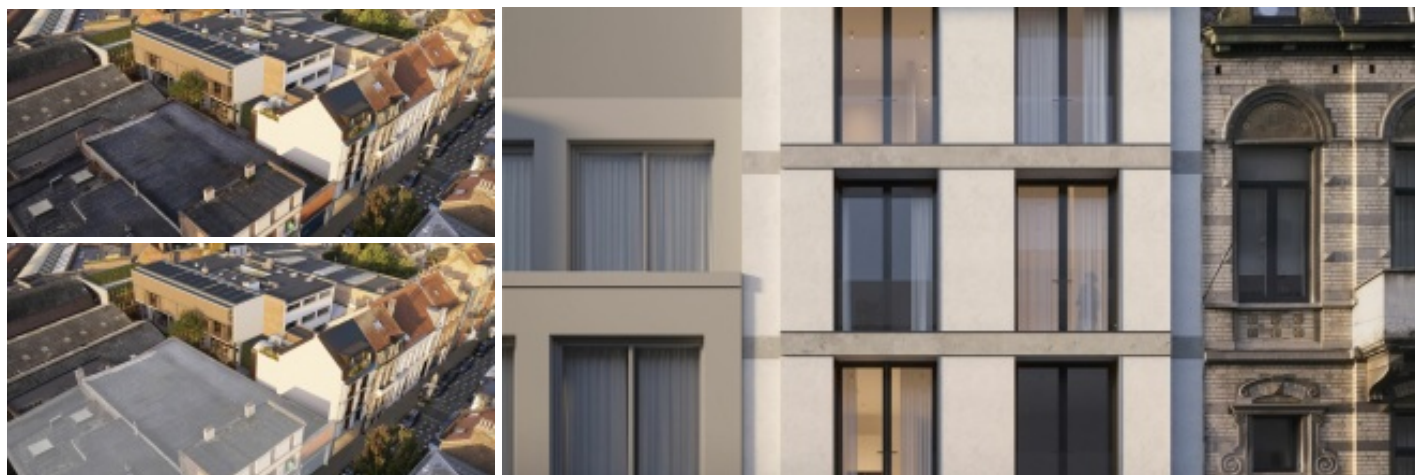


## MODULAR AND CASCO COMMERCIAL UNITS

**€ 597.000**

Ulenstraat 82, 1080 Sint-jans-  
molenbeek



Unique modular shell (casco) commercial units in a prime location, located within the quiet courtyard of an architectural gem to be built in the Maritime district of Brussels.

The project is a forerunner in ecological terms and will be built with all new techniques such as air-water heat pump, solar panels, home automation, ventilation system D, ...

There are a total of 3 different shell units available :

Ground floor : 45m<sup>2</sup> at € 119.000

1st floor : 115m<sup>2</sup> at € 239,000

2nd floor : 115sqm at € 239,000

Currently offered in its entirety for a total surface of 275m<sup>2</sup> for the total price of € 597.000

these units currently offer all possibilities in terms of layout, finishing and execution and provide a unique opportunity to promote and develop your business in the best possible way.

The complete finishing can be provided by the promoter in consultation with the wishes of the buyer (not included in the price).

Are you looking for a location to work in peace, but still with the necessary visibility and close to all possible access roads, city center and public transport then this is the ideal project for you!

## Characteristics

### GENERAL

Address:

Ulenstraat 82  
1080 Sint-jans-molenbeek

Price:

€ 597.000

Cadastral income:

€0

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### COMFORT

Heating:	Individual
Kitchen:	Not present
Glazing:	Double
Window frame:	Alu

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested