



€ 399.000 | KRAAINEM | REF. 5945328



LIVING SURFACE

101 m<sup>2</sup>

GARAGES

1



TERRACE SURFACE

11 m<sup>2</sup>

## New small building in Kraainem - 1 duplex bureau + terrace

 **Avenue Reine Astrid 337, 1950  
Kraainem**

This office/professional space (delivered CASCO-101 sqm) is proposed by Victoire Properties. It is part of a brand new and very pleasant building, located in the municipality of Kraainem, next to the sought-after and more urban area of the Place Dumon. On the ground-floor, it benefits from a south/west facing courtyard/terrace overlooking the garden, which will be shared by the residents' use.

The surroundings are very well serviced by transports, sports' clubs, schools and shops.

Stroller room and bicycle storage on the ground floor. Low energy construction and excellent PEB B.

Parking on the ground level as well and cellar on -1 (both in supplement).

Sale under registration rights on the land (12%) and under VAT regime on the construction (21%)


Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	office	City	Kraainem
Price	€ 399.000	Living surface	101 m <sup>2</sup>
Terrace surface	11 m <sup>2</sup>	Garages	1
Floors	3	Available	vanaf akte
State	new	Facades	2
Office area	131 m <sup>2</sup>	Heating (type)	individual
Heating	floor heating	Neighborhood	quiet
Neighborhood	residential area	Elevator	✓
Double glass	✓	PEB	70 kW/m <sup>2</sup>
		PEB category	A
EPC code	B		

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area



P-score B



P-score B

FINANCIAL

