



Multifunctional building with 2 residential units, an office, and a showroom on a 2,074 m² plot!

Nieuwstraat 76, 3590 Diepenbeek

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This modern and versatile building of 877 m², constructed in 2019, is located in a prime, high-visibility location in Diepenbeek, on a 2,074 m² plot and just minutes from the motorway. The property includes a commercial space with residence, a separate apartment, and a spacious basement currently used as a showroom with an underground parking garage. The various areas offer flexible layout options, making the building highly suitable for a range of uses such as office space, retail, a practice, or a combination of living and working. In short: a unique opportunity!

LAYOUT:

On the ground floor (177 m²), you'll find an entrance hall that leads to the open-plan office space with an adjoining residence. The office is located at the front of the building and benefits from maximum visibility, while the residence is situated at the rear, with direct access to a spacious and sunny terrace. The residence features a cozy sitting area, a dining space with an open kitchen, a night hall, a storage room, a separate toilet, a bathroom, and two bedrooms—one of which includes an adjacent dressing room.

On the upper floor, there is a fully equipped apartment (117 m²), accessible by stairs or elevator. The apartment comprises an entrance hall with cloakroom and guest toilet, two bedrooms, a practical storage room, and a spacious living area with a sitting corner and open kitchen. The living area opens onto a pleasant covered terrace.

The generous basement is divided into several large rooms with various possible uses. On one side, there is a spacious underground parking garage (294 m²) with room for more than five vehicles. On the other side, there are multiple multifunctional rooms (240 m²), one of which is currently fitted out as a showroom. This showroom is also internally accessible via an open staircase from the office and enjoys ample natural light thanks to a centrally located patio.

ASSETS:

- Excellent visibility
- Ample parking
- Good accessibility

- Air conditioning
- Solar panels
- High-end finishes





Facts & Figures

Address Details

address Nieuwstraat 76
3590 Diepenbeek

Financial information

price excl. cost € 1.295.000
registration fees apply yes
cadastral income € 1.889

Technical information

year of construction 2019
plot size 2.074 m²
habitable living space 877 m²
patio orientation south east
epc 25 kwh/m²

extra alarm system, fire detection, airconditioning system, cellar, underground rainwater tank
wellness sauna
g-score b
p-score d