

Ssst...
Discrete verkoop



High-end nieuwbouwkantoor met private buitenruimte, 11 parkeerplaatsen en een garagebox

3620 Lanaken

High-end nieuwbouwkantoor met private buitenruimte, 11 parkeerplaatsen en een garagebox

Representative and energy-efficient office building of approx. 272 m², centrally located in Lanaken. This high-end newly built office combines a well-thought-out functional layout with high-quality finishes and excellent accessibility. The building offers a usable floor area of approximately 272 m² and includes eleven private parking spaces, one garage box, and a private garden with terrace. The architecture is characterized by high ceilings and large glass surfaces, providing abundant natural light and creating an open, professional working environment. The central patio enhances this sense of space and brings additional daylight deep into the building.

Finishes & Technical Features

The office is luxuriously finished with custom-made furniture and built-in cabinets. The floors are finished in parquet or high-quality ceramic tiles. Heating is provided via underfloor heating, while cooling is achieved through an energy-efficient heat pump system. The building has an E-level below 30 and an energy label A, resulting in low operating costs and future-proof energy performance.

Layout - Ground Floor

The spacious entrance hall with pivot door provides a representative reception area and gives access to a waiting area and two separate toilets. Adjacent is a reception office, a large meeting room suitable for approximately ten people, and an executive office.

At the heart of the building is the patio, which enhances natural light and creates a sense of openness. There is also an open-plan workspace with six workstations integrated into a custom-designed desk unit with built-in storage cabinets. A separate lounge area offers space for informal meetings.

The office kitchen with storage is equipped with an informal bar and connects to a large glass façade overlooking the private garden, creating a natural transition between indoor and outdoor spaces.

First Floor

The upper floor houses a spacious archive room, suitable for storage or additional support functions.

Taxation & Use

The property is offered under the transfer duty regime, with the possibility of purchase under the VAT system depending on the specific conditions. Thanks to its central location in Lanaken, excellent accessibility, and representative appearance, this office is particularly suitable for liberal professions, consultancy, management, or headquarters activities.

Facts & Figures

Address Details

address 3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction 2024

plot size 1.884 m²

habitable living space 272 m²

garden orientation noord

garages 1

parking spaces 11

heating warmtepomp lucht/water,
vloerverwarming

external woodwork aluminium, dubbele beglazing

extra solar panels, fire detection, airconditioning system