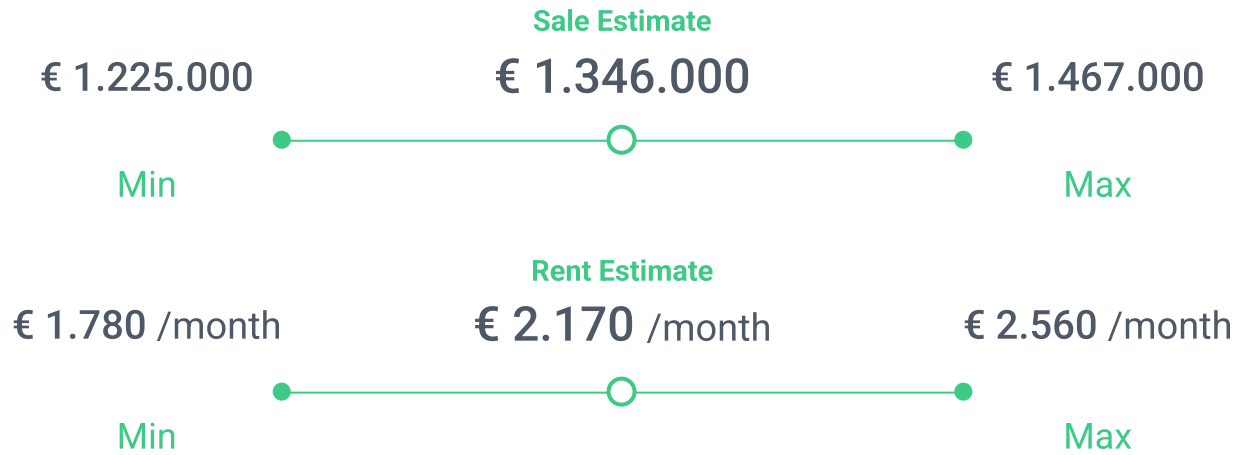




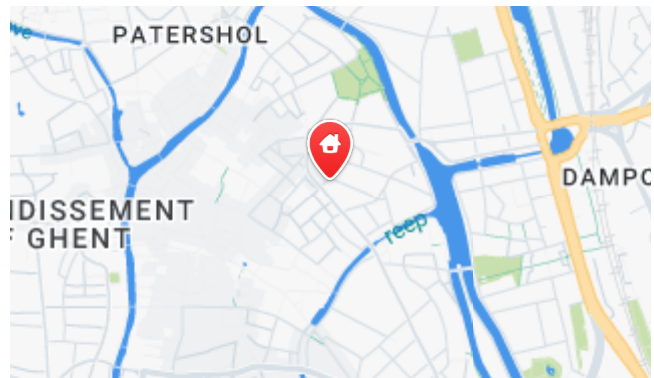
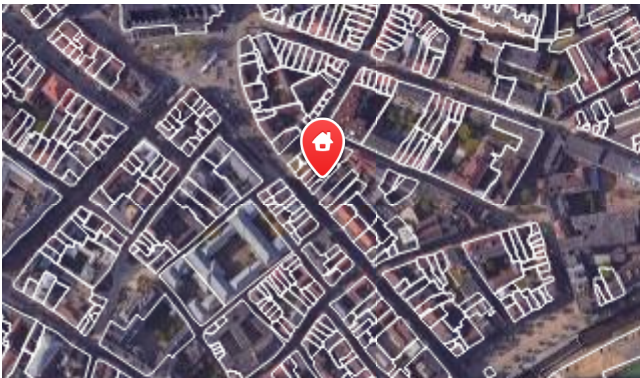
Property valuation report 28 February 2025

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 742m ²
23 Jun 2021 23 Jul 2021	House for sale : €152.999 3 bedrooms 742m ²
11 Oct 2021 11 Oct 2021	House for sale : -- 1 bedroom 742m ²
11 Oct 2021 24 Aug 2023	Property for sale : -- 1 bedroom 742m ²
05 May 2022 10 Aug 2023	House for sale : -- 1 bedroom 2 bathrooms 742m ²

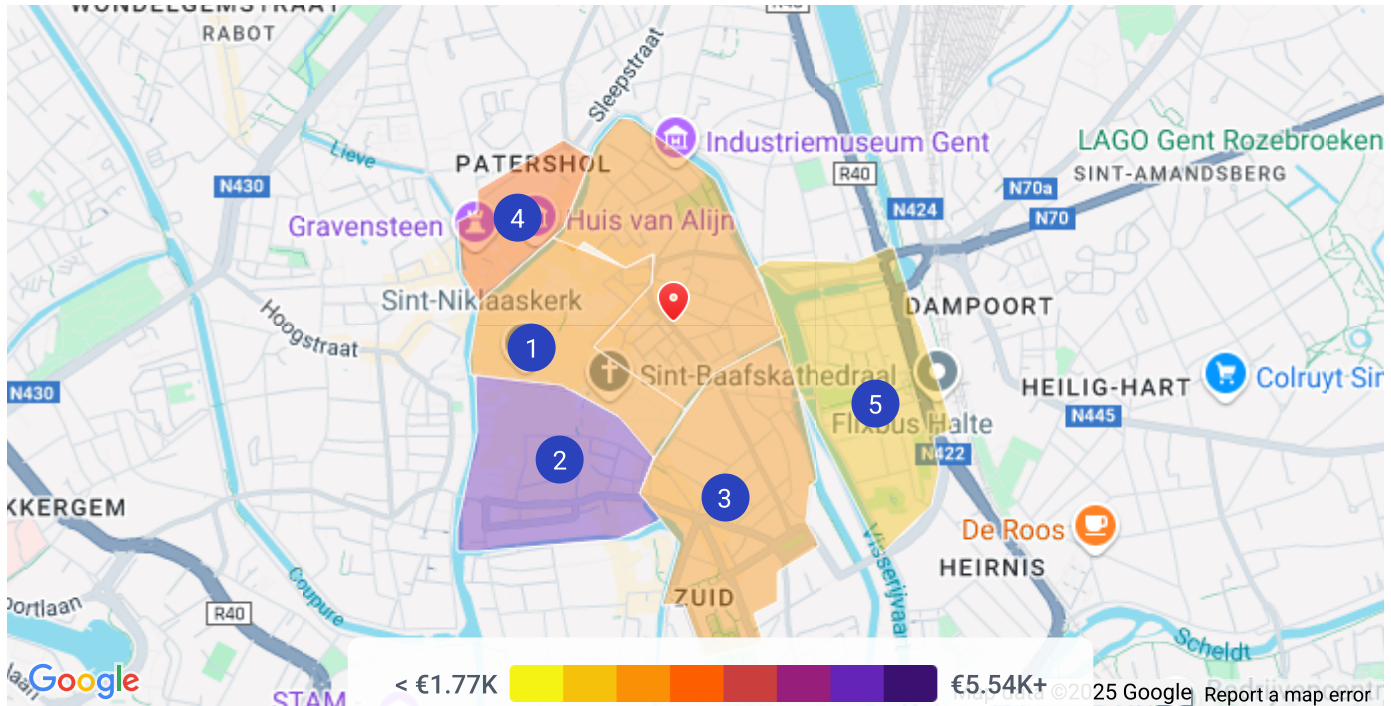


19 Sep 2024 18 Oct 2024	Office to rent : €1.700 1 bathroom 140m ²
19 Sep 2024 18 Oct 2024	Office to rent : €1.700 140m ²
20 Sep 2024 18 Oct 2024	Office to rent : €1.050 1 bathroom 80m ²
25 Sep 2024 18 Oct 2024	Office to rent : €2.750 1 bathroom 220m ²
25 Sep 2024 18 Oct 2024	Office to rent : €2.750 220m ²

3 Market insights

Average price/m² habitable area

(in comparison with Sint-Jacobs)



SINT-JACOBS

€ 3.230/m²

KUIP

€ 2.930/m² -10,4%

KOUTER

€ 5.380/m² +39,9%

GENT-CENTRUM-ZUID

€ 3.280/m² +1,3%

PATERSHOL

€ 3.760/m² +14,1%

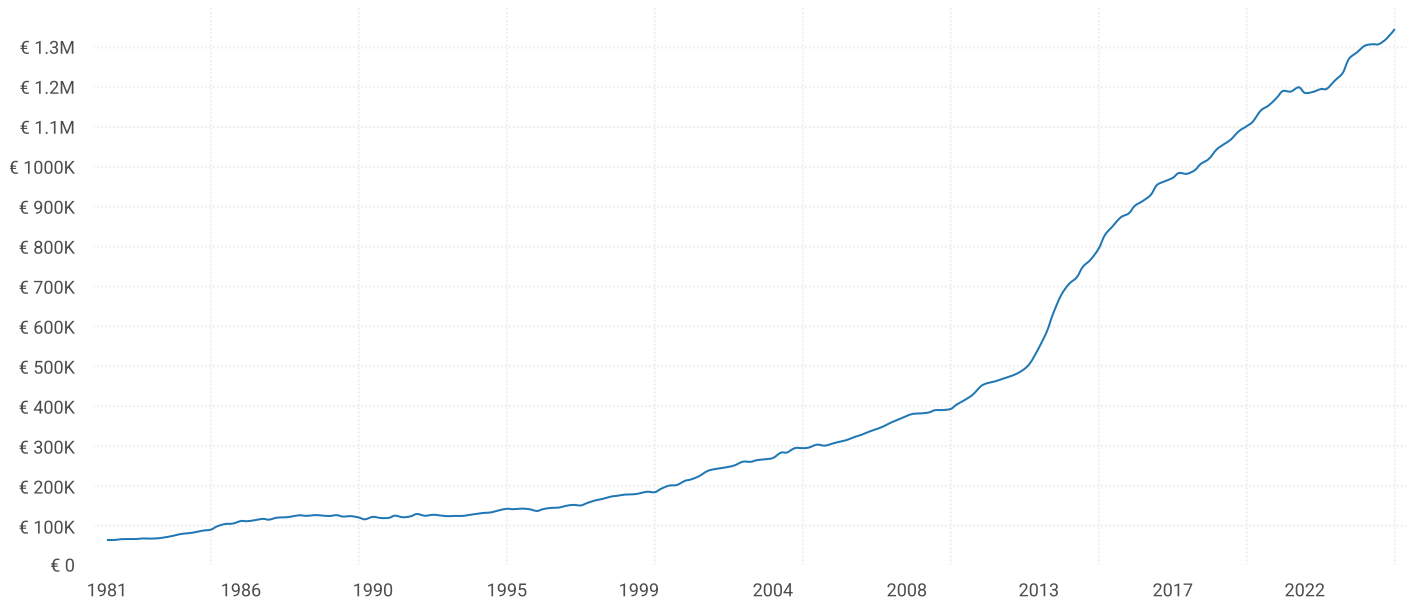
SINT-MACHARIUS

€ 2.840/m² -13,9%

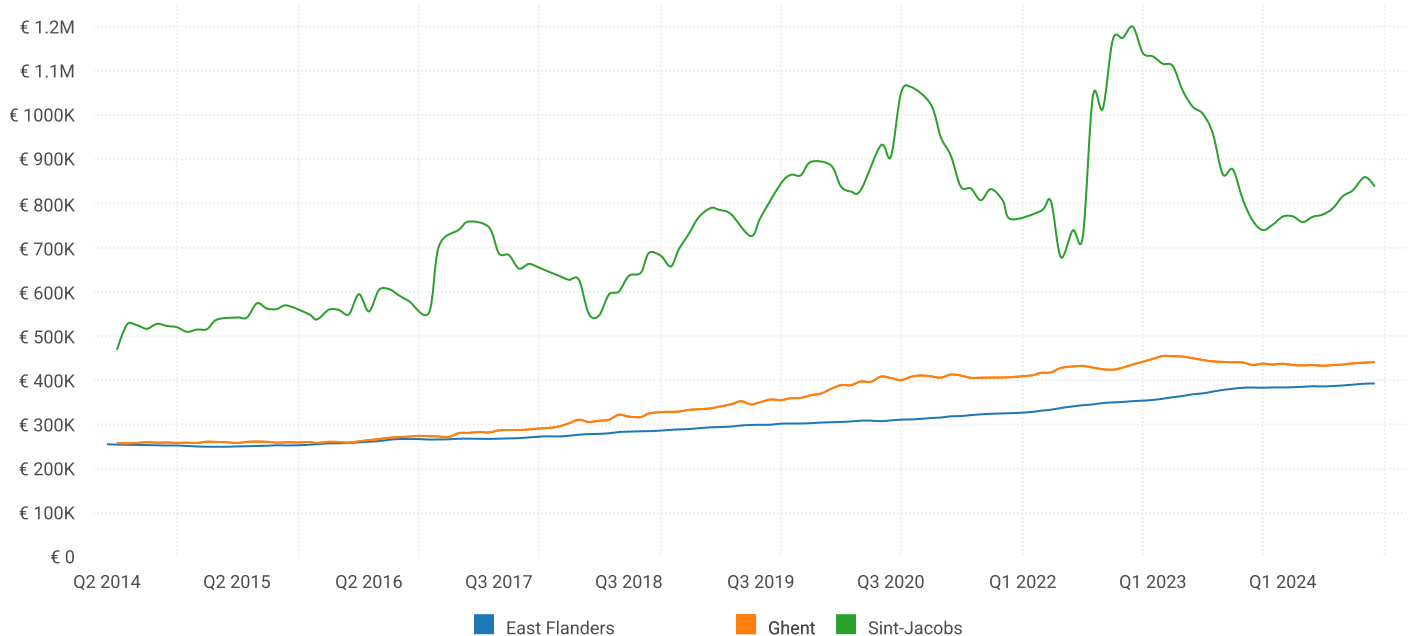
MARKET INSIGHTS

Price Evolution

Simulated estimate for this house over the last 44 years.



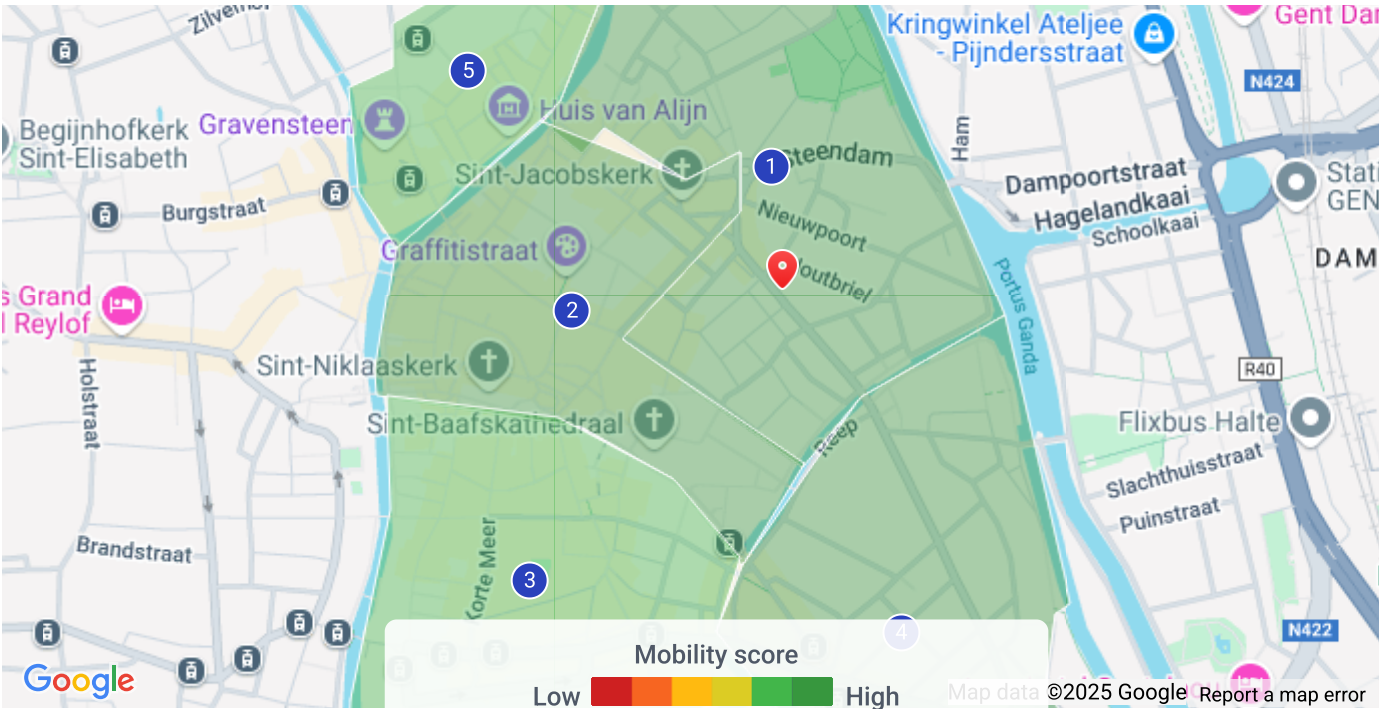
Average asking price in Sint-Jacobs, Ghent over the last 11 years.



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%



Public transport - Within walking distance



NAME		DISTANCE	NAME		DISTANCE
1	Ghent Dampoort Train station	798m	A	Sint-Jacobs perron 3 Bus stop	65m
2	Ghent Sint Pieters Train station	2.55km	B	Sint-Jacobs Bus stop	181m
3	Gentbrugge Train station	2.62km	C	Reep Bus stop	226m
			D	Sint-Jorisbrug Bus stop	263m

MOBILITY

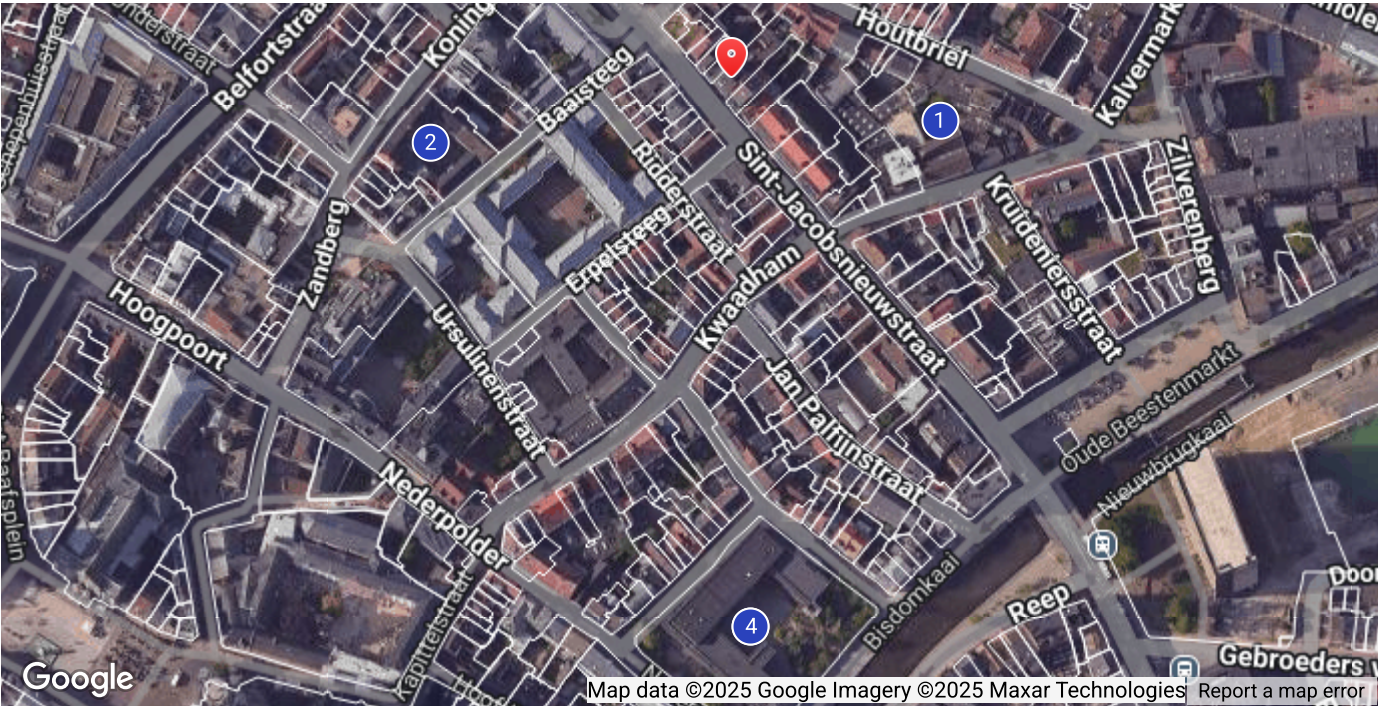
 Nearby cities - Closest highway junction **3km**



NEARBY CITIES		DISTANCE
1	Ghent	340m
2	Lochristi	9km
3	Deinze	16km
4	Eeklo	18km
5	Lokeren	19km
6	Aalter	20km
7	Zele	22km
8	Oudenaarde	25km

MOBILITY

 Schools - Within walking distance



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

MOBILITY



Amenities

- Within a radius of **1km**

42 Groceries

28 Supermarkets (including [Spar](#), [Maya](#), [Kasteelmarkt](#), [Seoul Supermarket](#), [Okay](#), [Okay Direct](#))

11 Bakeries (including [Kultur Bakery](#), [Panda](#), [Hawin](#), [Chambelland](#), [Jacquet](#), [Copain](#))

3 Butchers (including [Aile Kasabi](#), [Zwaenepoel](#), [Slagerij Aula](#))

432 Restaurants/Bars

264 Restaurants (including [Masala Accent](#), [Yalla Yalla](#), [Tokyo Sushi](#), [Halab Al-shahbae](#), [Knees To Chin](#),)

168 Bars (including [Café Oud Patershol](#), [Bar Edward](#), [Ray](#), [Aap](#), [Kiosko](#), [Hasard](#))

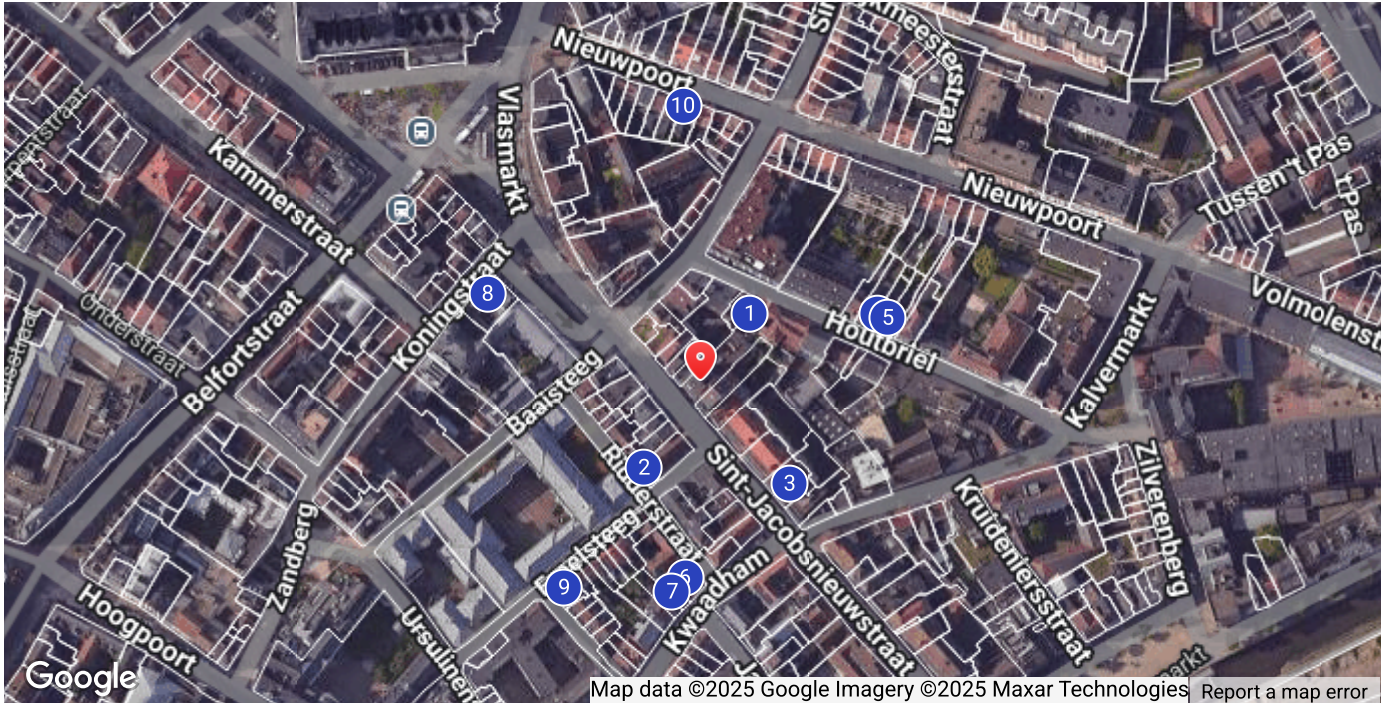
13 Medical locations

13 Pharmacies (including [Van Gansbeke](#), [Kruidvat](#), [Apotheek Reep](#), [Sebastien De Maertelaere](#), [Sluizeken](#), [Apotheek Nys](#))

11 Financial locations

11 Banks (including [Europabank](#), [KBC](#), [vdk](#), [Vahodi](#), [Crelan](#), [Fintro](#))

5 Reference points - Publications



Map data ©2025 Google Imagery ©2025 Maxar Technologies Report a map error

	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	24/06/24 - 25/10/24	Houtbriel 16	€ 725.000	4	206 m²
2	12/04/22 - 25/05/22	Ridderstraat 13	€ 450.000	2	110 m²
3	20/11/24	Sint-Jacobsnieuwstraat 83	€ 235.000	–	103 m²
4	21/04/23 - 07/05/23	Houtbriel 9	€ 578.000	4	200 m²
5	26/11/21 - 08/12/21	Houtbriel 11	€ 429.000	4	236 m²
6	31/10/23 - 16/11/23	Kwaadham 105	€ 1.150.000	3	257 m²
7	01/07/23 - 21/08/23	Kwaadham 101	€ 448.000	3	128 m²
8	05/09/23 - 12/03/24	Vlasmarkt 12	€ 1.750.000	4	548 m²
9	12/10/21 - 19/12/21	Duivelsteeg 1	€ 797.000	3	250 m²
10	27/11/24 - 26/02/25	Nieuwpoort 16	€ 1.295.000	5	350 m²

REFERENCE POINTS - PUBLICATIONS

To rent



	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	05/10/21 - 26/11/21	Sint-Jacobsnieuwstraat 39	€ 790/month	2	90 m²
2	25/08/20 - 25/08/20	Sint-Jacobsnieuwstraat 12	/month	--	--
3	26/02/24 - 15/03/24	Ridderstraat 11	€ 1.250/month	2	100 m²
4	28/02/16 - 17/08/20	Houtbriel 24	€ 930/month	1	110 m²
5	03/11/22 - 08/12/22	Kwaadham 52B	€ 1.500/month	2	155 m²
6	04/05/20 - 13/05/20	Jan Palfijnstraat 5	€ 835/month	--	--
7	20/12/24 - 08/02/25	Baaisteeg 5	€ 1.500/month	1	98 m²
8	24/07/21 - 19/08/21	Nieuwpoort 52	€ 1.590/month	4	--
9	20/11/20 - 23/03/21	Sint-Jansdreef 5	€ 1.200/month	3	192 m²
10	08/11/19 - 03/06/20	Nieuwpoort 15	€ 1.950/month	5	300 m²