



# Nervi Residence 3.2

*Groenstraat 3.2, 3630 Maasmechelen*

# Nervi Residence 3.2

*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.

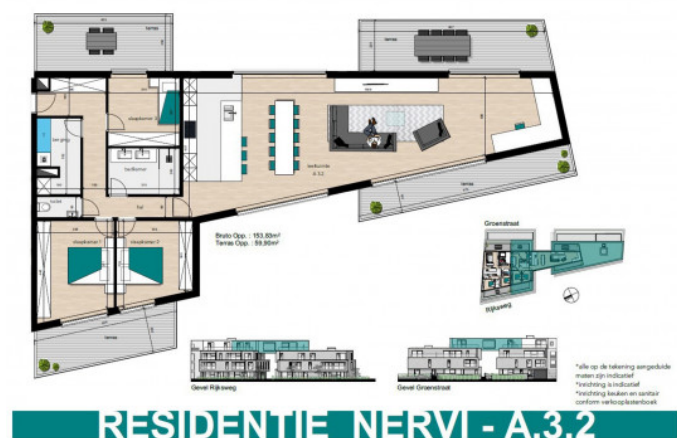
Residence Nervi gives a new dimension to contemporary living and is therefore also ideal as an investment for you as an investor!

## LAYOUT:

Flat 3.2 is located on the third floor and has a private entrance hall with cloakroom and guest toilet, living room with open kitchen and access to two terraces. Furthermore there is a storage room, three bedrooms, each with access to a terrace 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.





# Facts & Figures

## Address Details

**address** Groenstraat 3.2  
3630 Maasmechelen

## Financial information

**price excl. cost** € 451.950  
**vat fees apply** yes

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## Technical information

<b>year of construction</b>	2021	<b>bedrooms</b>	3
<b>habitable living space</b>	154 m <sup>2</sup>	<b>bathrooms</b>	1
<b>patio orientation</b>	south	<b>parking spaces</b>	2

**extra** lift, lift, cellar  
**g-score** d  
**p-score** d  
**o-level** not located in flood area