



€ 415.000 | UKKEL | REF. 5834570



LIVING SURFACE

98 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## New apartments in Uccle - Stunning location !

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

Victoire offers you on the ground floor at the front of the building, a 2 bedroom duplex apartment with garden. The hall (+ separate toilet) opens onto the living space which includes the super equipped open kitchen, both have direct access to the garden. The 1st floor includes 1 bathroom, a technical room, 1 separate toilet and the 2 beautiful bedrooms, one with a dressing area. Bicycle room in the basement. Outside parking space included. 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	€ 415.000	Living surface	98 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Floor	0+1	Floors	3
Available	vanaf akte	Construction year	2022
State	new	Garden surface	32 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	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	✓
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