# Investment property - mixed use residential

NEUF PROVINCES 5, 1083 Ganshoren

Reference: 4369 | Investment property - mixed use residential

**€5.750.000** EPC D




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 garden12 spacious 2-bedroom apartments, each with terrace1 impressive 168m² penthouse with an exceptional 240m² terrace

In addition, the building has excellent parking facilities:12 underground parking spaces3 double parking spaces2 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











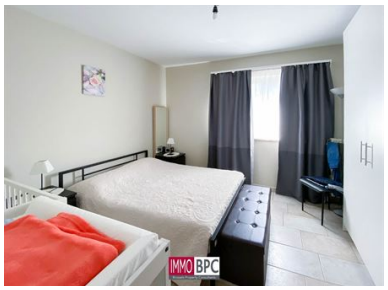








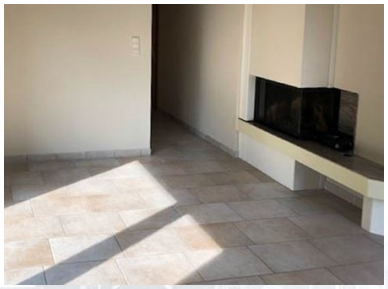






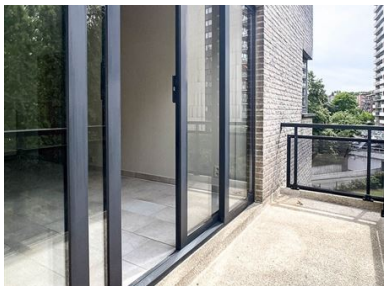




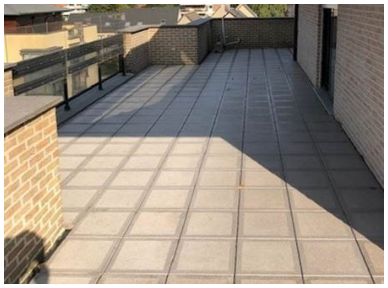










# Details

## Financial

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

## Building

| | |
|---|---|
| Year built | 1998 |
| Condition | very good condition |
| Roof type | Not communicated |
| ement, Commerce | Garde + logement, Profession libérale + logement |

## Ground

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

## Energy

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

## Urban

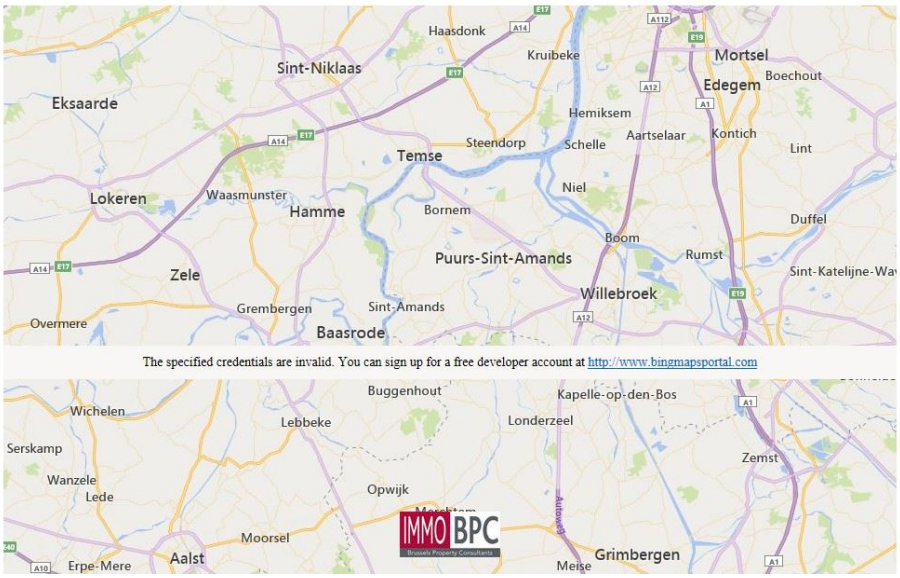
| | |
|---|---|
| Destination | Requested |
| Summons | Not yet requested |
| Preemptive Rights | No |
| Permit | Yes |
| Allotment permit | Yes |

## EPC

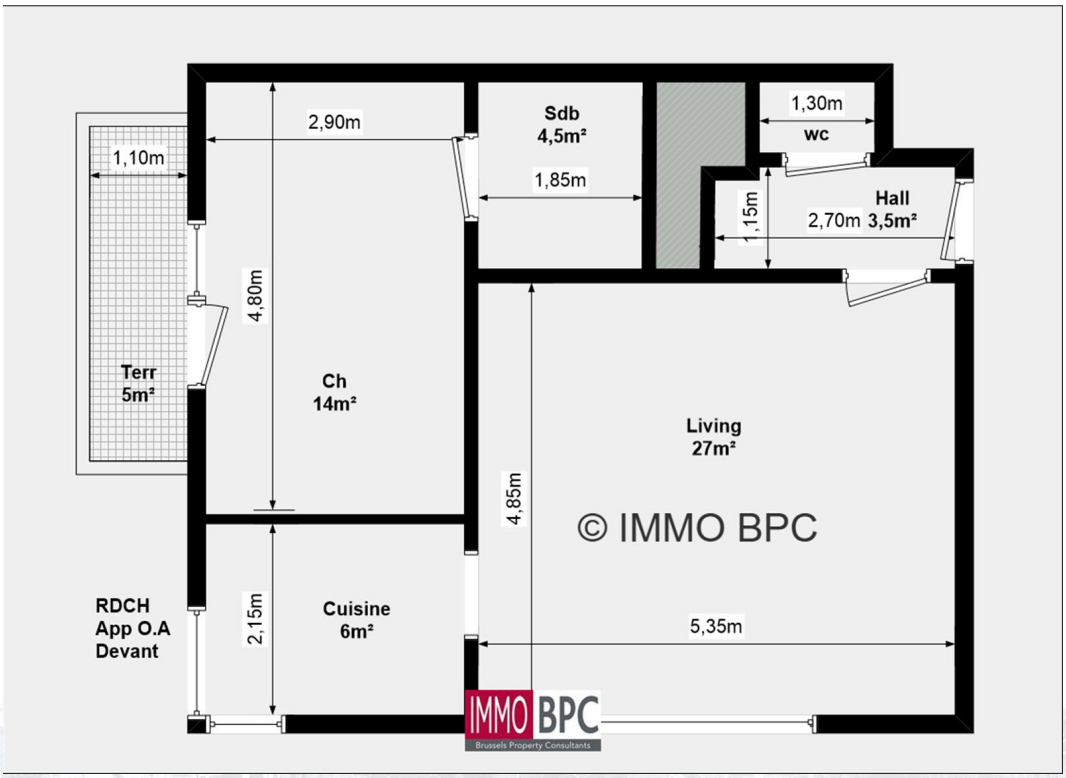
| | |
|---|---|
| EPC label |  |

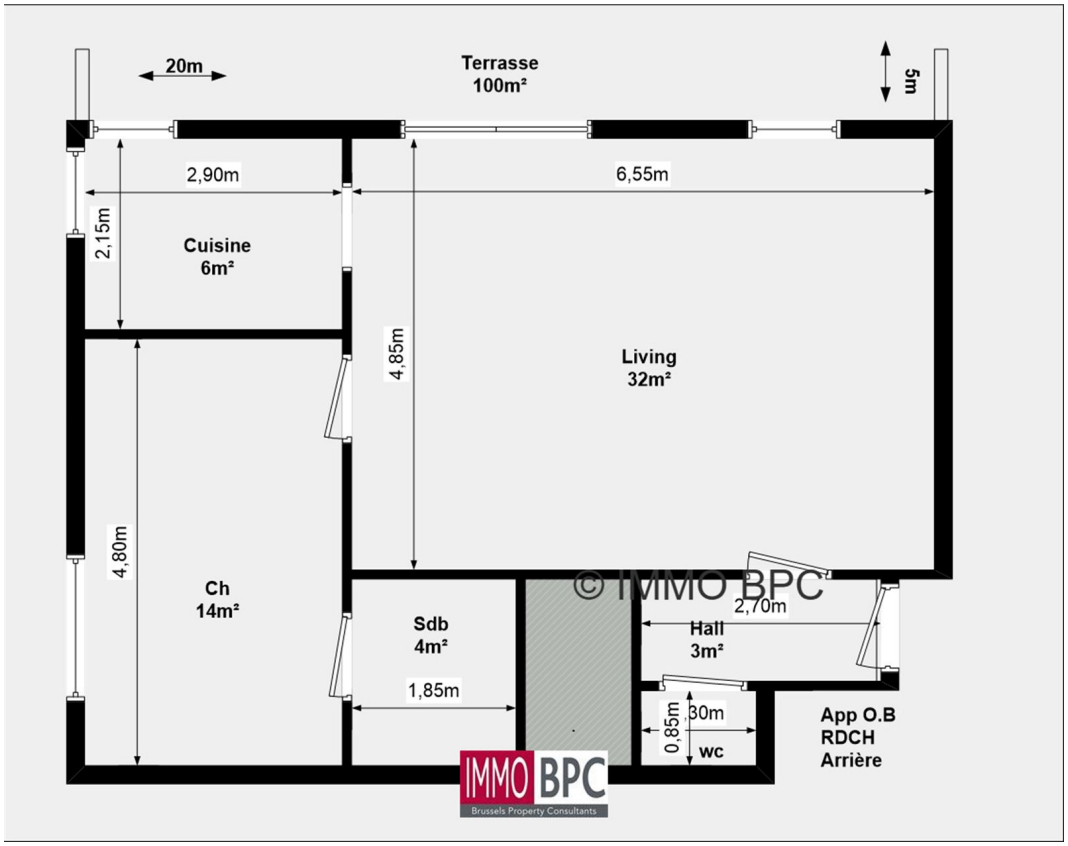
## Location and surroundings

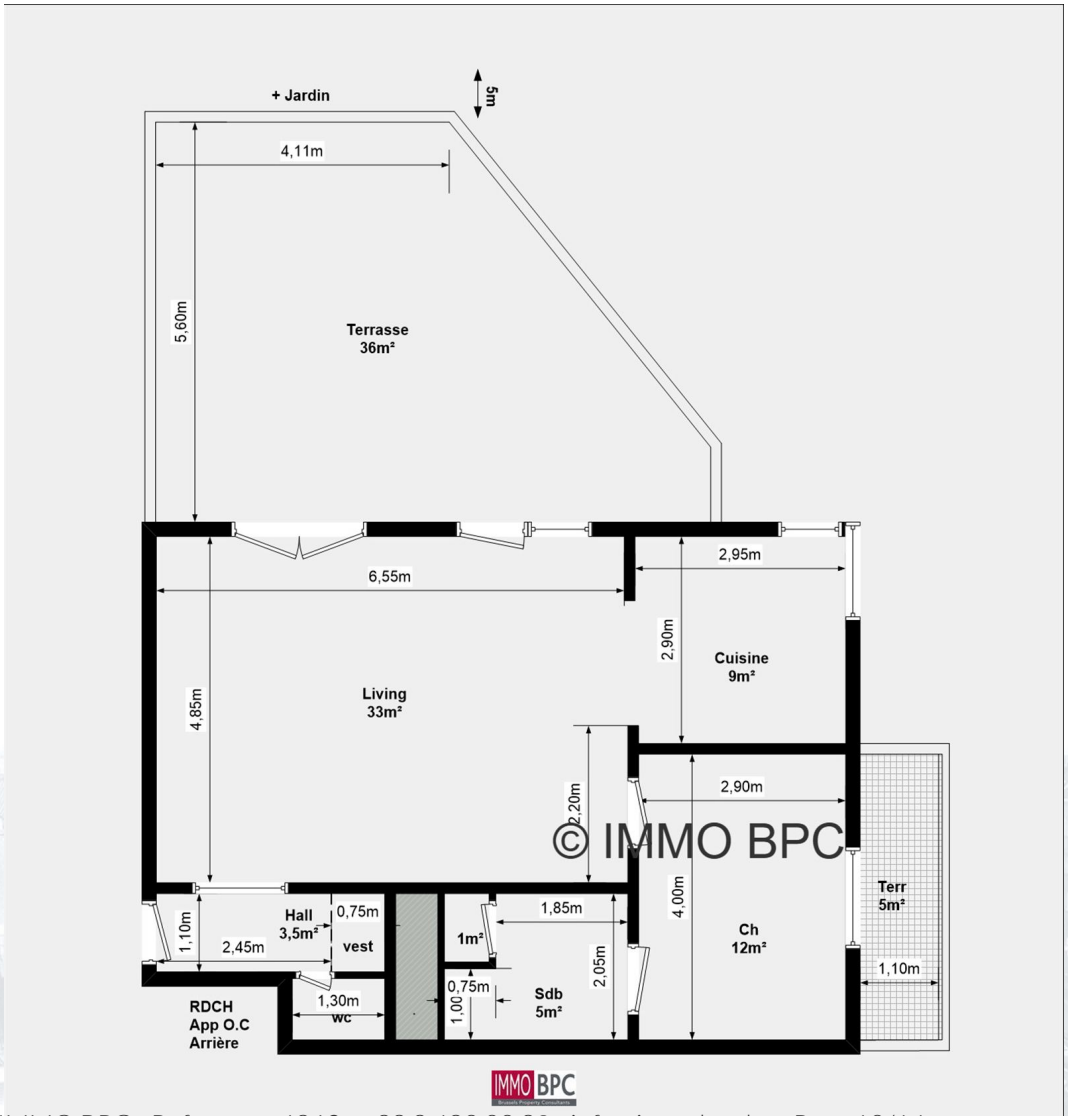
Address: NEUF PROVINCES 5, 1083 Ganshoren

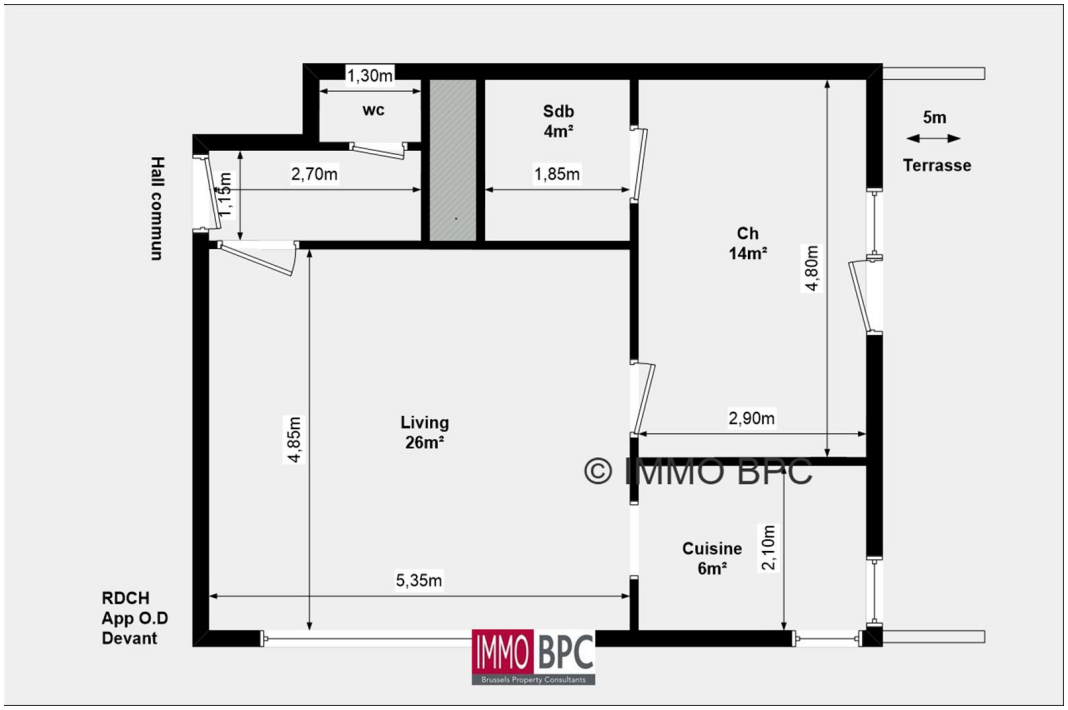


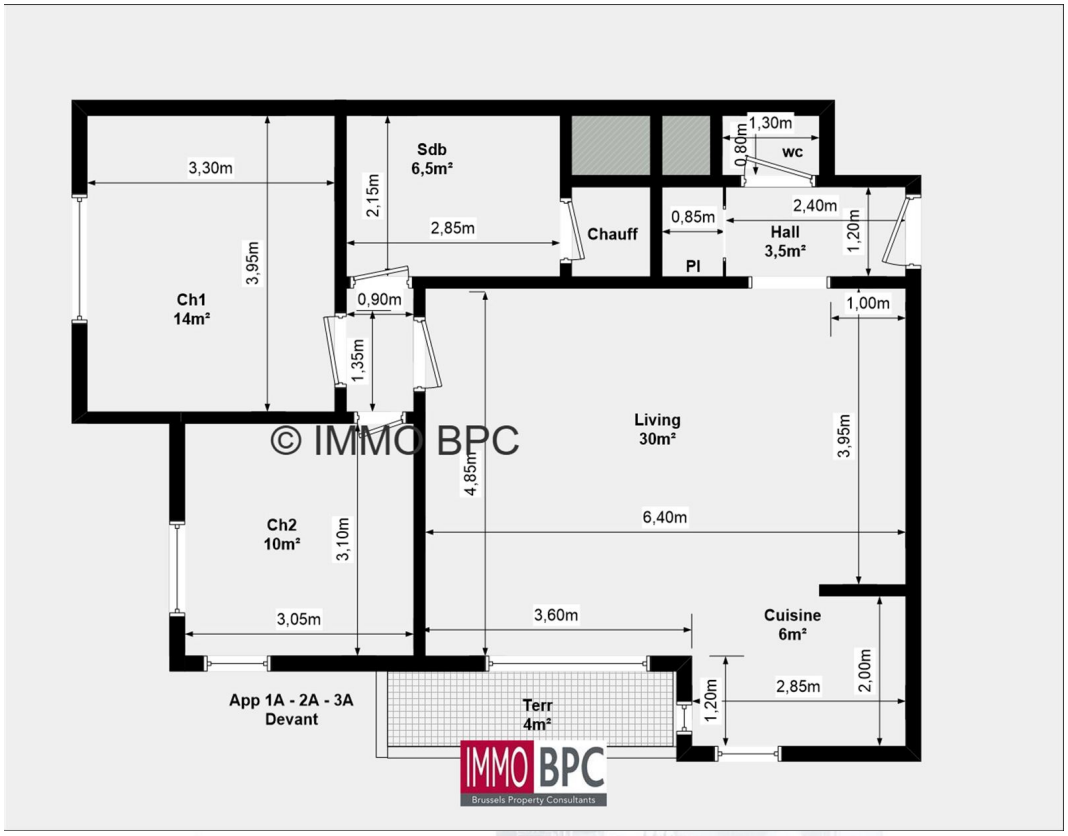

## Floor plan(s)

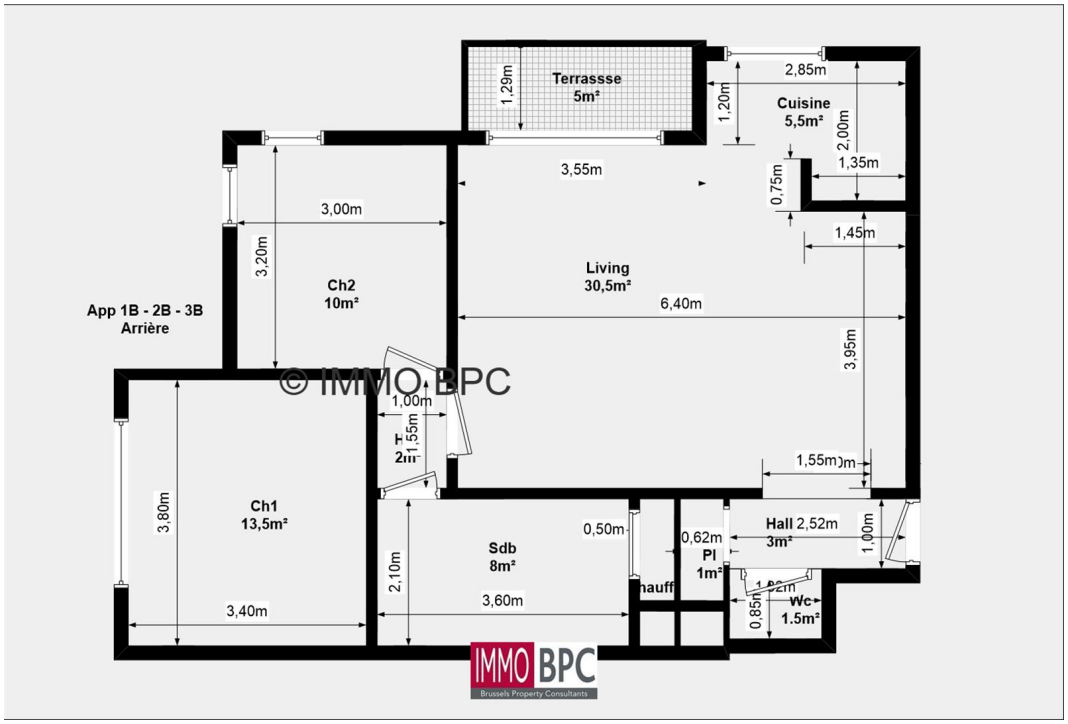


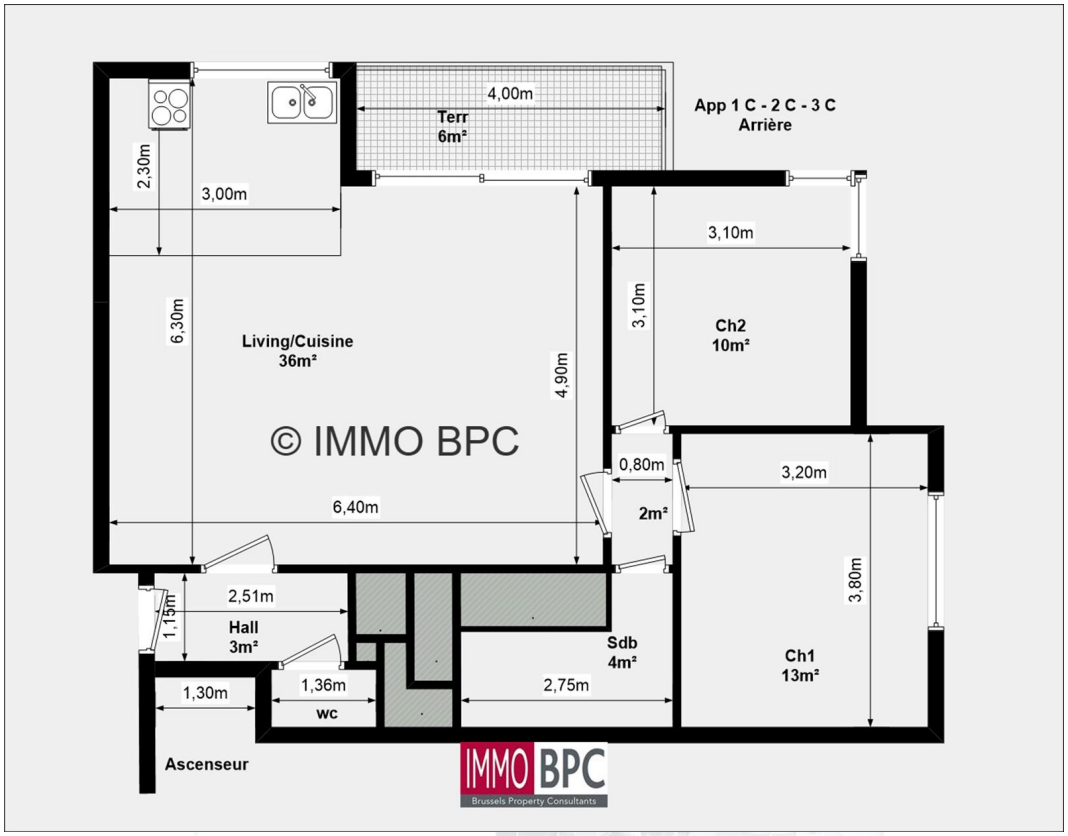

20m
Terrasse
100m²
5m
2,90m
6,55m
2,15m
Cuisine
6m²
4,85m
Living
32m²
4,80m
Ch
14m²
Sdb
4m²
1,85m
© IMMO BPC
2,70m
Hall
3m²
0,85m
30m
wc
App O.B
RDCH
Arrière
IMMO BPC
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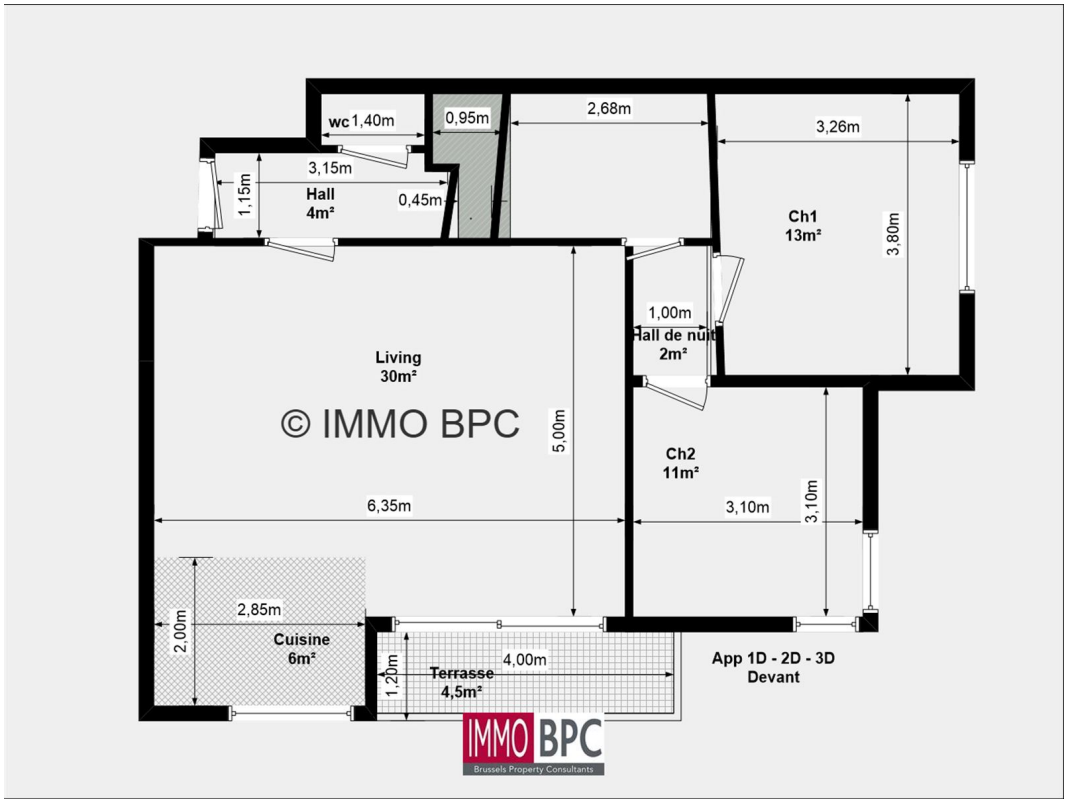

+ Jardin
5m
4,11m
5,60m
Terrasse
36m²
6,55m
2,95m
2,90m
Cuisine
9m²
Living
33m²
4,85m
2,90m
2,20m
© IMMO BPC
Terr
5m²
4,00m
Ch
12m²
1,85m
1m²
Hall
3,5m²
0,75m
vest
1,10m
2,45m
2,05m
0,75m
1,00
Sdb
5m²
1,10m
1,30m
wc
RDCH
App O.C
Arrière
IMMO BPC
Brussels Property Consultants

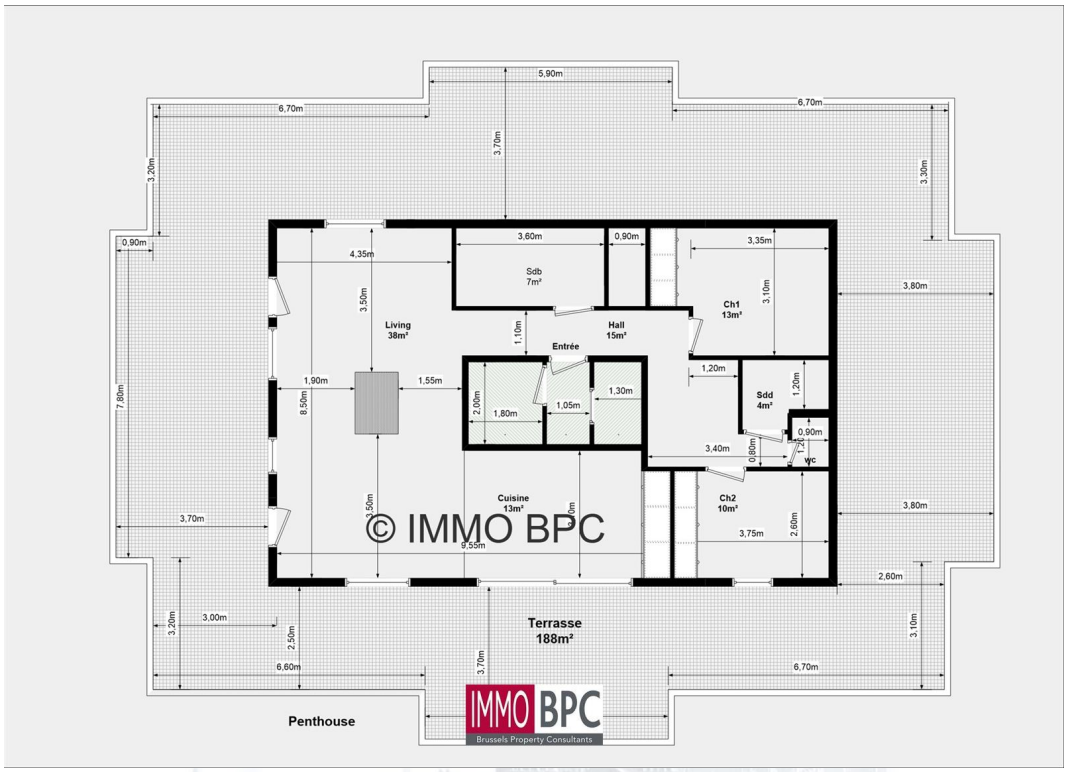

1,30m
wc
Sdb
4m²
5m
Terrasse
Hall commun
2,70m
1,15m
1,85m
Ch
14m²
4,80m
Living
26m²
4,85m
2,90m
© IMMO BPC
Cuisine
6m²
2,10m
5,35m
RDCH
App O.D
Devant
IMMO BPC
Brussels Property Consultants


3,30m
Sdb
6,5m²
1,30m
0,80m
wc
2,15m
2,85m
Chauff
0,85m
2,40m
Hall
3,5m²
1,20m
PI
Ch1
14m²
3,95m
0,90m
1,00m
1,35m
© IMMO BPC
Living
30m²
3,95m
4,85m
6,40m
Ch2
10m²
3,10m
3,05m
3,60m
Cuisine
6m²
2,85m
2,00m
1,20m
App 1A - 2A - 3A
Devant
Terr
4m²
IMMO BPC
Brussels Property Consultants


Terrasse
5m²
1,29m
2,85m
1,20m
Cuisine
5,5m²
2,00m
1,35m
3,55m
0,75m
1,45m
3,00m
3,20m
Ch2
10m²
Living
30,5m²
App 1B - 2B - 3B
Arrière
6,40m
3,95m
© IMMO BPC
1,00m
1,55m
1,55m
3,80m
Ch1
13,5m²
0,50m
0,62m
Hall 2,52m
3m²
1,00m
Sdb
8m²
2,10m
3,60m
3,40m
Wc
1.5m²
IMMO BPC
Brussels Property Consultants


4,00m
Terr
6m²
App 1 C - 2 C - 3 C
Arrière
2,30m
3,00m
3,10m
3,10m
6,30m
Living/Cuisine
36m²
4,90m
Ch2
10m²
© IMMO BPC
0,80m
3,20m
6,40m
2m²
3,80m
2,51m
1,15m
Hall
3m²
Sdb
4m²
Ch1
13m²
1,30m
1,36m
wc
2,75m
Ascenseur
IMMO BPC
Brussels Property Consultants


wc 1,40m
0,95m
2,68m
3,26m
3,15m
Hall
4m²
1,15m
0,45m
Ch1
13m²
3,80m
1,00m
Hall de nuit
2m²
Living
30m²
© IMMO BPC
5,00m
Ch2
11m²
6,35m
3,10m
3,10m
2,85m
2,00m
Cuisine
6m²
1,20m
Terrasse
4,5m²
4,00m
App 1D - 2D - 3D
Devant
IMMO BPC
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5,90m
6,70m
6,70m
3,70m
3,20m
3,30m
0,90m
3,60m
0,90m
3,35m
4,35m
Sdb
7m²
3,80m
3,50m
Ch1
13m²
3,10m
Living
38m²
1,10m
Hall
15m²
Entrée
1,20m
1,90m
1,55m
1,30m
Sdd
4m²
1,20m
7,80m
8,50m
2,00m
1,80m
1,05m
0,90m
3,40m
0,80m
WC
Cuisine
13m²
Ch2
10m²
3,80m
3,70m
© IMMO BPC
9,55m
3,75m
2,60m
2,60m
Terrasse
188m²
3,20m
3,00m
2,50m
3,10m
6,60m
3,70m
6,70m
Penthouse
IMMO BPC
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