



*Altenbroek 0.86, 3798 Voeren*

Landgoed Altenbroek, a historic farmstead located in beautiful countryside within which the 4-star Hotel Altenbroek is situated, is entering a new phase with the additional development of 14 rental flats.

What makes this a unique investment opportunity?

- \* an annualised return of approx. 4.84% with minimal costs;
- \* VAT from the purchase is deductible for a company;
- \* security: leased to the adjacent luxury hotel under the VAT regime;
- \* automatic indexation of the rent carried out by the hotel;
- \* minor maintenance and quality furnishing of your newly built flat at the hotel's expense;
- \* a guaranteed minimum capital gain of 2% per year;
- \* located in green idyllic surroundings (quiet area), 1km from the Dutch border.

In short, due to a permanent tenant, automatic indexation of the rent, high initial yield, guaranteed capital gain of 2% and deductible VAT, this investment offers a stable and attractive return on your investment.





# Facts & Figures

## Address Details

**address** Altenbroek 0.86  
3798 Voeren

## Financial information

**price excl. cost** € 247.937  
**vat fees apply** yes

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## Technical information

**habitable living space** 67 m<sup>2</sup>

**bedrooms** 1

**bathrooms** 1