

**FOR SALE - APARTMENT BLOCK**

**€ 459.000**

**Krijgskundestraat 38, 1160 Auderghem**

**Ref. 7535853**



Number of bedrooms: 4

Surf. Living: 178m<sup>2</sup>

PEB/EPB: 247kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 121m<sup>2</sup>

Availability: at the contract

## DESCRIPTION

Looking for an interesting investment opportunity in Brussels? Situated in a quiet street in the heart of Auderghem, within walking distance of the VUB, ULB and close to public transport, shops and all amenities, this investment property comprises two separate residential units.

When fully let, the building offers a potential rental income of approximately €24,000 per year, representing an indicative gross yield of around 5.2% based on the asking price.

The ground-floor apartment (89 m<sup>2</sup> according to the EPC, label E) is immediately available and features a bright living room with open-plan kitchen, two bedrooms, a shower room and a small courtyard at the rear.

The first-floor apartment (89 m<sup>2</sup> according to the EPC, label G) also comprises a living room with open-plan kitchen, two bedrooms and a bathroom. This apartment is currently rented.

Both apartments benefit from double glazing and a compliant electrical installation.

The apartments feature an atypical layout that has evolved over time, giving the building its unique character and offering a variety of possible uses.

Thanks to its sought-after location and its excellent accessibility, this property represents an attractive opportunity for investors seeking both immediate returns and long-term potential.

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## FINANCIAL

Price: € 459.000,00

Available: At the contract

Land registry income: € 1.566,00

Investment property: Yes

## BUILDING

Habitable surface: 178,00 m<sup>2</sup>

Fronts: 2

State: Good state

Main area: 121 m<sup>2</sup>

Orientation facade: South-west

## COMFORT

Furnished: No

Elevator: No

## ENERGY

EPC score: 247

EPC class: E

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 121,00 m<sup>2</sup>

Width at the street: 7,39 m

Garden: No

## LAYOUT

Kitchen: Yes, not fitted

Bathroom type: Shower and bath tub

Cellar: Yes

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

## **PARKING**

Parkings inside: No