



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

Koning Albertlaan 115, 3620 Lanaken

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A prestigious and energy-efficient office building of approximately 272 m² in a central location in Lanaken. This high-quality, newly constructed office building combines a well-thought-out layout with luxurious finishes, plenty of natural light, and excellent accessibility. The property features a usable floor area of approximately 272 m², 11 private parking spaces, a garage, and a private garden with a terrace. High ceilings and generous windows create an open and pleasant working environment with a distinctly professional atmosphere. The centrally located patio adds architectural appeal and brings extra natural light deep into the building.

HIGH-QUALITY FINISHES & ENERGY-EFFICIENT TECHNOLOGIES

The office was finished with great attention to quality and detail. Custom-made furniture and built-in cabinets ensure a polished and functional interior. The floors feature hardwood and high-quality ceramic tiles.

Heating is provided by underfloor heating, and cooling is handled by an energy-efficient heat pump system. With an E-level below 30 and an energy label of A, the building offers excellent energy performance and low operating costs.

GROUND FLOOR LAYOUT

The spacious entrance hall with a pivoting door provides a stylish welcome and leads to a waiting area and two separate restrooms. Adjacent to this is a reception office, followed by a spacious conference room suitable for approximately 10 people and a separate executive office.

Centrally located within the building is the patio, which not only adds architectural value but also provides extra natural light and a pleasant sense of space. Furthermore, the office features an open workspace with six fully equipped workstations, furnished with custom-made office furniture and integrated storage cabinets. A separate lounge area offers space for informal meetings or a relaxing break.

The fully equipped office kitchen features a practical storage area and a casual counter. A large glass wall opens directly onto the private garden with a terrace, creating a pleasant connection between the indoor and outdoor spaces.

UPPER FLOOR

The upper floor features a spacious archive room that can also be used for storage or other support functions.

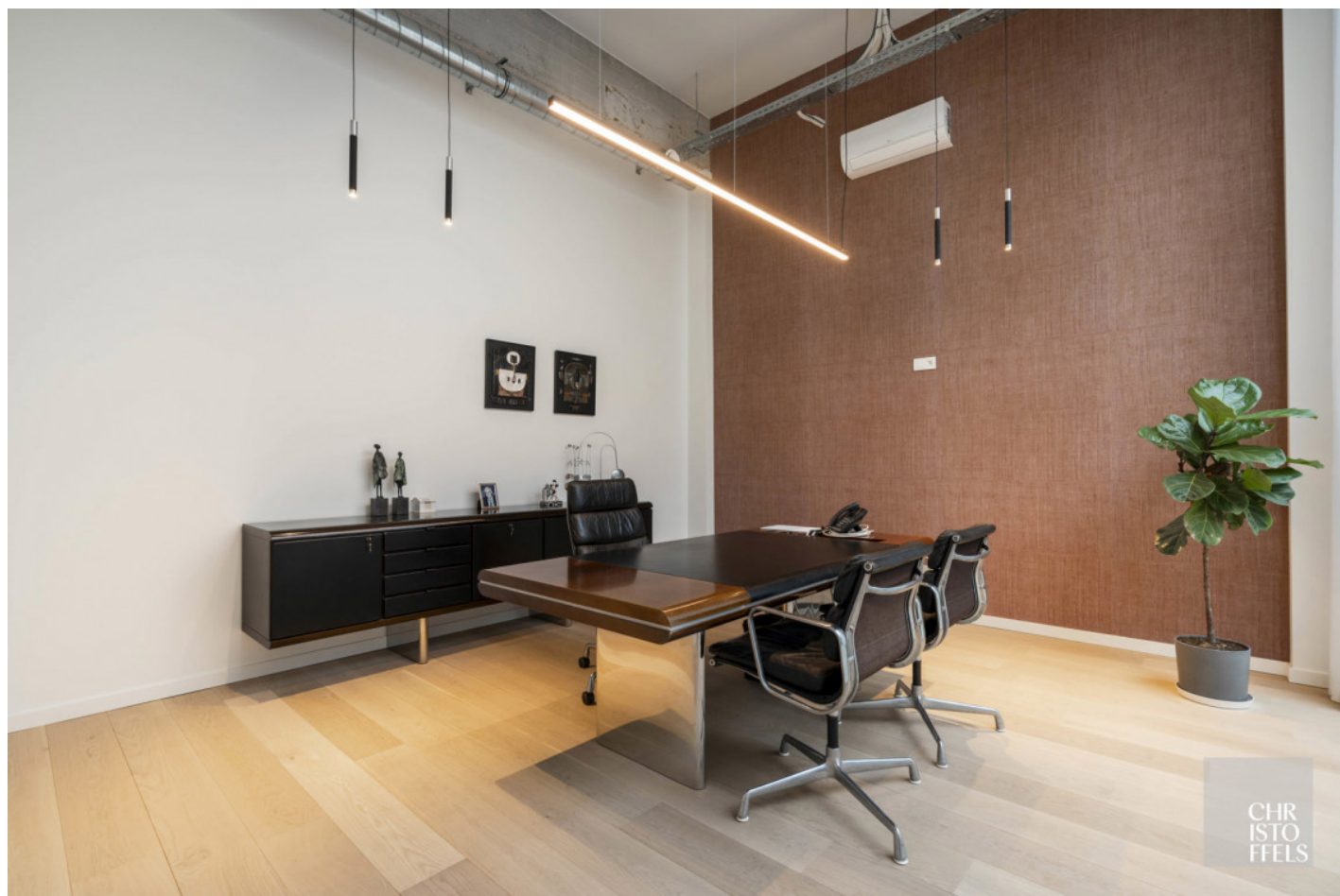
TAXATION & POTENTIAL USES

The property is being offered under the sales rights system. Depending on the specific terms, there is also the option to purchase under the VAT system.

Thanks to its central location in Lanaken, ample parking, high-quality finishes, and professional appearance, this office is ideally suited for, among other things, independent professionals, consulting firms, management activities, or use as a corporate headquarters.

A move-in-ready and future-oriented office concept for companies that value image, comfort, accessibility, and energy efficiency.

The price is available upon request. For more information or to schedule a viewing, please feel free to contact us.





Facts & Figures

Address Details

address Koning Albertlaan 115
 3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	2024	garages	1
plot size	1.884 m ²	parking spaces	11
habitable living space	272 m ²	heating	warmtepomp lucht/water, vloerverwarming
garden orientation	noord		
external woodwork	aluminium, dubbele beglazing		
extra	solar panels, fire detection, airconditioning system		

