



€ 574.000 | UKKEL | REF. 5865867



TERRACE SURFACE

 17.9 m<sup>2</sup>


LIVING SURFACE

 99 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## LAUREE project in Uccle - 2 bedroom flat NEW + terrace

 **Chaussée de Waterloo 843-851, 1180 Ukkel**

VICTOIRE invites you to discover this well appointed 2 bedroom apartment in the LAUREE project located in the Montjoie/Churchill area in Uccle, in a city environment but with a view on the Bois de la Cambre.

This crossing apartment, on the second floor, enlarged by 2 terraces includes a living room in the front, the super equipped kitchen is in the middle and the dining room on the garden side. A hall leads to a first bedroom (with dressing room and shower room en suite), and the second bedroom which benefits from an access to the back terrace A bathroom + toilet, a separate toilet, and a laundry room complete this property.

The Bois de la Cambre provides a green and very resourceful vis-à-vis.

Cellar : 7500 € - Parking in supplement from 40 000 €.

Stroller room and bicycle place provided.

Sale under the RR regime (land) and VAT (construction) .

Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 574.000	Living surface	99 m <sup>2</sup>
Terrace surface	17.9 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	4	Available	bij oplevering
Construction year	2023	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	central	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
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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