

# Apartment for sale in Ganshoren

Pieter Goedefroylaan 4, 1083 Ganshoren

Reference: 4262 | Apartment

€395.000



2



1



203 kWh/m<sup>2</sup>

Exclusive 2 Bedroom Penthouse with 92m<sup>2</sup> Private Terrace A Perfect Combination of Comfort and Style

Welcome to this luxurious penthouse, an exceptional property that excels in class and sophistication. For those looking for an exclusive penthouse with high-quality finishes, this is the ideal choice.

This spacious penthouse occupies 114 m<sup>2</sup> and on entering offers a spacious entrance hall leading to a bright and sunny living space of 41 m<sup>2</sup>. From the living room you have access to two generous terraces, each 46 m<sup>2</sup>, on both the front and rear. These terraces are ideal for relaxing and enjoying the beautiful surroundings.

The stylish 9 m<sup>2</sup> kitchen is fully equipped and finished with luxury materials, designed to meet the highest expectations. Furthermore, the penthouse features two comfortable bedrooms of 16 m<sup>2</sup> and 10 m<sup>2</sup> respectively. The luxurious bathroom has a bathtub and shower, and there is a separate laundry room for washer and dryer. In addition, there are two storage rooms: one accessible from the entrance hall and one from the terrace.

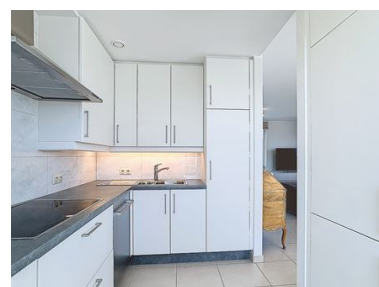
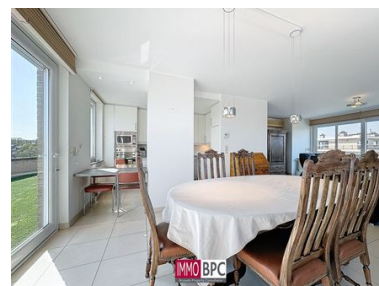
Finally, there is the possibility of purchasing a spacious garage box with basement for 30,000, and a second garage box with basement for 28,000.

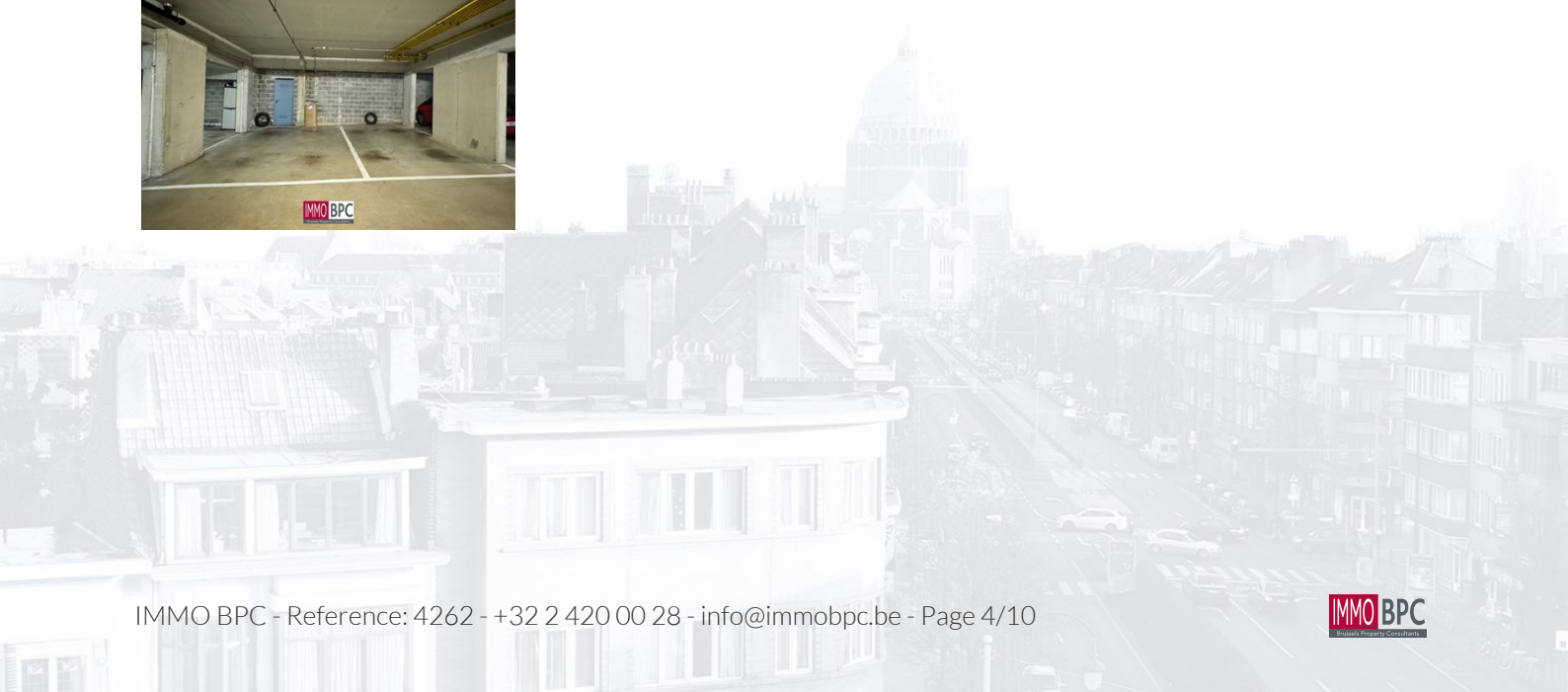
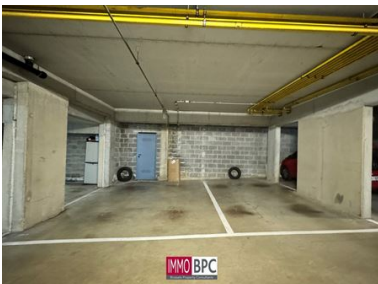
Possibility to purchase spacious basement.

In summary, this penthouse offers a rare combination of luxury, comfort and a unique living environment. A godsend for those seeking exclusive and elegant living.

For more information or a viewing, do not hesitate to contact: Tel: 02/420 00 28 [info@immobpc.be](mailto:info@immobpc.be)

# Pictures





## Details

### Financial

Price	€395.000
Available	Onact
Cadastral income (non-indexed)	€1.948,00
Charges: Elevator, syndic, reserve bill, insurance, maintenance common parts	€233,00

### Building

Year built	2003
Condition	perfect condition
Constructed area	114 m <sup>2</sup>
Floor	5
Total floors	5
Roof type	Flat roof

### Ground

Terrace	Yes, 92 m <sup>2</sup> , South
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### Comfort

Lift	Yes
Interior comfort	

### Garage/parking

Parkings	2 (Possible)
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## Interior

### Floor 5

9 m<sup>2</sup>. Tiles

41 m<sup>2</sup>. Access to the terrace. Tiles

9 m<sup>2</sup>. Oven, Sink, Extractor, Fridge, Sink, Cermic stove, Microwave, Freezer, , , , . Tiles

16 m<sup>2</sup>. Terrace access. Tiles

10 m<sup>2</sup>. Terrace access. Tiles

3 m<sup>2</sup>. Tiles

5 m<sup>2</sup>. Shower, Storage cupboards, Wall tiles, Washbasin, Space for a washing machine, Space for dryer. Tiles

storage 2 m<sup>2</sup>. Tiles

2 m<sup>2</sup>. Tiles

Terrace 1 46 m<sup>2</sup>.

2 m<sup>2</sup>.

Terrace 2 46 m<sup>2</sup>.

### Basement(-1)

Parking space 19 m<sup>2</sup>.

Parking space 13 m<sup>2</sup>.

2 m<sup>2</sup>.

Tente Solaire automatique à l'avant et à l'arrière des terrasses Electriscche Zonnetent voor en achteraan aan terrassen Climatisation : salon et 2 chambres Aircondition : living en 2 slaapkamers Emplacement n° 24 avec cave : 30.000 € Staanplaats n° 24 met kelder : € 30.000 Emplacement n° 23 : 28.000 € Staanplaats n° 23 : € 28.000


## Energy

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

## Urban

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

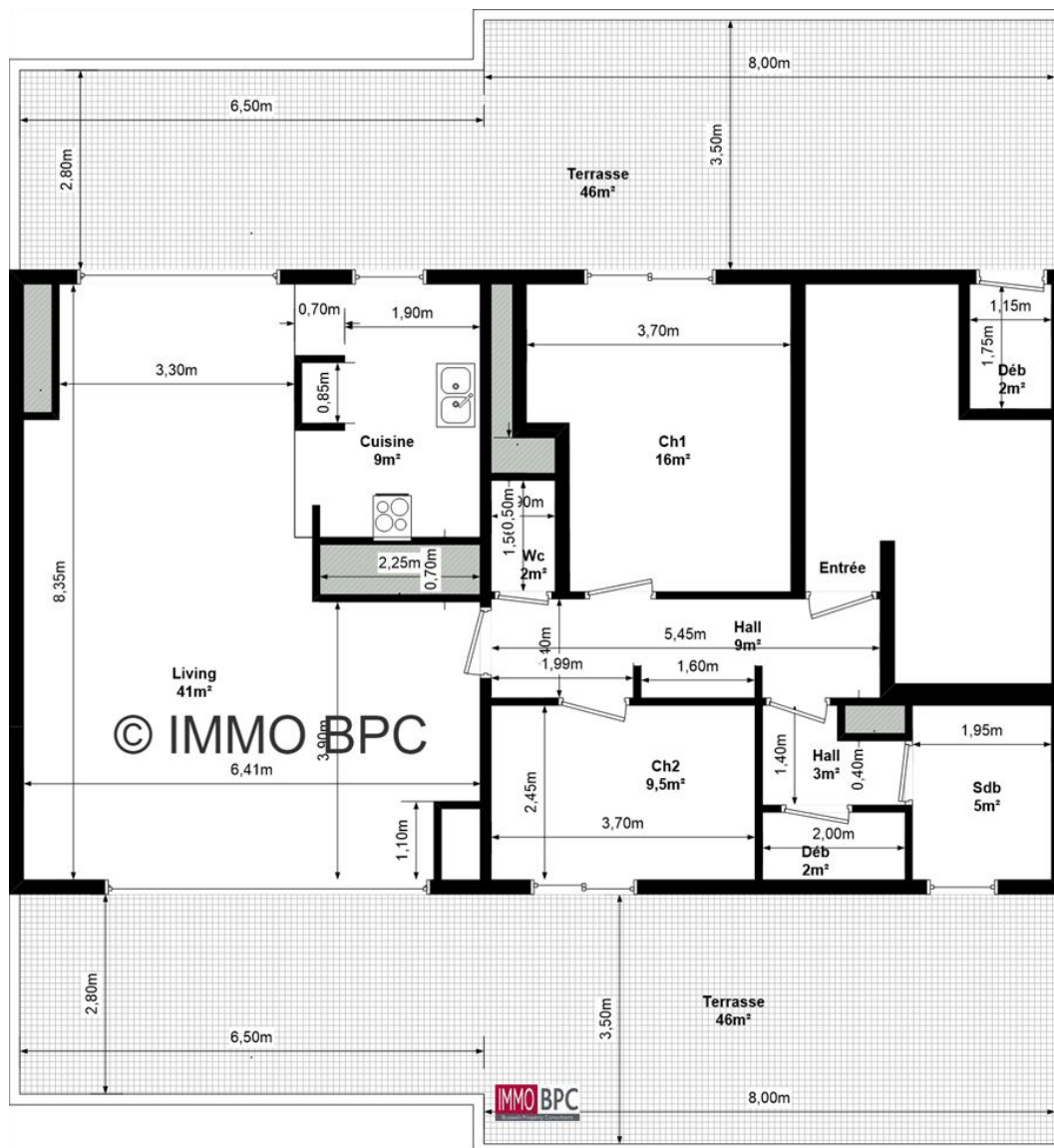
## EPC

EPC	203 kWh/m <sup>2</sup>
EPC label	
EPC code	20240918-0000690643-01-1
EPC valid until	05/09/2034

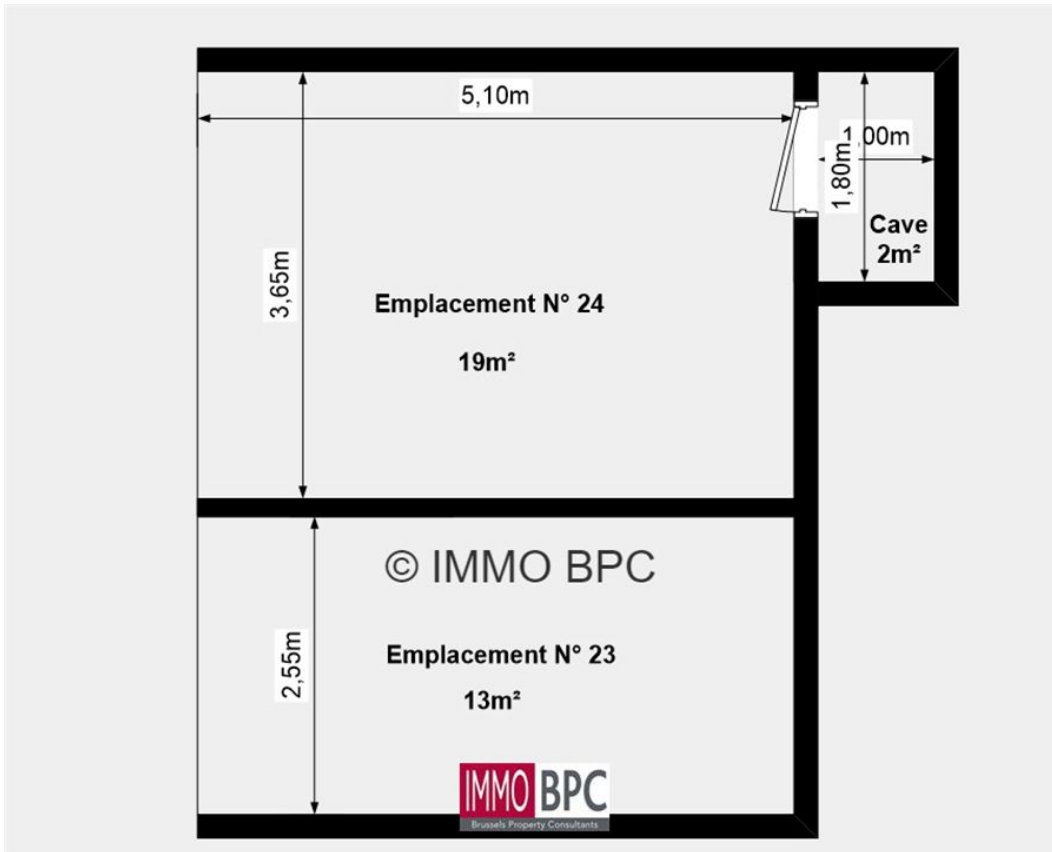
## Location and surroundings

Address: Pieter Goedefroylaan 4, 1083 Ganshoren

## 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](mailto:info@immobpc.be)



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