



€ 1.295.000 | UKKEL | REF. 5081353



TERRACE SURFACE

36 m<sup>2</sup>

LIVING SURFACE

179 m<sup>2</sup>

BEDROOMS

3



BATHROOMS

4

## 1 last splendid penthouse in this new project surrounded by gardens !

 **rue Groeselenberg 53, 1180**  
**Ukkel**

UCCLE- GROESELLENBERG - Victoire proposes this large 3 bedroom penthouse of 179 sqm including 70 sqm living room opening onto a nice terrace facing SOUTH of 36 sqm ! It features a super equipped Bulthaup kitchen, 3 large bedrooms each with private bathroom. It's situation in a quite street of the Observatory neighborhood, is ideal, within walking distance with the Wolvendael Park, shops and transports. Extra parking in the basement. Sale under the regime of registration fees on the land and VAT on the construction. New building - Low charges. Info: 02 / 375 10 10 and new@victoire.be

## Characteristics

### GENERAL

|                 |                   |                   |                      |
|-----------------|-------------------|-------------------|----------------------|
| Type            | flat              | City              | Ukkel                |
| Price           | € 1.295.000       | Living surface    | 179 m <sup>2</sup>   |
| Terrace surface | 36 m <sup>2</sup> | Bedrooms          | 3                    |
| Bathrooms       | 2                 | Shower rooms      | 2                    |
| Floor           | 1                 | Floors            | 2                    |
| Available       | vanaf akte        | Construction year | 2022                 |
| State           | new               | Kitchen (type)    | US hyper equipped    |
| Toilets         | 3                 | Laundry room      | ✓                    |
| Heating (type)  | collective        | Heating           | gas                  |
| Neighborhood    | woods             | Neighborhood      | quiet                |
| Cellar          | ✓                 | Elevator          | ✓                    |
| Double glass    | ✓                 | PEB               | 65 kW/m <sup>2</sup> |
| EPC code        | B                 | PEB category      | B                    |

### MANDATORY INFO

|                    |               |  |                           |
|--------------------|---------------|--|---------------------------|
| Building permit    | Not announced | Summons and recovery claim   | Not announced             |
| Urban destination  | Not announced | Pre-emption right  | Not announced             |
| Subdivision permit | Not announced |  Flood prone area | not located in flood area |

### FINANCIAL

|           |   |
|-----------|---|
| Under VAT | ✓ |
|-----------|---|

