



€ 495.000 | UKKEL | REF. 5587787



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 106 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## New apartments in Uccle – Splendid location !

 **Clos Andree Dumont 1-2, 1180 Ukkel**

Victoire offers a 2-bedroom ground-floor flat of more than 105m<sup>2</sup>. The living space is generous and makes it possible to create an office area. The kitchen is slightly recessed and superbly equipped, living room with access to the small front garden. The 2 bedrooms are at the rear, the master with en suite bathroom has direct access to the terrace and small rear garden. 1 bathroom, a utility room and 1 separate WC complete this property.

This project is immersed in the Natura 2000 area on the plateau of Kinsendael.

The quietness of the green areas and the feeling of living outside the city are guaranteed, and yet you are only 10 min. away from Fort Jaco or the Vivier d'Oie.

As for the whole project, it will be a low-energy building with a minimal ecological footprint and sober and tasteful finishes to ensure a maximum well-being at home.

To facilitate parking, whatever your means of transportation, the basement includes parking spaces (mandatory and additional) and a bicycle room. A cellar per property is also provided. Sale under registration rights on the land (12.5%) and under VAT on the construction (21 %).

Definitely worth a visit of this new neighborhood, contact us : new@victoire.be - 02/375 1010.

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 495.000	Living surface	106 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	3
Available	vanaf akte	Construction year	2024
State	new	Garden surface	59.19 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Double glass	✓
PEB	85 kW/m <sup>2</sup>	PEB category	B
EPC code	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	✓
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