

FOR SALE - FLAT**Scheiddam 11, 9150 Kruibeke****€ 299.000****Ref. 7892106**

Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 88m²Surf. terrace: 12m²PEB/EPB: 33kwh/m²/j

DESCRIPTION

Peaceful Living in the Heart of Kruibeke

This energy-efficient apartment, built in 2025, is located behind the church, within walking distance of the park, the Kruibeke Polders, the supermarket, and the local elementary school. Yet it offers a peaceful living environment, and the nearby access ramp to the E17 puts you on your way to Antwerp and beyond in no time.

Layout:

Entrance hall with space for a large coat closet

Storage/laundry room

Bright living room with dining area, open kitchen, and large windows

Spacious terrace, directly accessible from the living room: ideal for breakfast, an aperitif, or a quiet evening

2 bedrooms, suitable for a couple, a family, or as a home office

Bathroom with double sink and shower

Separate toilet

Comfort and amenities:

Built in 2025, energy-efficient

Elevator in the building

Indoor bicycle storage and trash storage

Parking space with Blitz Power charging stations, convenient for electric cars (the parking space must be purchased for 14,500 euros)

Location:

Central yet quiet

Kruibeke Park and Polders within walking distance

Supermarket and elementary school within walking distance

E17 highway access nearby

This apartment may qualify, subject to certain conditions, for the reduced VAT rate of 6% on the construction portion.

A lovely apartment for first-time buyers, families, and anyone looking for a quiet and comfortable place to live, with everything nearby.

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FINANCIAL

Price: € 299.000,00

VAT applied: Yes

Available: At the contract

TERRAIN

Garden: No

LAYOUT

BUILDING

Habitable surface: 88,00 m²

Fronts: 2

Construction year: 2025

State: New

Floor: 1

Number of floors: 2

Front width: 9,00 m

COMFORT

Furnished: No

Videophone: Yes

Elevator: Yes

Pool: No

ENERGY

EPC score: 33

EPC class: A

Double glazing: Yes

Heating type: Hot air pump

Heating: Block heating

Living room: 33,00 m²

Kitchen: 7,00 m², US fully fitted

Bedroom 1: 14,00 m²

Bedroom 2: 12,00 m²

Bathroom type: Shower

Toilets: 1

Terrace: 12,00 m²

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

Parking cars: 1

Parkings outside: Yes

Bicycle storage: Yes