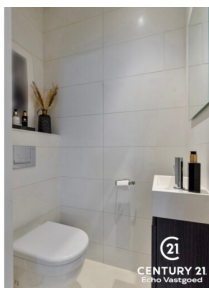


## FOR SALE - PENTHOUSE

Kastelein 63 B4, 2300 Turnhout

€ 475.000

Ref. 5837160



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 130m<sup>2</sup>  
Surf. Plot: 1859m<sup>2</sup>  
Surf. terrace: 91m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 180kwh/m<sup>2</sup>/j

## DESCRIPTION

Magnificent Penthouse with Luxury Finish and Spacious Terrace Welcome to this exclusive penthouse, located 25 minutes from both Eindhoven (NL) and Antwerp. This contemporary residence offers a combination of elegance, comfort and style, ideal for those seeking a high-end lifestyle in close proximity to the city. Interior: A guest toilet equipped with hand-washing facilities is located at the entrance hall. At the end of the entrance hall is a beautiful, modern kitchen. The open kitchen is a true gem, equipped with modern appliances including a built-in microwave, oven, fridge and a kitchen island for extra work space. Behind the kitchen is the dining area. To the right is the sitting area with a beautiful fireplace. The master bedroom has built-in bespoke wardrobes, and an adjoining bathroom The second bedroom is practical in layout. Exterior: One of the most impressive features of this penthouse is the large terrace (91m²) that runs around the property ensuring complete privacy and serenity. Extras: The icing on the cake is of course a private garage box as well as an indoor parking space, which is a luxurious addition and provides you with convenient and safe parking options.

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## FINANCIAL

Price: € 475.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.329,00  
Liberal profession possible: No

## BUILDING

Habitable surface: 130,00 m²  
Fronts: 3  
Construction year: 2011  
State: Very good state  
Floor: 2  
Number of floors: 2  
Orientation facade: North

## COMFORT

Furnished: No  
Pets allowed: Yes  
Videophone: Yes  
Elevator: Yes

## ENERGY

EPC score: 180  
EPC code: 0002669824-RES-1  
EPC class: B  
Double glazing: Yes, thermic and acoustic isol.  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Open place, woods  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Train station nearby: No  
Sport center nearby: Yes  
Beach nearby: No

## TERRAIN

Ground area: 1.859,00 m²  
Garden: No

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Shower and bath tub  
Toilets: 2  
Terrace: 91,00 m²  
Balcony: Yes  
Laundry: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Building permission: Yes, granted  
Destination: Rural residential area

Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: No  
Water-sensitive open space area: No  
Obligation to renovate: No  
Asbestos inventory certificate: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: No

## **PARKING**

Garage: Yes  
Parking cars: 2  
Parkings inside: 2