

High-quality, one-bedroom flat

75 m² | 1 slaapkamer | 1 badkamer

Address on request

€ 350.000



This apartment welcomes you with a sense of space and tranquillity. The living area is open-plan, light-filled and oriented towards the greenery, with a stunning view of the courtyard garden that creates a calm, pleasant atmosphere at any time of day. The terrace flows seamlessly into this space, forming an extension of the living area – ideal for unwinding in a green setting. At the heart of the living area is the open-plan kitchen, designed to be both aesthetically pleasing and functional. The combination of high-quality materials, a BORA extractor hood and fully integrated appliances — including a fridge, freezer and dishwasher — results in a sleek and timeless whole. The continuous parquet flooring lends the apartment extra warmth and underlines the refined standard of finish. The bedroom is spacious and can be easily furnished with comfortable furniture. The bathroom and a handy storage room fit seamlessly into the overall design, ensuring pleasant and practical everyday use without compromising on aesthetics. The flat is part of Kaai30, a small-scale new-build project with a clear focus on sustainability and quality of living. The project is situated in a popular and quiet residential area just outside the centre of Bruges. Here, you will live in a pleasant environment where everything is close by, without the hustle and bustle of the city. Thanks to excellent transport links, the proximity of shops, schools, public transport and green spaces, this location effortlessly combines comfort, accessibility and quality of life. Kaai30 is a place where tranquillity, sophistication and contemporary living come together — ideal for those who consciously choose quality in a vibrant Bruges residential environment. Underground parking provided. Purchase at 6% VAT (subject to conditions) Interested in this beautiful flat? Book your viewing and buy directly from the developer, Wedevlop!

laurence@wedevlop.be 0472/74.35.01



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

0472 74 35 01

LAURENCE@WEDEVELOP.BE



Specifics

Bedrooms	1
Bathrooms	1
Habitable surface	75m²
Total surface	91m²
Bouwjaar	2025
Algemene staat	New Status
Sewerage	Ja
Videophone	Ja
Underfloor Heating	Ja
Heat pump	Ja
intercom	Ja

Legal information

Bestemming	
Dagvaarding	Nee
Voorkooprecht	Nee
Verkavelingsaanvraag	Nee
Bouwvergunning	Nee
Beschermd erfgoed	Nee
Geïntariseerd erfgoed	Not applicable

Energy & water

EPC Ref.	EPB beschikbaar bij oplevering
EPC	0 kWh/m²
Overstromingsgevoeligheid	Non-flood zone
P-score	A
G-score	A
Afgebakende oeverzone	Not applicable



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

0472 74 35 01

LAURENCE@WEDEVELOP.BE

