

## penthouse

**€ 594.500**

2801 Heffen



3



168 m²



Discover this beautiful new construction penthouse with a spacious terrace in peaceful Heffen!

Welcome to "Heffena," a brand new residential project located in the heart of Heffen, a charming borough of Mechelen. This penthouse is a true gem, nestled in the attractive village center of Heffen.

"Heffena" consists of 17 apartments and 2 commercial spaces, surrounding a communal garden. The emphasis is on creating a residential-friendly atmosphere and a sense of community.

This beautiful penthouse occupies an impressive 168m² area and offers a spacious, light-filled living space with a top equipped kitchen, a 22m² terrace with a nice view, 3 bedrooms and 2 bathrooms. Here you can enjoy luxury and comfort.

One of Heffena's absolute assets is the integration of "smart apartments," with user-friendly basic home automation. Enjoy the warmth and efficiency of underfloor heating via a heat pump, as well as ventilo-convectors in the bedrooms that heat, but can also cool. In addition, Project Heffena meets the BEN20 standard, which stands for "near-zero energy," meaning you will be completely exempt from paying property taxes for five years.

Thanks to the split between land value and construction value, you will pay 12% registration duties on the land share and 21% VAT on the construction value.

Completion is scheduled 01/2024, so you can soon already enjoy your new home.

Don't miss this opportunity to live in this unique penthouse in Heffen. Contact us now and discover your future home !

## Characteristics

### GENERAL

Address:	2801 Heffen
Price:	€ 594.500
Habitable surface:	168 m²
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	2022
Cadastral income:	€
Availability:	Date

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168 m<sup>2</sup>

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area