

FOR SALE - DUPLEX

Scheiddam 11, 9150 Kruibeke

€ 369.000

Ref. 02.02 Scheiddam



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 111m²
Surf. Plot: 111m²
Surf. terrace: 7m²
Neighbourhood: city

PEB/EPB: 38kwh/m²/j

DESCRIPTION

Looking for a peaceful home right in the heart of the city? This recently built, energy-efficient duplex combines comfort, space, and natural light in a prime location.

Layout:

The entryway leads to a spacious storage room.

Upon entering the living area, the abundance of natural light immediately catches your eye.

The cozy dining and sitting area features a spacious open kitchen.

A double bedroom, a smaller room (office, children's room, or guest room), a separate toilet, and a bathroom with a walk-in shower for the children.

Up the stairs, you'll find the spacious master bedroom and an adjoining private bathroom—for extra comfort.

And the icing on the cake: a generous terrace where you can fully enjoy the fresh air.

Prime location:

- Behind the church in Kruikebeke, within walking distance of the park and polders
- 2 min. from the supermarket
- 9-min. walk to the local elementary school
- 6-min. drive to the E17

Highlights:

- Large windows provide natural light in every corner
- Pleasant terrace off the living area and children's room
- Elevator
- 2 private parking spaces must be purchased (€17,500 each)
- Optional: additional storage room

Common amenities:

- Covered bike storage accessible from outside
- Entry hall with mailboxes and intercom system
- Stairwell with elevator
- Meter room, trash storage
- Parking + Charging stations by Blitz Power
- Fully painted!

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The apartment is currently rented, which also makes it an attractive investment with immediate returns.

Sold directly by the owner: Hertsens Vastgoed

Price excludes VAT (6% or 21%) and parking spaces

FINANCIAL

Price: € 369.000,00

VAT applied: Yes

BUILDING

LOCATION

Environment: City

TERRAIN

Ground area: 111,00 m²

Habitable surface: 111,00 m²
Fronts: 2
Construction year: 2025
State: Very good state
Floor: 2
Number of floors: 3
Front width: 9,00 m

COMFORT

Furnished: No
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Pool: No

ENERGY

EPC score: 38
EPC total score: 25 kWh/year
EPC code: 46013-G-
OMV_2022010672/EP16633/A001/D01/SD005
EPC class: A
EPC co2 emission: 31
Double glazing: Yes
Heating type: Hot air pump
Heating: Block heating

Garden: No
Orientation terrace 1: North-east

LAYOUT

Living room: 29,00 m²
Kitchen: 7,00 m², US fully fitted
Bedroom 1: 14,00 m²
Bedroom 2: 9,00 m²
Bedroom 3: 18,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Terrace: 7,00 m²

TECHNICS

Electricity: Yes
Sewage: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A

PARKING

Parkings outside: 2
Parkings inside: No