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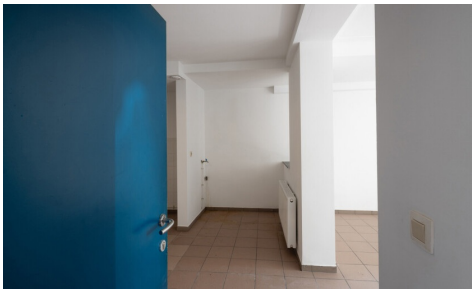
FOR SALE - APARTMENT BLOCK

€ 459.000

Krijgskundestraat 38, 1160 Auderghem

Ref.









Number of bedrooms: 4
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 178m²
Surf. Plot: 121m²

PEB/EPB: 247kwh/m²/j

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 m² 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 m² 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.

FINANCIAL

Price: € 459.000,00
Available: At the contract
Land registry income: € 1.566,00
Investment property: Yes

BUILDING

Habitable surface: 178,00 m²
Fronts: 2
State: Good state
Main area: 121 m²
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 m²
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