

## Cortile - House D0.03

136 m² | 3 slaapkamers | 1 badkamer

Address on request

**€ 395.000**



We are pleased to present Cortile, an exclusive new-construction project in the heart of Kortrijk. Inspired by modern design and with an emphasis on greenery and tranquility, Cortile offers high-quality residences centered around a beautiful communal courtyard garden. Here, you'll enjoy a life of comfort, with the perfect balance between city living and relaxation. This home welcomes you through an entryway with a guest restroom, utility room, and a practical storage area. The living and dining area with an open kitchen creates a pleasant and light-filled living environment and connects directly to the terrace and private garden. An additional terrace area is also provided at the front. Upstairs, you'll find three full-sized bedrooms, a night hall, a separate storage room, and a spacious bathroom. The well-thought-out layout and the combination of multiple outdoor spaces ensure a comfortable and functional living experience. Private parking spaces and a communal bicycle storage area are provided within the project. Furthermore, you currently still have a say in the finishing touches and can fully personalize the home to your own taste. Completion is scheduled for late 2027, and under the applicable conditions, purchase is possible at 6% VAT.



**Do you have questions or wish to schedule a visit?  
Please contact Laurence!**

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## Specifics

|                    |            |
|--------------------|------------|
| Bedrooms           | 3          |
| Bathrooms          | 1          |
| Habitable surface  | 136m²      |
| Total surface      | 257m²      |
| Bouwjaar           | 2027       |
| Algemene staat     | New Status |
| Videophone         | Ja         |
| Underfloor Heating | Ja         |
| Heat pump          | Ja         |

## Legal information

|                       |                  |
|-----------------------|------------------|
| Bestemming            | Residential area |
| Dagvaarding           | Nee              |
| Voorkooprecht         | Nee              |
| Verkavelingsaanvraag  | Nee              |
| Bouwvergunning        | Nee              |
| Beschermd erfgoed     | Nee              |
| Geïntariseerd erfgoed | Not applicable   |

## Energy & water

|                           |                            |
|---------------------------|----------------------------|
| EPC Ref.                  | Bij oplevering             |
| EPC                       | 0 kWh/m²                   |
| Overstromingsgevoeligheid | Niet overstromingsgevoelig |
| P-score                   | A                          |
| G-score                   | A                          |
| Afgebakende oeverzone     | Not applicable             |



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