



# Assisted living accommodation 3.02 in the heart of Lanaken!

*Molenweideplein 66 - 1-02, 3620 Lanaken*

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*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 (14m<sup>2</sup>). 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 - 1-02  
3620 Lanaken

## Financial information

**price excl. cost** € 245.000

**registration fees apply** yes

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## Technical information

**year of construction** 2015

**bedrooms** 1

**habitable living space** 65 m<sup>2</sup>

**bathrooms** 1

**patio orientation** west

**extra** lift, videophone, alarm system, concierge, fire detection, airconditioning system, domotics system, cellar, bike shed

**wellness** sauna  
gym  
relax area

**g-score** d

**p-score** d

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