



# Nervi Residence 1.3

*Groenstraat 1.3, 3630 Maasmechelen*

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*Possibility to buy at 6% VAT! Conditions for a purchase at 6% VAT can be found on:*

*[https://financien.belgium.be/nl/particulieren/woning/bouwen/afbraak-](https://financien.belgium.be/nl/particulieren/woning/bouwen/afbraak-wederopbouw/nieuwe-maatregel)*

*wederopbouw/nieuwe-maatregel The project is exceptional because of its well thought-out and timeless architecture, but also because of its energy-friendly character! All flats will be fitted with underfloor heating, high-efficiency glazing with acoustic glass on the main road and solar panels. The residence will also have a lot of greenery, with a green passage under the residence and green access paths to the entrance, which will also be accessible for wheelchairs.*

Residentie Nervi, 19 modern and affordable flats in the centre of Maasmechelen! Exceptional architecture, clever layouts and an E-level of 40, which means that each flat is fitted with solar panels!

The interior design is fully customised with high-quality materials. Each flat will have a terrace of at least 11m<sup>2</sup> and the penthouse of more than 60m<sup>2</sup>. The flats on the ground floor all have a city garden. Car parking spaces and private cellars are available in the basement.

Residence Nervi gives a new dimension to contemporary living and is therefore also ideal as an investment for you as an investor!

## LAYOUT:

Flat 1.3 is located on the first floor and has a private entrance hall with cloakroom and guest toilet, living room with open kitchen and access to the terrace (12m<sup>2</sup>). Furthermore there is a storage room, two bedrooms and a bathroom.

## FINISHING:

The finishing of the flat is included, but can still be completed freely according to the budgets included in the specifications.



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# Facts & Figures

## Address Details

**address** Groenstraat 1.3  
3630 Maasmechelen

## Financial information

**vat fees apply** yes

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## Technical information

**year of construction** 2021

**bedrooms** 2

**habitable living space** 104 m<sup>2</sup>

**bathrooms** 1

**patio orientation** west

**extra** lift, cellar

**o-level** not located in flood area