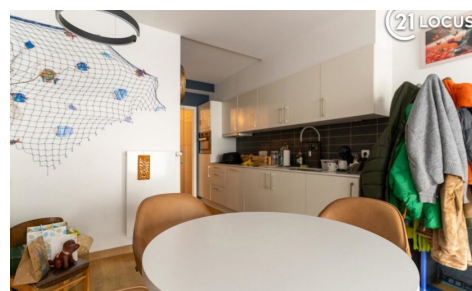
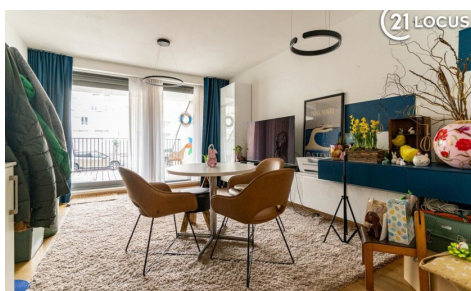
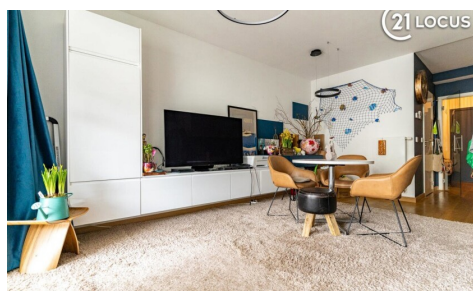


## FOR SALE - STUDIO

Troonstraat 230 B0005, 8400 Oostende

**€ 140.000**

**Ref. 6773788**



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 39m<sup>2</sup>  
Surf. Plot: 4534m<sup>2</sup>  
Surf. terrace: 16m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 143kwh/m<sup>2</sup>/j  
Glazing type: High efficiency glass

## DESCRIPTION

Always dreamed of having your own place by the sea?

Seize this opportunity with this ready-to-move-in studio in the heart of Ostend – ideal as an investment or for personal use!

### Why choose this studio?

Ready to move in and immediately rentable

Only 50 meters from the beach – perfect location!

Easy rental potential thanks to prime location

Excellent investment with attractive return

Option to purchase a private parking space for €40,000

Sale under leasehold (annual leasehold fee)

Walking distance to shops, restaurants, and public transport

This studio offers carefree enjoyment combined with an interesting return.

A golden opportunity for quick decision-makers!

Interested? Contact us today for more information or a visit!

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## FINANCIAL

Price: € 140.000,00

Available: At the contract

Land registry income: € 644,00

## BUILDING

Habitable surface: 39,00 m<sup>2</sup>

Fronts: 2

Construction year: 2008

State: Very good state

Floor: 0

Number of floors: 8

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: Yes

Pool: Yes

## ENERGY

EPC score: 143

EPC code: 3586717

EPC class: B

Glazing type: High efficiency glass

Windows: Aluminium

Electricity certificate: Yes, conform

## LOCATION

Environment: Central

School nearby: 500m

Shops nearby: 100m

Public transport nearby: 200m

Train station nearby: 3.500m

Sport center nearby: 500m

Beach nearby: 50m

Mobiscore: 8,80

## TERRAIN

Ground area: 4.534,00 m<sup>2</sup>

Orientation of the garden: South

Orientation terrace: West

## LAYOUT

Living room: 25,00 m<sup>2</sup>

Kitchen: Hyper equipped

Bedroom 1: 9,00 m<sup>2</sup>

Bathroom 1: 5,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

Terrace: 16,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Heating type: Condensation  
Heating: Collective

Sewage: Yes  
Water: Yes

## **PLANNING**

Destination: Area for other use  
Building permission: Yes  
Parcelling permission: No  
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  
Summons: No  
Servitude: No

## **PARKING**

Parking cars: 1