

Kaai 30 - Apartment A0.03

95 m² | 2 slaapkamers | 1 badkamer

Address on request

€ 415.000



Located within the stylish new-build development Kaai 30 in Bruges, this ground-floor flat enjoys a prime location on Kolenkaai, a short distance from the historic centre. The development combines modern living comfort with a peaceful, green setting. This apartment has a practical layout and offers a pleasant living environment. The entrance hall leads into the spacious and light-filled living area with an open-plan kitchen, which is situated centrally within the apartment. The kitchen opens onto the Kolenkaai, providing an unobstructed view and a lively connection to the water. The kitchen flows seamlessly into the dining area and sitting area, creating an open and cosy living environment. The hallway leads to two full-sized bedrooms, a bathroom and a separate storage room. The bathroom is centrally located and functionally fitted, whilst the storage room offers extra storage space and practical convenience. From the living area, you have direct access to the spacious terrace and adjoining private garden. This outdoor space adds real value and offers the chance to enjoy the greenery in complete tranquillity.

Are you interested? Then contact Laurence now to arrange a viewing and buy directly from the developer!

Laurence 0472/74.35.01



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

0472 74 35 01

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Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	95m²
Total surface	111m²
Bouwjaar	2025
Algemene staat	Luxurious finishing touch
Underfloor Heating	Ja
Heat pump	Ja

Legal information

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

Energy & water

EPC Ref.	EPB bij akte
EPC	0 kWh/m²
Overstromingsgevoeligheid	Niet overstromingsgevoelig
P-score	
G-score	
Afgebakende oeverzone	Not applicable



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