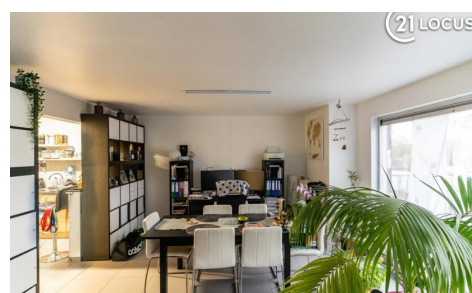


FOR SALE - FLAT

Molenstraat 56, 9150 Kruibeke

€ 1.450.000

Ref. 7288502



Number of bedrooms: 14

Number of bathrooms: 6

Availability: tbd with the
tenant

Surf. Living: 784m²

Surf. Plot: 285m²

Surf. terrace: 15m²

Neighbourhood: central

PEB/EPB: 108kwh/m²/j

DESCRIPTION

This unique investment opportunity consists of a fully rented apartment complex with six individual units, located in a highly sought-after residential area of Kruibeke. The property is move-in ready and generates immediate rental income, making it an excellent option for investors seeking a stable and reliable return.

The complex includes **two spacious duplex apartments, each with three bedrooms**, complemented by four additional apartments. All units are well maintained and offer practical layouts that appeal to families, couples, and single occupants alike.

Thanks to its central location, shops, schools, and public transport are easily accessible. The property is also situated near the beautiful *De Potpolder* nature reserve, part of the largest floodplain area in Flanders. This expansive landscape with cycling and walking paths, open water, and rich wildlife is a major asset for residents and greatly enhances the quality of life and attractiveness of the location.

KEY FEATURES OF THIS INVESTMENT PROPERTY:

Fully rented: immediate income from day one

Six apartments, including two duplex units with three bedrooms each

Move-in ready and well maintained

Central location with easy access to shops, schools, and public transport

Within walking distance of the *De Potpolder* nature reserve (Polders of Kruibeke)

Strong potential for value growth and optimization of rental income

Thanks to the combination of stable rental income, excellent condition, and outstanding location – including proximity to a unique nature area – this complex offers a solid investment opportunity for both seasoned and beginning investors. It is ideal for those looking to expand their real estate portfolio with a durable and profitable asset.

Feel free to contact us for more information or to schedule a viewing and discover the full potential of this fully rented investment property.

FINANCIAL

Price: € 1.450.000,00

VAT applied: No

Available: Tbd with the tenant

BUILDING

Habitable surface: 784,00 m²

Fronts: 3

Construction year: 2007

State: Very good state

Number of floors: 3

COMFORT

Handicap friendly: No

Parlophone: Yes

Elevator: No

Pool: No

LOCATION

Environment: Central

TERRAIN

Ground area: 285,00 m²

LAYOUT

Kitchen: Hyper equipped

Bedroom 1: 15,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 14,00 m²

Bedroom 4: 14,00 m²

Bedroom 5: 14,00 m²

Toilets: 8

Terrace: 15,00 m²

PLANNING

Destination: Living zone

ENERGY

EPC score: 108

EPC code: 20200218-0002249844-RES-1

EPC class: B

EPC co2 emission: 2126

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No legal correction or administrative
measure imposed

G-score: B

P-score: B

Water-sensitive open space area: No