



€ 635.000 | UKKEL | REF. 5834538



TERRACE SURFACE

36 m<sup>2</sup>



LIVING SURFACE

125 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## New apartments in Uccle - Stunning location !

 **Clos Jean-Pierre de Launoit 7-8, 1180 Ukkel**

Victoire offers a beautiful first floor with a terrace and a large garden with an ideal Southeast orientation.

The long entrance hall with checkroom and separate toilet welcomes the 3 bedrooms on one side and the bathrooms and showerroom on the other ; it further opens up to the very bright living space which is extended by the terrace. The super equipped kitchen is open and forms a corner with the technical room.

Bicycle room in the basement. Parking and cellar required in addition.

Sale under registration rights on the land and under VAT regime on the construction.

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.

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.

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

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 635.000	Living surface	125 m <sup>2</sup>
Terrace surface	36 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Floors	3	Available	vanaf akte
Construction year	2022	State	new
Garden surface	276 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	✓	Elevator	✓
Double glass	✓	PEB	65 kW/m <sup>2</sup>
		PEB category	B
EPC code	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	✓
-----------	---

