



Price on request

UKKEL

REF. 5910920



TERRACE SURFACE

 42.8 m²


LIVING SURFACE

 189 m²


BEDROOMS

3



BATHROOMS

3

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

 **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. Taking advantage of the afternoon sun, the beautiful entrance hall welcomes you with a built-in cloakroom, a guest toilet, and a technical room with laundry facilities, which opens directly onto the 3 bedrooms and then more broadly onto the spacious living/dining area (84.5 sqm) and the beautifully equipped open kitchen. A terrace of 43 sqm and a garden well-oriented towards the southwest pleasantly extend these living spaces.

The master bedroom (18.5 sqm) benefits from a dressing area and a bathroom (with bath, shower, double sink, and toilet). The other 2 bedrooms (14.7 and 14.6 sqm respectively) also enjoy a shower room with toilet. All 3 bedrooms have balconies.

A double parking space and a cellar will be available at extra costs ensuring additional parking 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	189 m ²
Terrace surface	42.8 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	572 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

