



Exclusieve nieuwbouwwoning van 210 m² met high-end afwerking in Bret-Gelieren

Mispelaarstraat 70, 3600 Genk

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Located in the green and popular Bret-Gelieren neighborhood in Genk, this exclusive, energy-neutral new-construction home spans 210 m² on a 686 m² lot. The thoughtful design, abundant natural light, and high-quality materials strike a beautiful balance between aesthetics, comfort, and sustainability. Large windows allow natural light to flood in and create a pleasant connection to the charming garden.

LAYOUT

Upon entering the home, you'll find yourself in the stylish, fully equipped kitchen, which opens onto the light-filled living room. Adjacent to this is a separate office space, ideal as a quiet home office. There is also a separate restroom on the ground floor. A side entrance provides direct access to the carport.

Upstairs, there are three spacious bedrooms, one of which features a built-in walk-in closet. There is also a separate half-bath and a high-quality bathroom with a walk-in shower, bathtub, and double sink.

The home also features a reinforced concrete basement, which offers plenty of additional practical space.

FINISHES

For the finishes, a conscious choice was made to use high-quality materials and incorporate modern comforts. The kitchen is a real showstopper and features a Marazzi Taj Mahal ceramic countertop, a Bora cooktop with an integrated recirculating range hood, a black Quooker Pro3 Flex faucet, and built-in Bosch appliances, including an oven, microwave, and warming drawer.

The home is also fully future-proof from a technical standpoint. Triple-pane windows in Reynaers aluminum frames, a Class D ventilation system, 21 solar panels with a Huawei inverter, and a heat pump water heater all contribute to the home's excellent energy performance and energy-neutral status.

In addition, the home features a charging station for electric cars, a 10,000-liter rainwater tank with an additional 3,500-liter sump, and automatic Wi-Fi-controlled garden sprinklers. LED lighting throughout the home and sun-protective glazing with automatic screens on the rear facade round out the package.

A move-in-ready new-construction home where refined finishes, contemporary living comfort, and energy efficiency come together harmoniously in a sought-after residential location in Genk.





Facts & Figures

Address Details

address Mispelaarstraat 70
3600 Genk

Financial information

price excl. cost € 2.600

Technical information

year of construction	2024	bedrooms	3
plot size	686 m ²	bathrooms	1
habitable living space	210 m ²	carport	yes
patio orientation	west	heating	condenserende gasketel vaillant - vloerverwarming
garden orientation	west	epc	-15 kwh/m ²
external woodwork	1.0 super isolerend glas volgens nbn s23-002 norm		
extra	solar panels, fire detection, garden shed, cellar, underground rainwater tank		
g-score	a		
p-score	a		
o-level	klasse a (geen kans)		
o-level	niet gelegen in een overstromingsgevoelig gebied		
worg	no		