



Price on request

UKKEL

REF. 5911001



TERRACE SURFACE

 35 m²


LIVING SURFACE

 179 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 here a beautiful 179,2 sqm apartment, with a 35 sqm terrace on the front of villa A's first floor, 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 living space with the superbly equipped open kitchen (+ a utility room); it extends to a pleasant, well-oriented terrace. The master bedroom (21.6 sqm) enjoys a balcony and features a large bathroom (with shower, bath, double sink, and toilet). The other 2 bedrooms (15 and 11.7 sqm respectively), each with a balcony as well, each benefit from a shower room, one with a toilet. A double parking spot and a cellar will be available additionally, ensuring additional space and storage facilities. Sale under registration rights (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	179 m ²
Terrace surface	35 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	2
Floor	1	Floors	2
Available	bij oplevering	Construction year	2026
State	new	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

