

## Penthouse in city centre Mechelen with garage box.

**€ 344.000**

Jodenstraat 2, 2800 Mechelen

2 100 m<sup>2</sup>



Beautiful penthouse, located in the heart of Mechelen, with a magnificent 19m<sup>2</sup> sun terrace and an attached garage box. The apartment is located on the fourth floor of the well-maintained Van Busleyden residence and is easily accessible by elevator with a personal key that takes you to your own private floor. Upon entering, you are welcomed by a bright open hallway with guest toilet, elegantly connecting all rooms. The spacious and cozy living room has a warm parquet floor and includes a separate open space that invites various possibilities, such as a stylish home office, a quiet reading corner or a comfortable children's room. From here you have access to a charming little terrace where you can enjoy the first rays of the sun in the morning. The other side of the penthouse houses an open kitchen with a dining area, surrounded by floor-to-ceiling windows that let in abundant natural light. While the kitchen may need some freshening up, this space provides an excellent base and a view of the spacious 19sqm terrace, an ideal space for relaxation and outdoor living. The master bedroom, with convenient built-in closets, offers a picturesque view of the majestic St. Rombouts Tower. The adjoining bathroom is equipped with a generous walk-in shower and a sink unit. The practical storage room is equipped with connections for a washing machine and dryer. The residence provides a communal bicycle storage room and the penthouse is offered with the obligatory purchase of a private garage box, a valuable addition, at a price of €35,000. If you dream of living in a light-filled penthouse in the center of Mechelen, we would like to invite you to arrange a viewing and discover this magnificent property, a true gem in the middle of the city.

## Characteristics

### GENERAL

Address:	Jodenstraat 2 2800 Mechelen
Price:	€ 344.000
Habitable surface:	100 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1995
Cadastral income:	€1244

### LAYOUT

Entrance Hall:	4.3 m <sup>2</sup>
Living:	29.43 m <sup>2</sup>
Dining Room:	13.68 m <sup>2</sup>
Kitchen:	6.84 m <sup>2</sup>
Night Hall:	5.18 m <sup>2</sup>
Storage:	2.28 m <sup>2</sup>
Bathroom I:	5.64 m <sup>2</sup>
Bedroom I:	15.54 m <sup>2</sup>
Office:	8.81 m <sup>2</sup>
Terrace:	3.9 m <sup>2</sup>
Terrace:	19.2 m <sup>2</sup>

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COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu and Wood

EPC

EPC:	247 kWh/m <sup>2</sup>
EPC level:	C

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area