



# Exclusive villa apartment of 390m<sup>2</sup> with unobstructed views of surrounding castle park!

*Leon Hermanslaan 11 - 4, 3620 Lanaken*

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*This design villa apartment is located amidst the historic park of Oud-Rekem Castle. In 2006, the building was completely renovated and transformed into a small-scale project of 4 villa apartments. This 391m<sup>2</sup> apartment was finished with high-quality materials, high ceilings of 4 meters, natural stone floors and 2 terraces, one of which is covered.*

## LAYOUT:

This villa apartment is located on the second floor of Residence Signapore. The apartment features a generous entrance hall with checkroom and guest toilet, a spacious living room with built-in gas fireplace and another additional sitting area/library/desk. Adjacent to the living room is the dining area with large glass windows providing maximum light and access to the first terrace. Following is the fully installed gripless open kitchen with access to the second terrace and an outdoor storage room. The two terraces with a total area of 66m<sup>2</sup> overlook a vast and fully landscaped castle park. Furthermore, there are 2 bedrooms including 1 bedroom with private dressing and private bathroom, a separate bathroom, a spacious storage room and a toilet.

The villa apartment also includes 4 car parking spaces in the basement and 2 spacious basement storage rooms.

## FINISHING:

The gripless custom kitchen is fully equipped with Miele appliances and features a kitchen island, induction cooktop, quooker, 2 sinks, built-in coffee maker, oven, microwave, hood and recessed spotlights.

The bathroom features a double sink integrated into a bathroom cabinet with a Corian tablet, a toilet, built-in cabinets and a rain shower with light therapy.

All windows have electric built-in screens.









# Facts & Figures

## Address Details

**address** Leon Hermanslaan 11 - 4  
3620 Lanaken

## Financial information

**price excl. cost** € 1.195.000  
**registration fees apply** yes  
**cadastral income** € 3.288

## Technical information

<b>year of construction</b>	2005	<b>bedrooms</b>	2
<b>plot size</b>	5.602 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	330 m <sup>2</sup>	<b>parking spaces</b>	4
<b>garden orientation</b>	south	<b>epc</b>	167 kwh/m <sup>2</sup>

**extra** lift, videophone, alarm system, fire detection  
**g-score** a  
**p-score** b  
**o-level** class a (no chance)