



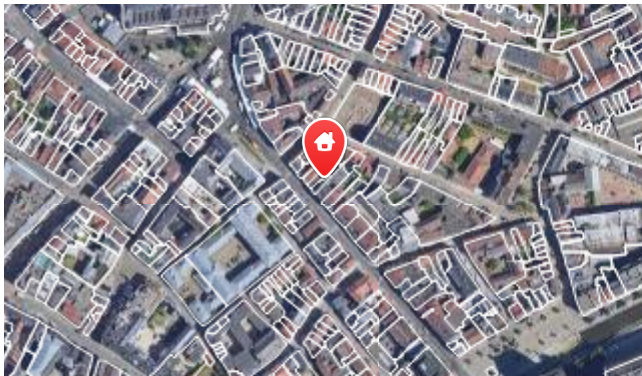
Property valuation report 27 Feb 2024

Sint-Jacobsnieuwstraat 17, 9000 Ghent - Centrum, Ghent

Sint-Jacobsnieuwstraat 17, 9000 Ghent - Centrum, Ghent



Property location



1 Property info

Property type	House
Bedrooms	5
Bathrooms	2
Habitable area	700 m ²
Lot size	263 m ²
Backside/Garden orientation	North-East
Lot depth	44,3 m
Lot width	8,6 m
Building area	255 m ²
Facade width	8,6 m
Building depth	29,8 m
Distance from street	4 m
Year built	No data entered
Year renovated	2015
P-Score	B: Low probability of flooding under climate change (sc2050)
G-Score	A: No flooding modeled

2 Price history

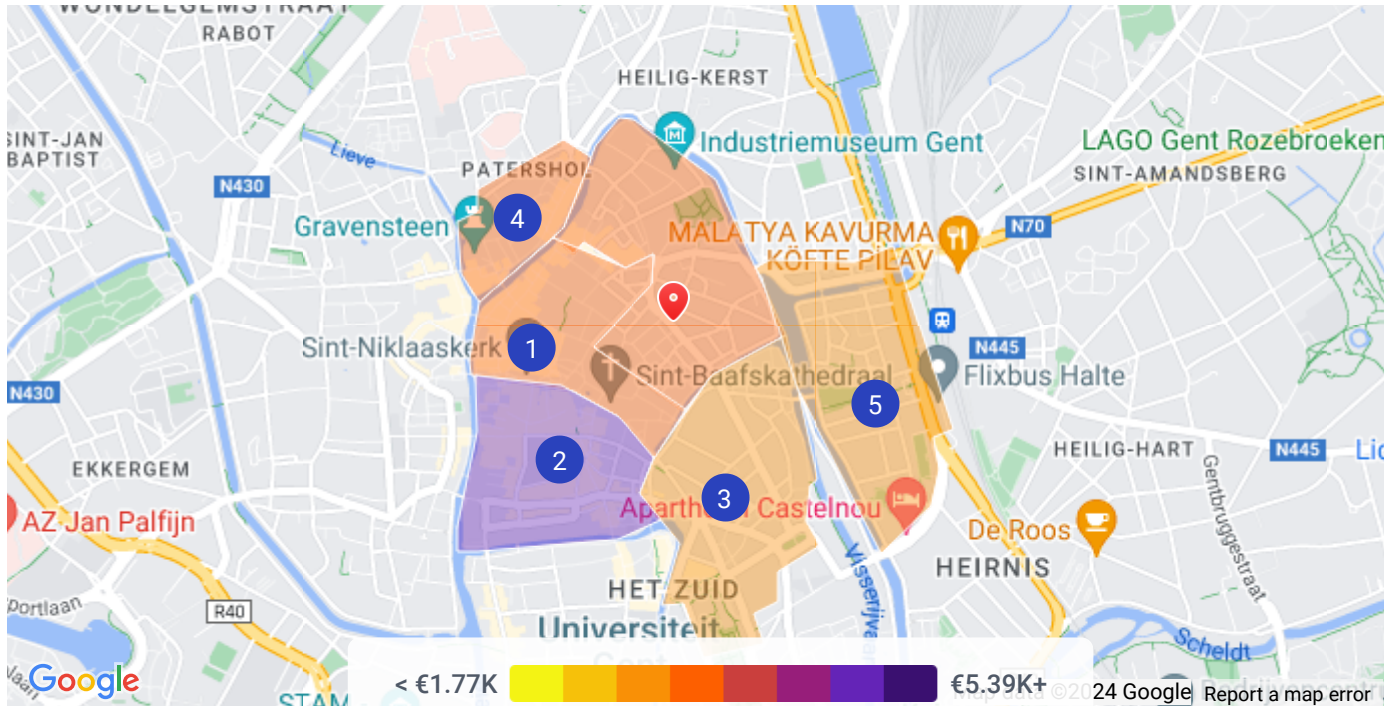
01 Oct 2022	●	House for sale : -- 742m ²
02 Oct 2022	●	Property for sale : -- 742m ²
13 May 2015 25 Jun 2015	●	Office for sale : -- 742m ²
21 Nov 2016 03 Oct 2022	●	House for sale : --
24 Nov 2016 24 Nov 2016	●	Land to rent : €9.000.000
24 Nov 2017 31 May 2018	●	Office to rent : -- 500m ²
24 Nov 2017 03 Apr 2018	●	Office to rent : €750 500m ² 11 Dec 2017 - Price change: €5.000
24 Dec 2017 24 Dec 2017	●	Office for sale : -- 742m ²

- 03 Jan 2018
15 Apr 2018 ● Office to rent : €5.000
- 22 Nov 2019
17 Dec 2019 ● Flat for sale : €450.000
1 bedroom 2 bathrooms
- 18 Dec 2019
19 Dec 2019 ● New build project for sale : --
- 30 Sep 2020
30 Sep 2020 ● House for sale : --
1 bedroom 742m²
- 23 Jun 2021
23 Jul 2021 ● House for sale : €152.999
3 bedrooms 742m²
- 11 Oct 2021
11 Oct 2021 ● House for sale : --
1 bedroom 742m²
- 11 Oct 2021
24 Aug 2023 ● Property for sale : --
1 bedroom 742m²
- 05 May 2022
10 Aug 2023 ● House for sale : --
1 bedroom 2 bathrooms 742m²

3 Market insights

Average price/m² habitable area

(in comparison with Sint-Jacobs)



1
SINT-JACOBS
€ 3.430/m²

1
KUIP
€ 3.430/m² +0,1%

2
KOUTER
€ 5.380/m² +36,3%

3
GENT-CENTRUM-ZUID
€ 3.130/m² -9,4%

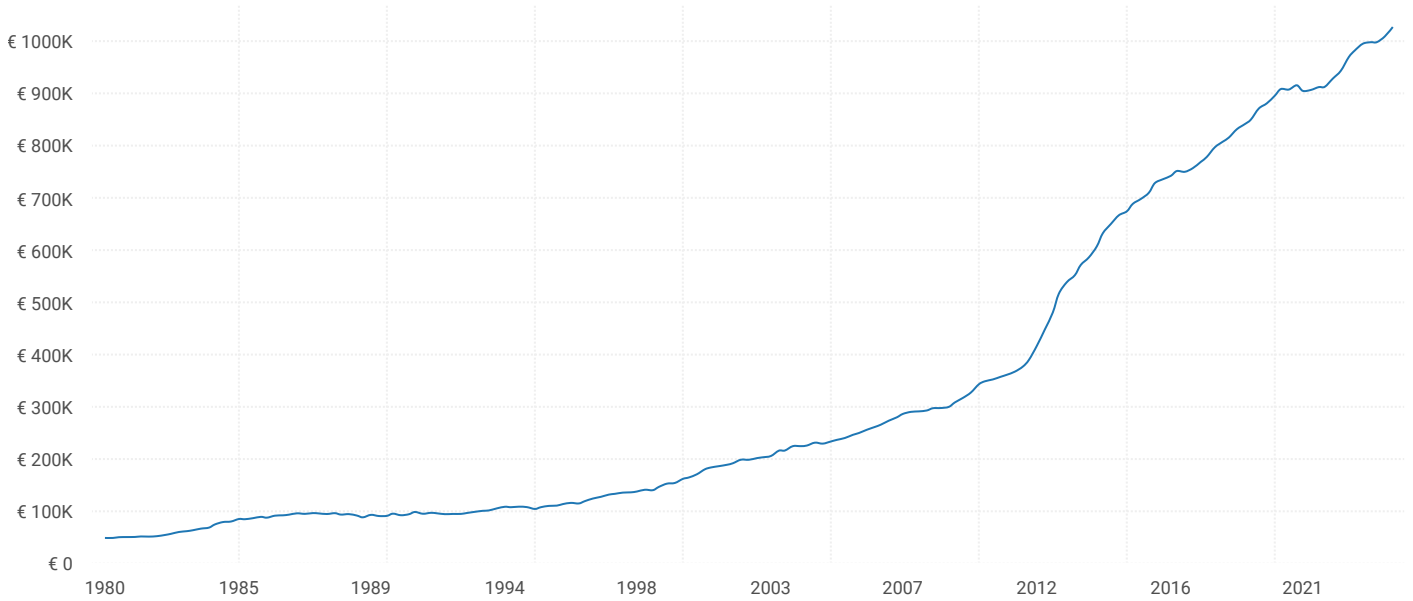
4
PATERSHOL
€ 3.760/m² +8,9%

5
SINT-MACHARIUS
€ 2.930/m² -16,8%

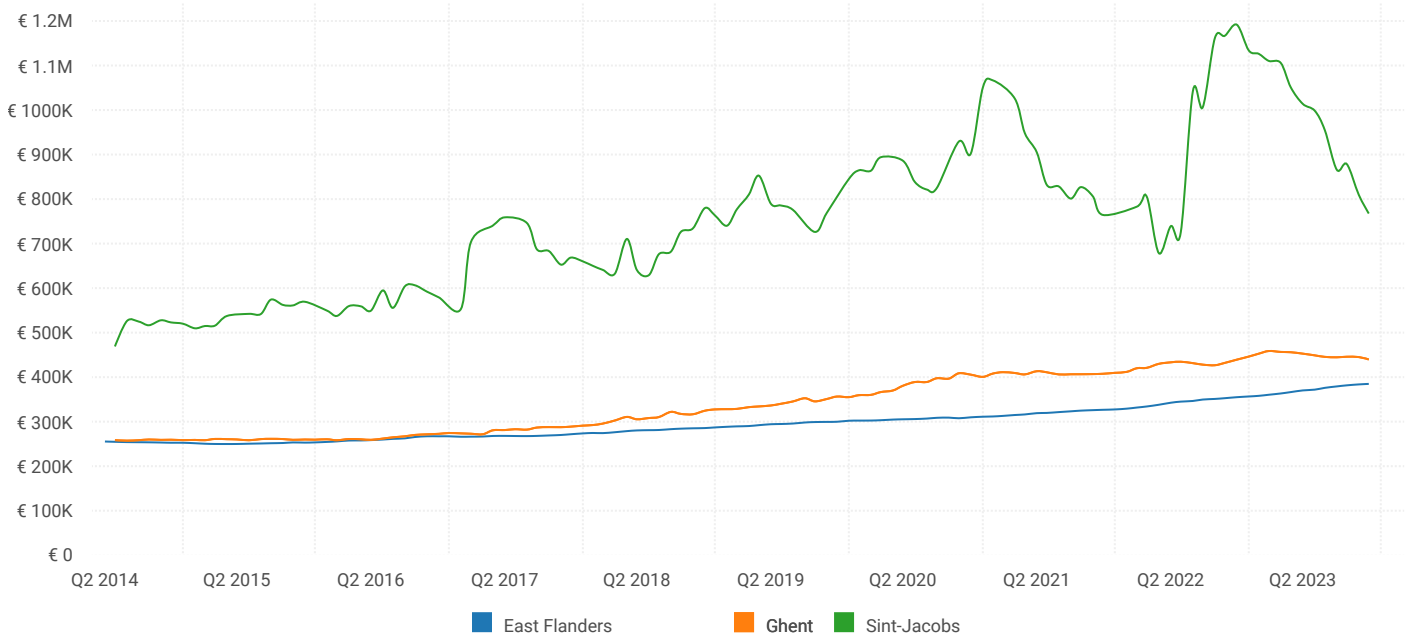
MARKET INSIGHTS

Price Evolution

Simulated estimate for this house over the last 44 years.



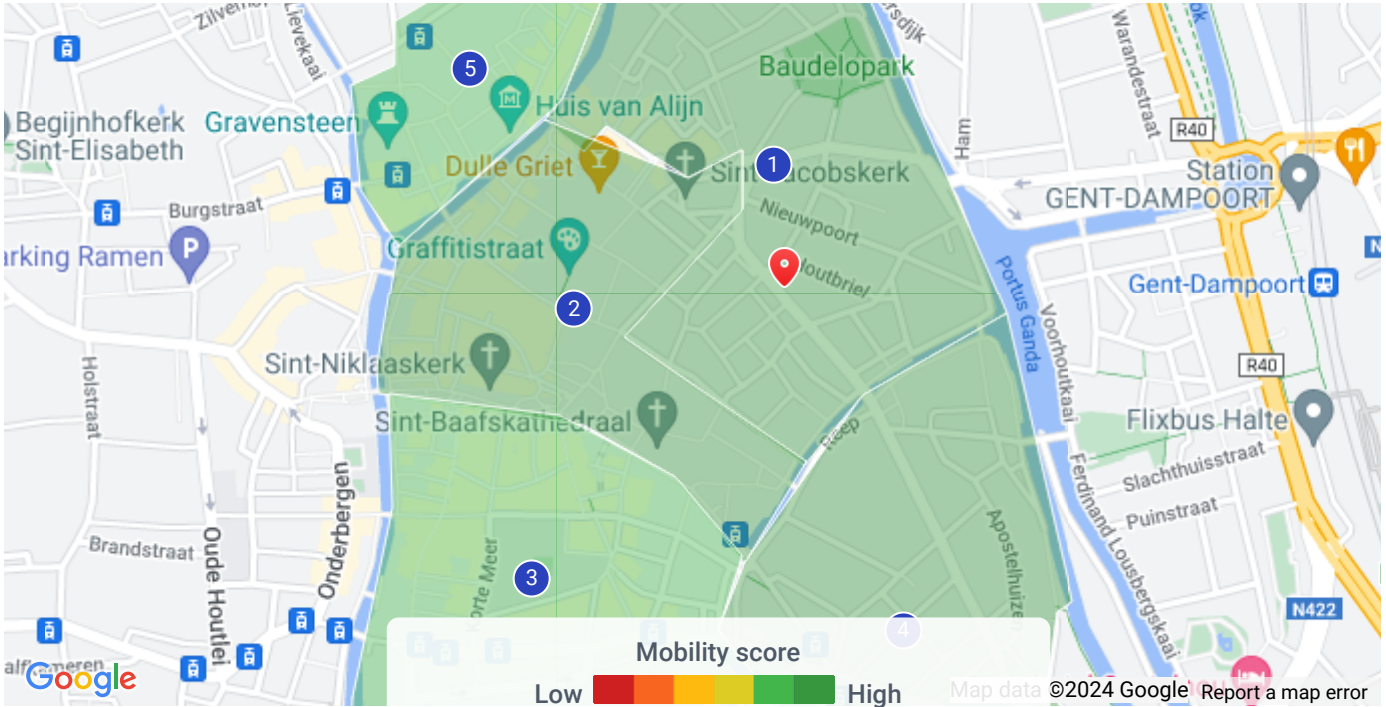
Average asking price in Sint-Jacobs, Ghent over the last 10 years.



4 Mobility

94%

This property has an excellent mobility score, based on the distance to nearby amenities.

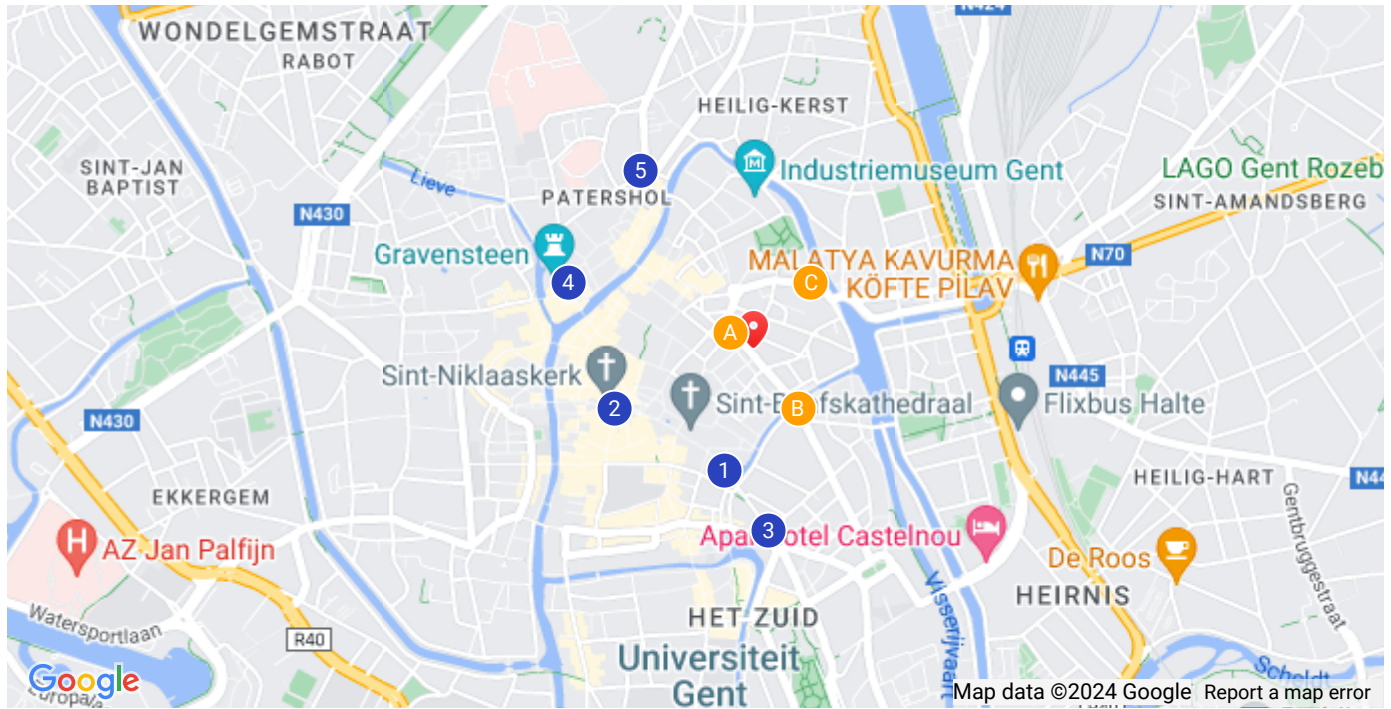


NEIGHBOURHOOD	SCORE
1 Sint-Jacobs	92%
Sint-Jacobsnieuwstraat 17, 9000 Ghent - Centrum, Ghent	94%
2 Kuip	91%
3 Kouter	89%
4 Gent-Centrum-Zuid	92%
5 Patershol	88%

MOBILITY



Public transport - Within walking distance



NAME	DISTANCE	NAME	DISTANCE
1 Gent Duivelsteen Tram stop	385m	A Gent Sint-Jacobs Bus stop	65m
2 Gent Korenmarkt Perron 4-5 Tram stop	446m	B Gent Reep Bus stop	244m
3 Gent Lippensplein Tram stop	561m	C Gent Steendam Bus stop	265m
4 Gent Gravensteen Tram stop	571m		
5 Gent Sluizeken Tram stop	612m		

MOBILITY

 **Nearby cities** - Closest highway junction **3km**



NEARBY CITIES	DISTANCE
1 Ghent	13km
2 Oudenaarde	20km
3 Zottegem	19km
4 Lokeren	21km
5 Ronse	35km
6 Geraardsbergen	31km
7 Waregem	28km
8 Dendermonde	27km

MOBILITY

Schools - Within walking distance



NAME	TYPE	DISTANCE
1 Sint-Lievenscollege - Gent	High school	82m
2 Instituut voor Buitengewoon Secundair Onderwijs Binnenhof - Gent	High school	114m
3 GO! lyceum Gent	High school	208m

MOBILITY

**Amenities** - Within a radius of **1km****94 Groceries**

- 51 Supermarkets (including [Primark](#), [Match](#), [Carrefour Market](#), [Bloemenmarkt](#), [Carrefour express](#), [Markt op vrijdag](#))
- 41 Bakeries (including [Le Pain Quotidien](#), [PAUL \(Paul\)](#), [Pain & Compagnie](#), [Madam Bakster](#), ['t Patsken](#), [Himschoot](#))
- 2 Butchers (including [Kwaliteitsslagerij Geert](#), [aile kasabi](#))

364 Restaurants/Bars

- 233 Restaurants (including [McDonald's](#), [De Kastart](#), [Amadeus 2](#), [Amadeus 1](#), [Godot](#), [Ellis Gourmet Burger](#))
- 131 Bars (including [Vijf Voor Twaalf](#), [De Maecht van Ghent](#), [Starbucks](#), [Limonada](#), [Bar des Amis](#), [Patrick Foley's](#))

19 Medical locations

- 19 Pharmacies (including [Apotheek Denys](#), [Apotheek Nys](#), [Apotheek Sluizeken](#), [Apotheek LloydsPharma De Pannemaeker](#), [Apotheek COOP Martin Kathleen](#), [Apotheek De Belie-Van Laere](#))

19 Financial locations

- 19 Banks (including [BNP Paribas Fortis](#), [Europabank](#), [Belfius](#), [vdk bank](#), [KBC](#), [ING](#))

5 Reference points - Publications

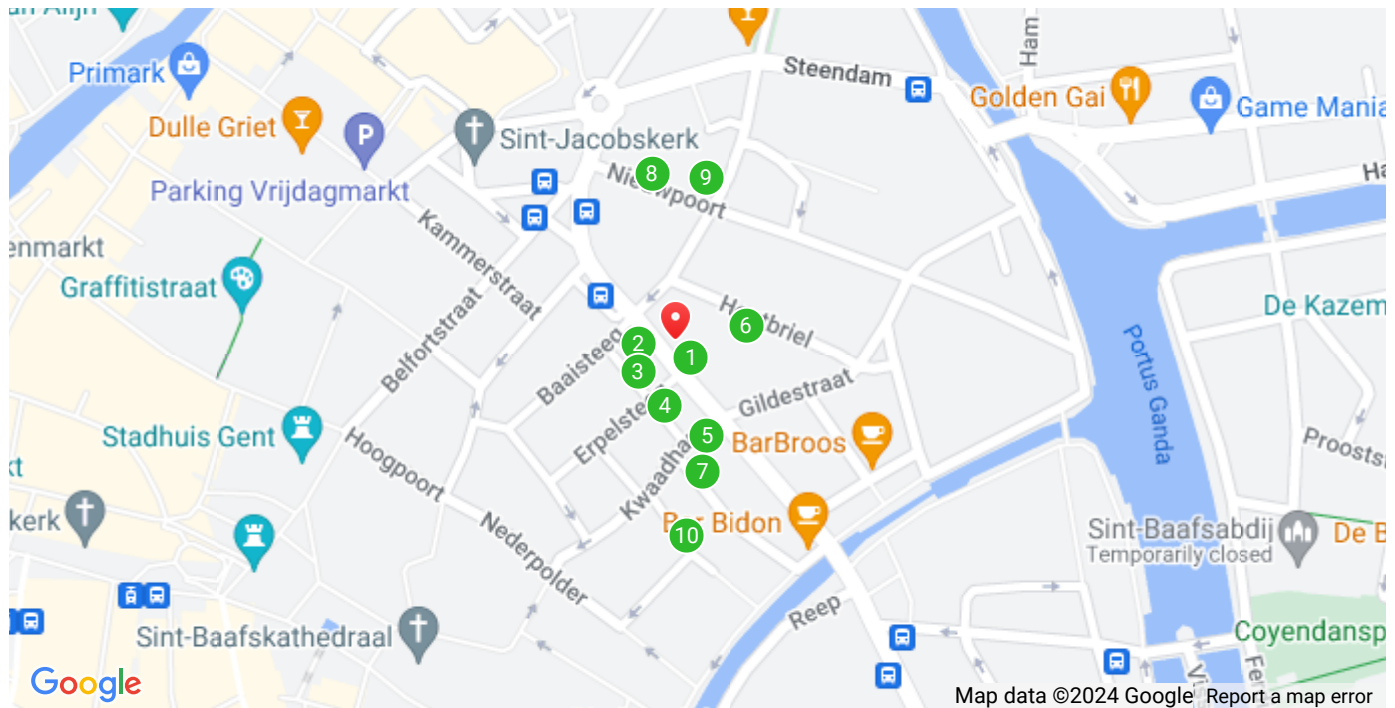


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	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	31/08/20 - 25/01/21	Houtbriel 16	€ 985.000	4	200 m ²
2	12/04/22 - 25/05/22	Ridderstraat 13	€ 450.000	2	110 m ²
3	30/09/22 - 14/12/22	Sint-Jacobsnieuwstraat 75	€ 430.000	2	97 m ²
4	31/10/23 - 15/11/23	Kwaadham 105	€ 1.150.000	3	257 m ²
5	01/07/23 - 22/08/23	Kwaadham 101	€ 448.000	3	128 m ²
6	03/09/21 - 09/09/21	Kwaadham 46	€ 815.000	3	230 m ²
7	13/10/21 - 18/12/21	Duivelsteeg 1	€ 797.000	3	250 m ²
8	21/04/23 - 07/05/23	Houtbriel 9	€ 578.000	4	200 m ²
9	13/09/21 - 26/11/21	Nieuwpoort 25	€ 479.000	4	162 m ²
10	16/03/23 - 09/04/23	Nieuwpoort 27	€ 599.000	4	145 m ²

REFERENCE POINTS - PUBLICATIONS

To rent



DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE	
1	05/10/21 - 26/11/21	Sint-Jacobsnieuwstraat 39	€ 790/month	2	90 m ²
2	25/08/20 - 25/08/20	Sint-Jacobsnieuwstraat 12	/month	--	--
3	04/09/21 - 18/03/23	Ridderstraat 11	€ 1.100/month	2	100 m ²
4	03/12/22 - 04/01/23	Ridderstraat 15C	€ 1.380/month	3	148 m ²
5	03/11/22 - 08/12/22	Kwaadham 52B	€ 1.500/month	2	155 m ²
6	28/02/16 - 17/08/20	Houtbriel 24	€ 930/month	1	110 m ²
7	04/05/20 - 13/05/20	Jan Palfijnstraat 5	€ 835/month	--	--
8	24/01/20 - 03/06/20	Nieuwpoort 15	€ 1.950/month	5	300 m ²
9	21/11/20 - 04/02/21	Sint-Jansdreef 5	€ 1.200/month	3	192 m ²
10	31/01/20 - 16/03/20	Barrestraat 9	€ 1.375/month	3	263 m ²