

duplex

€ 462.500

2801 Heffen



2



136 m²



Discover your future home in the heart of Heffen, a charming borough of Mechelen, where the residential project "Heffena" welcomes you with open arms. With a privileged location in the attractive village center of Heffen, Heffena offers a unique living atmosphere you won't want to miss.

This exclusive duplex apartment is one of 17 beautiful units in the Heffena complex, along with 2 promising commercial spaces, all surrounding a common garden. The focus is on a residential-friendly environment, where comfort and quality of life are key. The apartment, located on the 1st floor, has a thoughtful layout. You immediately enter a bright, living space with open kitchen, there is a convenient guest toilet with checkroom and a practical storage/laundry room. The bedroom on this floor has a private shower room and also has access to the terrace, perfect for relaxing and enjoying. In addition, the apartment on the 2nd floor offers a spacious bedroom with an ensuite bathroom (with bath), combining privacy and comfort.

The completion of this apartment is scheduled for the summer of 2024, allowing you to move quickly into your new home in Heffena. A notable feature of this project is the integration of "smart apartments," with user-friendly basic home automation. In addition, heat pump underfloor heating is standard, along with ventilo-convectors in the bedrooms that both heat and cool, providing the ideal indoor climate.

Heffena goes one step further and meets the BEN20 standard, which stands for "near energy neutral. This means that you are completely exempt from paying property tax for five years, making your new home not only sustainable, but also financially attractive.

The apartment is located in the historic hunting lodge, so many authentic elements have been preserved and contribute to the unique charm of this property. Don't miss this opportunity to soon enjoy a luxurious, energy efficient and characterful home in charming Heffen.

Characteristics

GENERAL

Address:	2801 Heffen
Price:	€ 462.500
Habitable surface:	136 m²
Number of bedrooms:	2
Number of bathrooms:	2
Construction year:	2022
Cadastral income:	€

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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