



TERRACE SURFACE

 35 m²


LIVING SURFACE

 153 m²


BEDROOMS

3



BATHROOMS

2

Perfect Environment, Vert Chasseur - 3-bedroom Apartment with Terrace

 **Avenue de l'Observatoire 35, 1180 Ukkel**

This project of two apartment villas enjoys a particularly privileged location in the quiet and sought-after neighborhood of Vert Chasseur, just a few steps from the Bois de la Cambre and the various activities of this residential area of Uccle. Victoire offers you, here in villa A, a splendid ground floor apartment of 153 sqm with terrace (35 sqm) and well-maintained garden at the front of the property, benefiting from morning sun. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the technical room (including the laundry room) and opens onto the spacious living/dining area, with the beautiful fully equipped open kitchen; this living space extends to the well-oriented outdoor areas. The master bedroom (16.4 sqm) also opens onto the garden and enjoys a large bathroom (with shower, bath, and toilet). On the opposite side of the apartment, the other 2 bedrooms (12.5 and 10.7 sqm respectively), each with a balcony, share a shower room with toilet as well.

A double parking spot and a cellar will be available additionally, ensuring additional space and storage facilities.

Sale under DE (12.5%) for the land part and under VAT for the construction part.


For optimal comfort, each apartment will benefit from an individual heat pump, supplemented by photovoltaic solar panels, guaranteeing Class A energy performance.

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	Price on request	Living surface	153 m ²
Terrace surface	35 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	498 m ²	Facades	3
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
		PEB category	A
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

