



Energiezuinig duplexappartement (244m²) op toplocatie in Lanaken!

Arkstraat 27 - 21, 3620 Lanaken

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Discover this spacious duplex apartment in a prime location in the heart of Lanaken, within walking distance of shops, banks, pharmacies, restaurants, cafés, and public transport. The impressive, light-filled living area features large windows, a cosy gas fireplace, and direct access to a west-facing terrace, offering a comfortable and inviting living environment. The apartment also offers four full-sized bedrooms, one bathroom, and the necessary connections to create a second bathroom. With an EPC energy label A, this is an energy-efficient apartment with low energy consumption. The apartment is currently rented at €1,495 per month. The lease agreement can be terminated for owner occupation. Further information is available from the real estate agent. Interested? Contact us to arrange a viewing and discover for yourself the space, comfort, and many advantages this spacious duplex apartment has to offer.

LAYOUT

The apartment is located on the second and third floors of the residence.

The second floor comprises a spacious entrance hall with a guest toilet, an impressive living area with access to the sunny terrace, a fully equipped kitchen, and a practical utility room with connections for a washing machine and tumble dryer. This floor also features two bedrooms, one of which is currently fitted as a walk-in dressing room, and a bathroom.

The third floor offers a landing that provides access to three additional rooms. One of these rooms is equipped with a sauna, while the others are currently used as bedrooms.

The apartment also includes a spacious private garage and a private basement storage room.

FINISHES

The fully equipped kitchen features an induction hob, extractor hood, sink, dishwasher, combination oven, and microwave.

The bathroom is fitted with a bathtub, walk-in shower, toilet, and a vanity unit with a single washbasin.

For added comfort, the living area is equipped with air conditioning and a cosy gas fireplace.





Facts & Figures

Address Details

address Arkstraat 27 - 21
3620 Lanaken

Financial information

price excl. cost € 475.000
registration fees apply yes
cadastral income € 1.280

Technical information

year of construction	2011	bedrooms	4
habitable living space	244 m ²	bathrooms	1
patio orientation	west	garages	1
		parking spaces	1
		heating	gas cv d.m.v. radiatoren
		epc	83 kwh/m ²

external woodwork dubbele beglazing

extra lift, lift, videophone, fire detection, airconditioning system, cellar

wellness sauna

g-score d

p-score d

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no