

FOR SALE

# Flat



ASKING PRICE

## €327,500



Rue de la Petite Ile 20  
1070 Anderlecht



118 m<sup>2</sup> livable surface



2 floor of 8 storeys



3 bedrooms



PEB A



Find this property on  
our website!



Your We Invest advisor supports you from A to Z in all your real estate projects. Working with a We Invest real estate agency means you are guaranteed personalized and professional support in the purchase and/or sale of your property.

**Questions about your real estate project? We have the answers!**

## We Invest Brussels



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Place Communale d'Auderghem 1  
1160 Auderghem

*L'équipe du neuf*

Sales Manager

IPI 507630

# Characteristics

## General information

Availability	28-05-2024
Type of property	Flat
Year of construction	2024
Condition of the building	New
Number of facades	4
Floor of the property	2 on 8

## Indoor

Living area	118 m <sup>2</sup>
Number of bedrooms	3
Number of bathrooms	3
Number of shower rooms	1
Number of toilets	1
Number of kitchens	1
Number of laundry rooms	1

## Outdoor

Terrace area	37 m <sup>2</sup>
Orientation of the terrace	South-West
Number of indoor parkings	1
Number of parkings	1

## Equipment

Disabled access	<input checked="" type="checkbox"/>
Elevator	person
Door phone	<input checked="" type="checkbox"/>
Electricity connection	<input checked="" type="checkbox"/>
TV cables	<input checked="" type="checkbox"/>
Visiophone	<input checked="" type="checkbox"/>
Phone cables	<input checked="" type="checkbox"/>
Gas connection	<input checked="" type="checkbox"/>

Water connection	<input checked="" type="checkbox"/>
US hyper equipped kitchen	<input checked="" type="checkbox"/>

## Energy

Energy class	<div><div>PEB</div><div>A</div></div>
Primary energy consumption	44 kwh/m <sup>2</sup> .year
CO2 emission	44 kg
Double glazing	acoustic isol.
Aluminium frame	<input checked="" type="checkbox"/>
Oil burner heating	<input checked="" type="checkbox"/>

## Urbanistic information

Building permission	No
Parcelling permission	No
Proceedings for breaches (Type of summons)	No
Land use designation	Residential zone
Proceedings for breaches (Type of summons)	No legal correction or administrative measure imposed
Flooding area	No Flood risk

## Finances

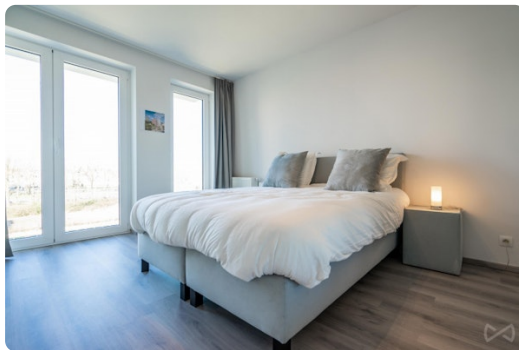
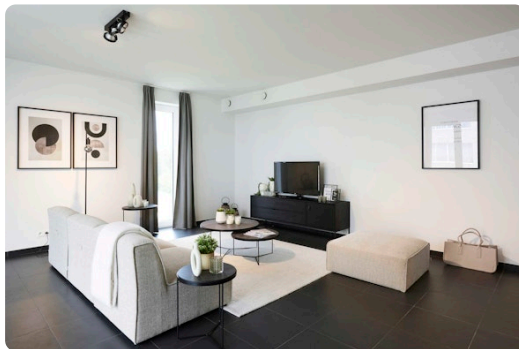
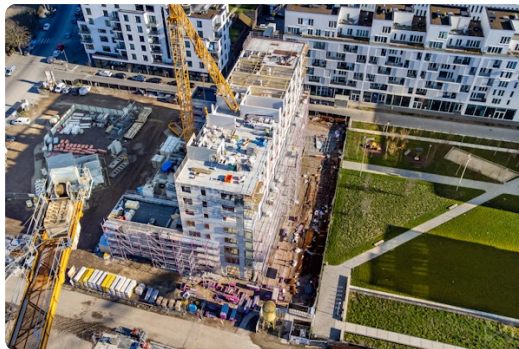
Subject to VAT	Yes
Expected amount of monthly rent	€1,200

# Photos





# Photos



Discover all photos of this property on our website!

Flat Anderlecht - Price asked €327,500

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**CITY DOX**  
ENJOY YOUR CITY

PARK SIDE  
LOT 7.1

MAÎTRE DE L'OUVRAGE / BOUWHEER  
Immobilier de la Petite Île S.A.

ARCHITECTES / ARCHITECTEN  
B architecten  
VELD architecten

N° Appartement  
**A.201 CL**

Etage / Verdieping  
+2

Type  
3 Chambres / 3 Kamers

Surface brute / Bruto oppervlakte  
Surface brute terrasse /  
Bruto oppervlakte terras  
117,9 m²  
17,4 m²

**NOTE:**

- Ce plan est sujet à d'éventuelles modifications dues aux nécessités techniques de réalisation. Toute différence de mesure en plus ou en moins rentrant dans les tolérances admises fera perte ou profit pour l'acquéreur sans donner lieu à une adaptation de prix.
- Les dimensions indiquées sont des mesures prises sur le terrain et ne sont pas garanties.
- Une indication et l'aménagement de la cuisine sont représentés à titre illustratif et ne sont pas garantis.
- Pour les équipements des cuisines sont repris sur les plans des cuisinistes.
- Des faux-plafonds complémentaires pourront être placés à certains endroits pour des raisons techniques.
- Document non contractuel.

**NOTA:**

- Dit plan is onderhevig aan eventuele wijzigingen ten gevolge van de technische vereisten van uitvoering. Het is mogelijk dat er verschillen ontstaan tussen de afmetingen op het plan en de werkelijke afmetingen van het object. Deze verschillen zullen tot nadeel of voordeel van de koper zijn, zonder prijsaanpassing te veroorzaken.
- De afmetingen zijn niet gegarandeerd.
- Meubelen, vaatwasmachine en droger zijn illustratief en zijn niet uitgegeven.
- De afmetingen van de vloeren worden gegeven op basis van de gemiddelde dikte van de vloerplaten.
- Alle bontstellen en keukenuitrustingen zijn opgenomen op de plannen van de keuken leverancier.
- Alle opgegeven maten zijn ruwboutmaten zonder afwerking en gegeven ter referentie.
- Bijkomende val's plafonds kunnen op bepaalde plaatsen voorzien worden, omwille van technische redenen.
- Niet-contractueel document.

**LEGÈNDE / LEGENDE**

SOL / VLOER - Stratifié / Laminaat
SOL / VLOER - Carrelage / Tegels
SOL / VLOER - Dalle sur plots / Tegels op verdragers

Hauteur plafond min / Minimale plafondhoogte: 250cm  
Hautour fau-plafond min / Minimale vals plafondhoogte: 220cm

0 1 4m

**A.201**

The floor plan shows a rectangular apartment layout. On the left side, there are three bedrooms labeled 'Chambre 1 Slaapkamer 1', 'Chambre 2 Slaapkamer 2', and 'Chambre 3 Slaapkamer 3'. Each bedroom has a window looking out onto a terrace or garden area. Between the bedrooms and the central living area are two bathrooms labeled 'Salle de toilette Douchebainier' and 'WC'. The central part of the apartment contains a large living area ('Salon') with a fireplace, a dining area ('Cuisine'), and a kitchen ('Keuken'). There is also a separate room labeled 'Séjour Woonkamer'. At the bottom right, there is a small entrance hall ('Hall Entrée') leading to the apartment from the outside. Dimensions are provided for various rooms and overall measurements.

Little tip: measurements are not always 100% perfect. A margin of error should be taken into account. So, before puzzling over your favorite wardrobe, apply a safety margin!

# Our Tips for a Successful Visit

## BEFORE THE VISIT



Carefully review this **brochure** of the property, where you will find all the necessary information to ensure that your essential criteria are well covered.

It is also strongly advised to make arrangements with your banker in advance to determine your lending capacity, so you can adapt your search criteria if necessary.

## BUILDING STRUCTURE



From the outside, inspect the condition of the facade, roof, frames, and windows. Inside, check the condition of load-bearing walls. Note that a small crack is not necessarily a concern, all buildings shift over the years. In case of moisture, make sure to distinguish between that caused by poor ventilation and structural dampness.

## CONVENIENCE



During the visit, remember to check the water pressure and the compliance of the electrical system. Also, verify the presence of an adequate number of electrical outlets, water connections (especially for the washing machine), and internet, phone, and television connections. Finally, assess the sound insulation and the quality of the ventilation system.

## DOCUMENTATION



Access to a series of documents that will give you an idea of the building's history can be useful, such as the **Dossier of Post-Interventions**, which lists all the work carried out by the owner. A visit to the municipality will provide you with all the necessary information.



## ENVIRONMENT

On the day of the visit, arrive a bit early to get familiar with the **neighborhood**. Check the proximity of shops, transportation, and services if it's important to you. Don't hesitate to **speak to the neighbors** and ask them some questions about the neighborhood.



## LAYOUT

Ensure that the size and layout of the rooms align with your needs. Identify storage spaces and consider the possibilities for renovating the **basement** and **attic**, as well as the available facilities for your car or bike.



## ENERGY CONSUMPTION

Familiarize yourself with the energy performance and energy-saving solutions in place. For this, the **PEB certificate** will be your best ally! It will provide you with a clear idea of the condition and age of various systems, the roof, insulation, and the type of glazing. You will also find valuable recommendations to further improve the energy efficiency.



## FOR CONDOMINIUMS

If the property is part of an apartment building, it is referred to as a condominium. There are **common expenses** to be paid (operating and reserve funds). Inquire about the costs included in these charges: is it only for the maintenance of common areas, or does it also cover some provisions for your personal consumption? For an informed purchase, request the meeting notes of previous general meetings to know which works are planned or costs to be expected.



## Calculating property costs

### ON TOP OF THE PURCHASE PRICE

The purchase price of a property is increased by taxes and additional costs, known as notary fees. These costs include registration fees, administrative costs and fees related to the purchase. If you use a mortgage to finance your purchase, mortgage costs are also added.



On the website [notaris.be/notaire.be](https://notaris.be/notaire.be) you can easily do a first estimation of these costs. Please note, this is always an estimate. Contact your notary to find out the exact total amount.

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## More information about a purchase?

Our blog, written by real estate experts, will help you get your first property purchase off on the right foot.

**weinvest.be** *The blog!*



# Steps of buying a property

## 1. DETERMINE YOUR BUDGET

Based on your real income, the bank will determine your borrowing capacity. Together with your initial capital (own funds), this forms your budget.

## 3. MAKING AN OFFER

The owner can accept, refuse or counter-bid your offer. Be careful! Every offer is legally binding.

## 5. FINANCING YOUR DREAM HOME

Here, too, it is important to negotiate with several banks. By contacting multiple banks you will obtain the best loan that suits your financial situation.

## 7. NOTARIAL INVESTIGATION

Within a period of four months, the notary will carry out various fiscal, administrative and legal investigations. Once all information has been gathered, the deed of sale can be drawn up and reviewed.

## 9. TRANSFER OF OWNERSHIP

After the registration in the mortgage office by the notary, you will receive the title deed of your property with the stamps from the tax authorities. Keep these well.

## 2. THE SEARCH AND VISITS

The search for your dream home can begin! Define your search criteria and save them so you will be informed when a property that meets your requirements comes on the market.

## 4. NEGOTIATE

Ask your real estate agent or a trusted person to help you with this step. After the negotiations and initial signature, the sale is in principle final.

## 6. SIGNING THE SALES AGREEMENT

Once the financing is complete, the sales agreement can be signed. This makes the sale final. The agreement is signed by the estate agent or the notary.

*+ You pay a deposit worth 5-10% of the purchase price.*

## 8. SIGNATURE OF THE SALES DEED

You sign the deed of sale at the notary's office. There you will also receive the keys to your new home. You can finally move in!

*+ You pay the remaining amount plus registration fees and notarial/mortgage costs.*

*Congratulations!*