

€ 395.000 | UKKEL | REF. 5865871



TERRACE SURFACE

5.3 m<sup>2</sup>



LIVING SURFACE

69 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

2

## 1 bedroom flat NEW - close to the Bois de la Cambre

 **Avenue Beau-Séjour 2-6, 1180 Ukkel**

VICTOIRE invites you to discover this 1 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. On the first floor, this crossing apartment with a front balcony overlooks the part of the Avenue Beau-Séjour set back from the Chaussée de Waterloo.

The living space includes the dining room and the living room as well as the super equipped open kitchen. The bedroom with bathroom and laundry room (en suite) opens onto the small back terrace with view on a green roof.

Cellar : 7500 € - Parking 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	€ 395.000	Living surface	69 m <sup>2</sup>
Terrace surface	5.3 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	4	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	underfloor heating partially
Neighborhood	quiet	Neighborhood	central
Elevator	✓	PEB	95 kW/m <sup>2</sup>
EPC code	B	PEB category	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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