



Price on request | UKKEL | REF. 5911081



TERRACE SURFACE

 66 m²


LIVING SURFACE

 302 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.

Victoire proposes you here a splendid ground floor apartment of 302 sqm with terrace and garden, very well situated at the back of the property in VILLA B, benefiting from afternoon sun. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the technical room (including the laundry room) as well as an entrance to the large beautifully equipped kitchen; A night hall leads to 2 bedrooms with balcony (20.4 sqm and 15.68 sqm) including one with a dressing area, each enjoying a shower room with sink and toilet. The living spaces including the living room (49.34 sqm), the dining room (48.89 sqm), and the kitchen (26.99 sqm) are spacious, bright, and extended by the terrace and the garden, ideally oriented to the South-South/West.

The master bedroom (20.37 sqm) also enjoys a view of the garden and benefits from a large bathroom (with shower, bath, double sink, and toilet). A bureau or library space (18.29 sqm) completes this property.

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	302 m ²
Terrace surface	66 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	1973 m ²	Facades	3
Kitchen (type)	US hyper equipped	Office area	18.29 m ²
Toilets	4	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
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

