Luxury new-build villa (2025)

3090 OVERIJSE



Plot area 2097 m² | Area 350 m² | 2 Bathroom(s) | 4 Bedroom(s) |

Description

Exceptional (new-build) villa with a living area of± 350 m², situated on a south-facing plot of ± 21 ares in a highly sought-after and prime location in Overijse. This recent property was completed at the beginning of last year for its first owners and stands out for its unique and high-quality finish (including built-in cabinets as well as domotica in every room) and where aesthetics and functionality blend harmoniously. Modern and contemporary villa with lots of natural light and a well-thought-out layout. Four full-sized bedrooms of respectively 17 m², 17 m², 18 m² and 19 m² (of which the master bedroom features an en-suite bathroom of ±16 m² and a separate dressing room of ± 12 m²), as well as a separate office and TV room. The exceptionally luxurious open-plan kitchen forms the focal point of the living area and connects perfectly to a second kitchen and utility room. Indoor garage for two cars and outdoor parking space for four cars (driveway to be constructed).Very favourable E-rating < 10 through the use of a geothermal heat pump, a 7,920 Wp photovoltaic system, triple glazing and dual-purpose underfloor heating (heating + cooling). Private sale by the first owners under the 21% VAT rate (possibility of purchase under registration tax, subjected to conditions). EPC: A.

General

Habitable surface	350 m²
Surface area of land	2097 m²
Garage(s)	2
Parkings (outside)	2
Floor(s)	2
Floor	1
EPC	16 kWh/m²/jaar
EPC category	A
Year of construction	2025
Renovation year	2025
State	Perfect state

Comfort

Bedroom(s)	4
Bathroom(s)	2
Heating	Heat pump
Glazing	Triple
Electricity certificate	Yes, conform
Rear facade orientation	South East
Orientation terrace	South

Urban planning information

Building permit	Yes
Summons and recovery claim	No judicial recovery measure or administrative measure
Urban development destination	Residential
Pre-emption right	Yes
Subdivision permit	Yes
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	Class A
P-score:	Class A
G-score	Class A
P-score	Class A

Financial

Price	€ 1.595.000





























