



€ 735.000 | UKKEL | REF. 5240778



TERRACE SURFACE

11 m²



LIVING SURFACE

138 m²



BEDROOMS

2



BATHROOMS

2

The very best of city life ... in Uccle, close to the Parvis St Pierre à Uccle

 **Rue du Doyenne 56, 1180 Ukkel**

Magnificent 2 bedroom ground floor ideally located in the quietest part of the project in the interior of the island.

The entrance hall with cloakroom, separate toilet and technical room opens on the one hand on the master bedroom with complete bathroom via a night hall and on the other hand on the very beautiful living room including the dining room and the super equipped open kitchen that a terrace and a garden prolong pleasantly. The second bedroom, accessible via the 2nd night hall, also has a complete bathroom. Great comfort and greenery.

The CARRE COGHEN project is located in the center of Uccle. Enjoy the many advantages of this project such as the exceptional location close to a wide variety of urban commodities, the high-quality of the construction, the splendid finishing and last but not least the beautiful inside lush garden.

A project of GALIKA HUMAN ESTATE

Do not hesitate, contact us now! Sale under VAT 21 %. -> reduced to 6% under conditions (*until 2024, Unique property, less than 200 sqm, live there at least 5 years, N/A for investors).


Cellar included and parking in supplement in the basement (40 000 €)

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	€ 735.000	Living surface	138 m ²
Terrace surface	11 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	2
Available	bij oplevering	Construction year	2024
State	new	Garden surface	9 m ²
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	residential area	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
EPC code	A	PEB category	A

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	✓
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