



# Commercial building with showroom, offices, workshop, warehouse and luxury upstairs apartment

*Europark 35, 3620 Lanaken*

# Commercial building with showroom, offices, workshop, warehouse and luxury upstairs apartment

*This commercial building is located in an industrial area of Lanaken, close to the main approach roads (N7, N78, E314) and the border with the Netherlands. The property offers a showroom with office (225m<sup>2</sup>), with a workshop (187m<sup>2</sup>) and a warehouse (375m<sup>2</sup>) at the back. Above the showroom, a luxury upstairs apartment of 203m<sup>2</sup> with terrace of 22m<sup>2</sup> was installed.*

## LAYOUT:

The main building offers on the ground floor (225m<sup>2</sup>) a spacious showroom, a management office and 3 offices equipped with built-in closets, an installed kitchen, a toilet and a separate entrance with stairs to the upstairs apartment. Furthermore, there is the warehouse and workshop at the back of the property, fenced and equipped with automatic gate. In front of the showroom some parking spaces are provided for the clientele.

Upstairs, a luxury upstairs apartment (203m<sup>2</sup>) has been created. The upper apartment includes a private entrance with guest toilet, a spacious open living space equipped with built-in closets and gas fireplace overlooking the terrace of 22m<sup>2</sup>, a fully installed open kitchen, 3 bedrooms with air conditioning, a luxury bathroom and a storage room with connections for washer and dryer.

## FINISHING:

The luxury custom kitchen in the upstairs apartment is equipped with an American fridge, an induction hob, an exhaust hood, an oven, a combination oven, a steam oven, an espresso machine, a plate warmer, a dishwasher and a single sink with shy.

The luxurious bathroom in the upstairs apartment has a walk-in shower, a double sink integrated into a bathroom cabinet and built-in cabinets.









# Facts & Figures

## Address Details

**address** Europark 35  
3620 Lanaken

## Financial information

**registration fees apply** yes

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## Technical information

**year of construction** 2000

**epc** 180 kwh/m<sup>2</sup>

**habitable living space** 428 m<sup>2</sup>

**garden orientation** south

**extra** alarm system, fire detection, airconditioning system, domotics system

**g-score** a

**p-score** a

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