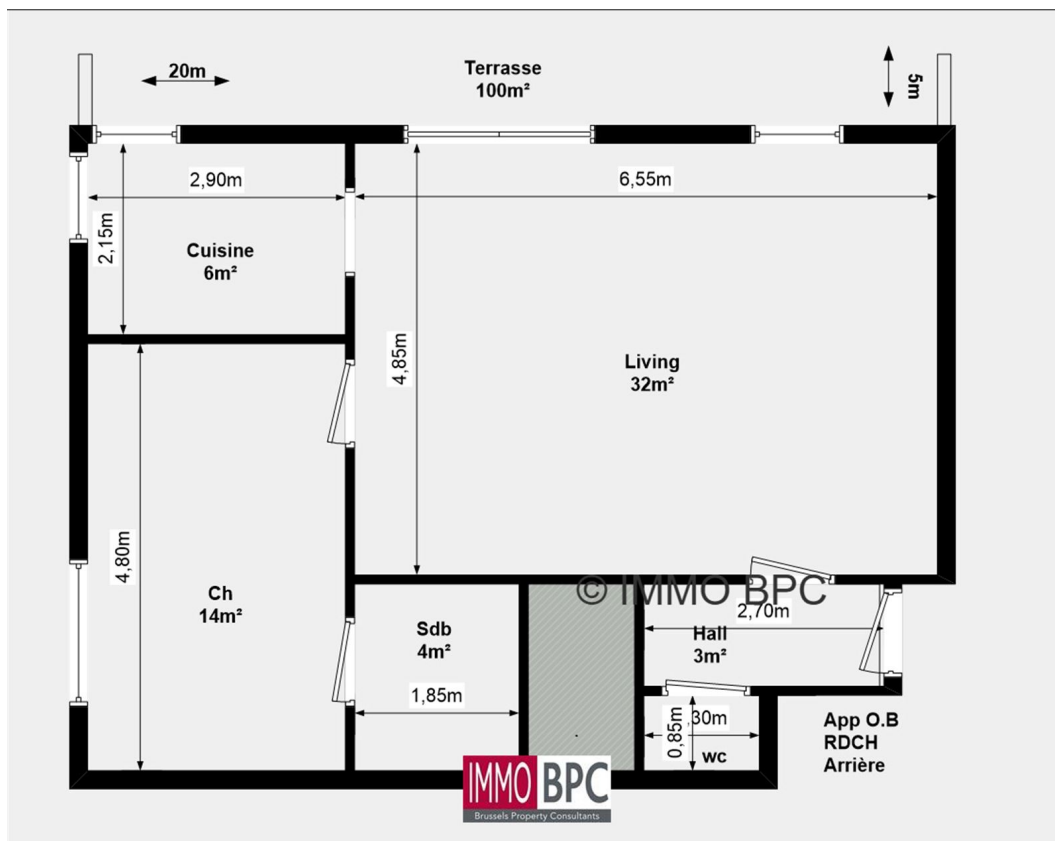


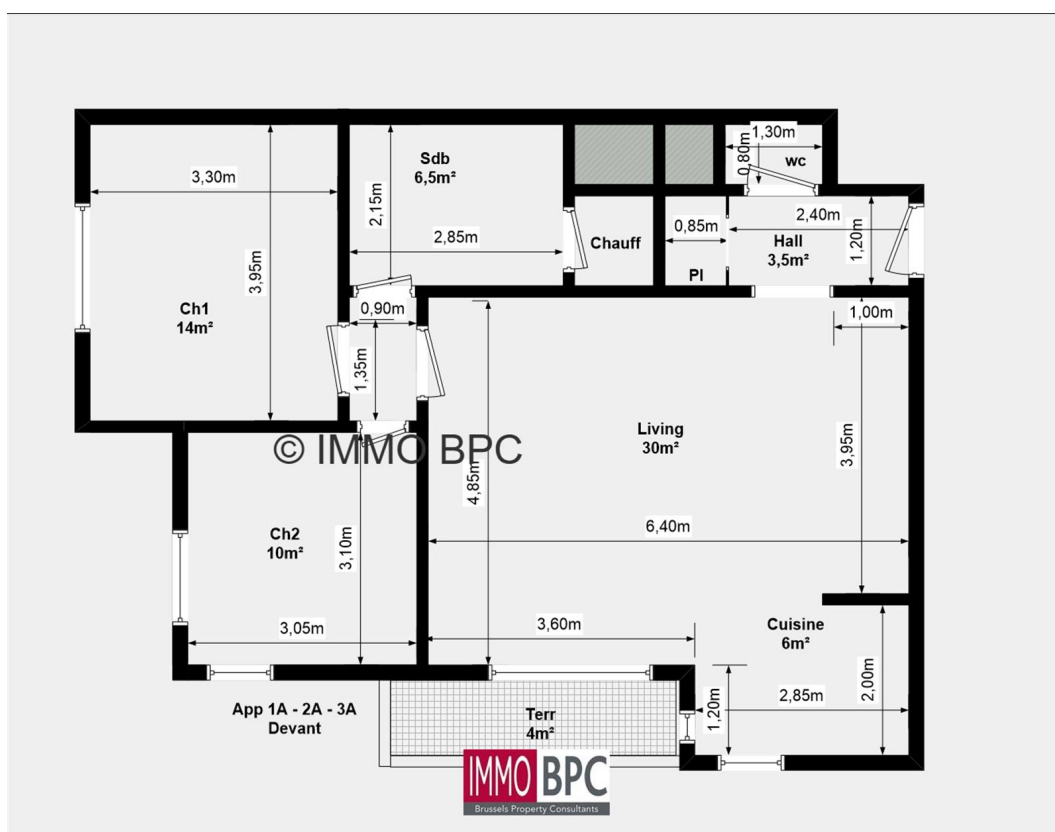
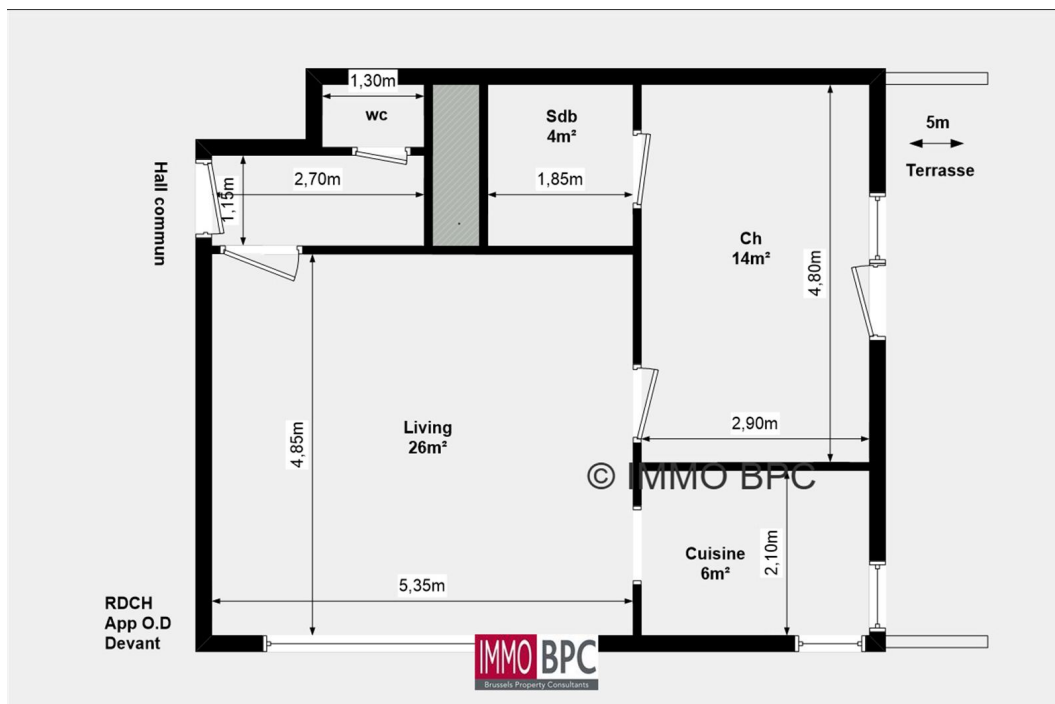
The specified credentials are invalid. You can sign up for a free developer account at <http://www.bingmapsportal.com>

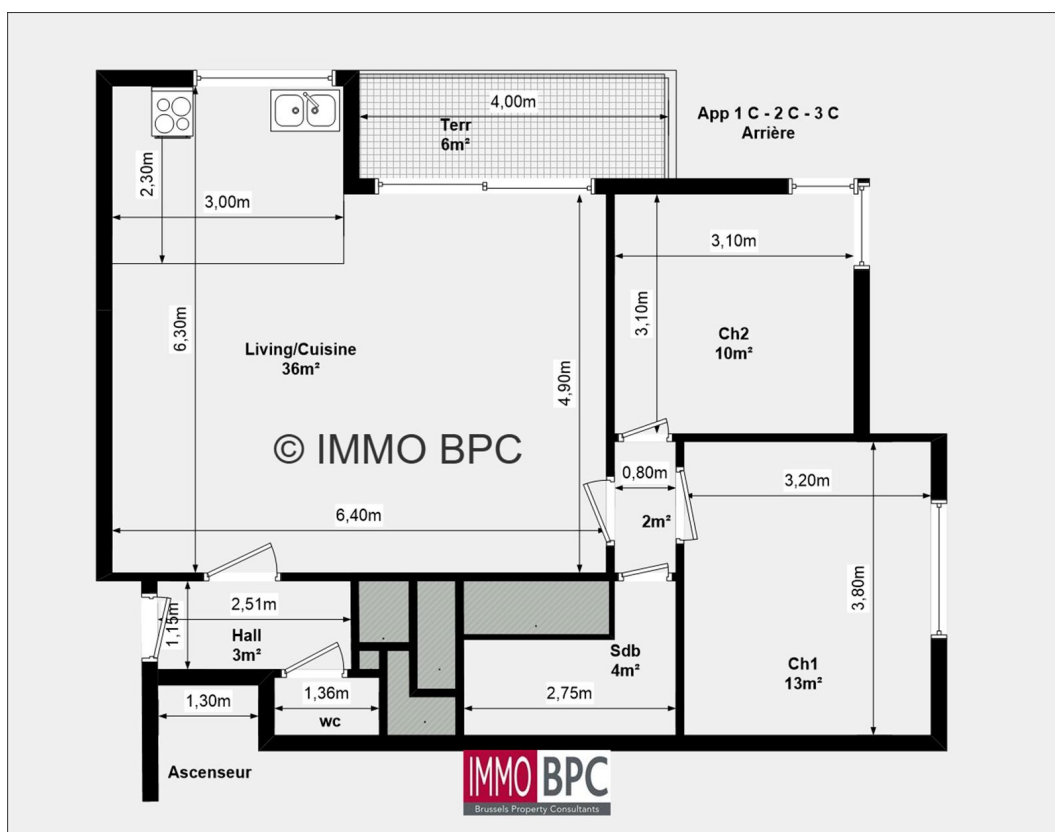
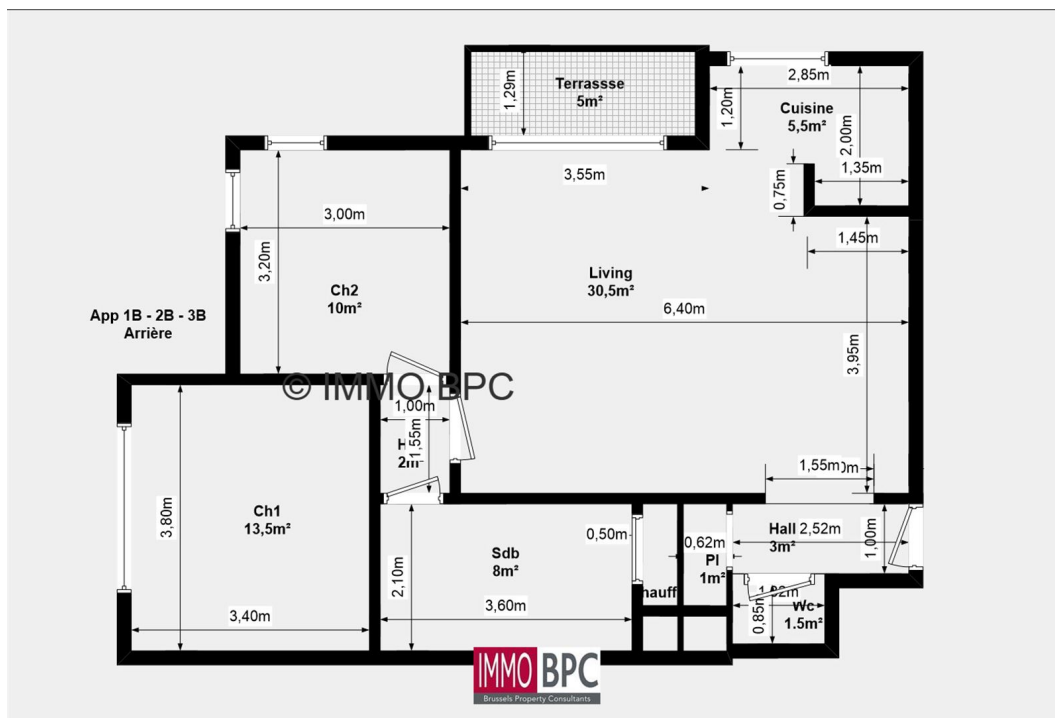


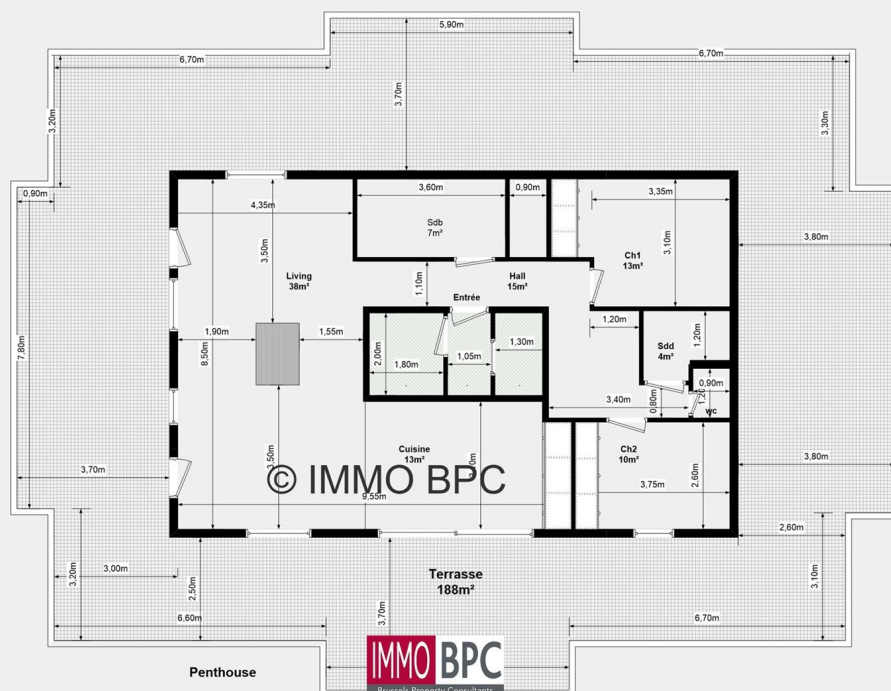
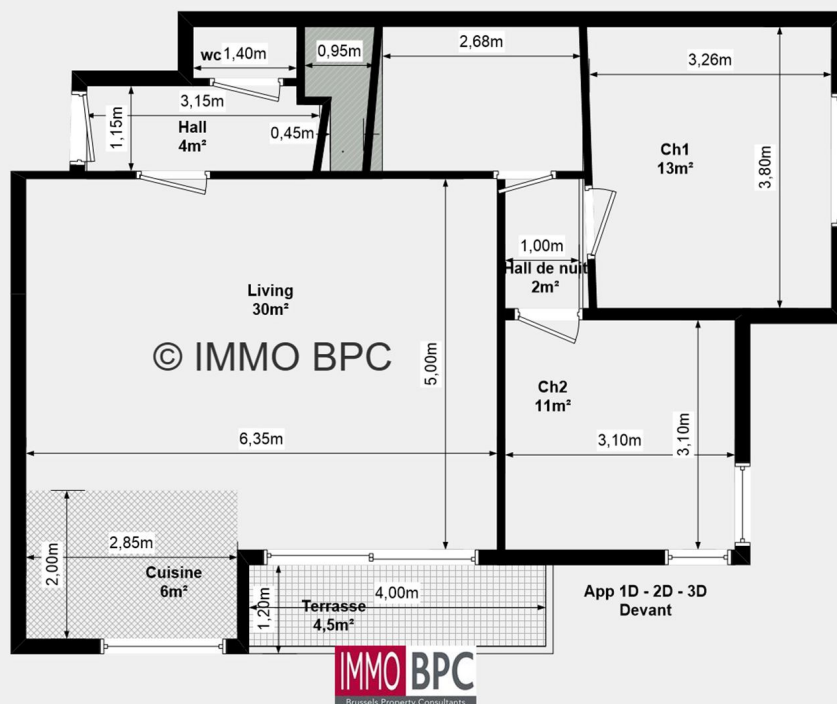
Floor plan(s)











Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

Email: info@immobpc.be



The above information is given without obligation and for information purposes only. All offers are subject to errors, previous sales, price changes or oblivion. All rights reserved. Reproduction in whole or in part without the written consent of IMMO BPC is prohibited.

IMMO BPC

Avenue Charles Quint 114, 1083 Ganshoren (Brussels)

+32 2 420 00 28 | info@immobpc.be

www.immobpc.be

