



Assisted living accommodation 3.02 in the heart of Lanaken!

Molenweideplein 66 - 3.07, 3620 Lanaken

Assisted living accommodation 3.02 in the heart of Lanaken!

This assisted living apartment is located on the third floor of the Molenhoek residence. A prestigious residential project in the lively heart of Lanaken, Limburg. The apartment offers one bedroom, a living room with open kitchen and a terrace. Thanks to its location near Molenweideplein, the apartment has ample parking space in the immediate vicinity. In addition, it is possible to rent an optional car space (€50,-/month) in the underground parking garage. The apartment is currently rented out, ideal as an investment! Rent per month: €728,81 Occupancy possible from 65 years.

CLASSIFICATION:

Assistance apartment 3.02 is located on the third floor and is furnished with a living area with sitting area and open kitchen with access to the west terrace (14m²). Furthermore, there is a storage room, bedroom and bathroom. All rooms are fully wheelchair accessible.

In the basement there is a separate storage room No. 36 available.

The photos show an equipped test apartment.

FINISHING:

The kitchen is equipped with fridge, oven, hob, extractor, dishwasher and sink.

The bathroom is equipped with a shower, sink and a toilet.

* Return calculation, taking into account the following parameters:

- Own funds: 20% of the purchase price + purchase cost
- 80% of the purchase financed on 15 years with a fixed interest rate of 0.9% per year.
- Rent indexed annually
- Capital gain projection of 2% per year.
- Annual costs: 12% for new buildings (sale under VAT system) and 18% for existing properties (sale under registration fees system)





Facts & Figures

Address Details

address Molenweideplein 66 - 3.07
3620 Lanaken

Financial information

price excl. cost € 255.000

registration fees apply yes

Technical information

year of construction 2015

bedrooms 1

habitable living space 60 m²

bathrooms 1

patio orientation east

extra lift, videophone, alarm system, concierge, fire detection, airconditioning system, domotics system

wellness sauna
gym
relax area

g-score d

p-score d

o-level not located in flood area