



TERRACE SURFACE

 89 m<sup>2</sup>


LIVING SURFACE

 319 m<sup>2</sup>


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 stunning ground floor apartment of 319 sqm with terrace (89 sqm) and a well-maintained garden at the rear of the property in VILLA B, benefiting from the 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 kitchen and to 2 bedrooms with balcony (15.71 sqm and 18.73 sqm), both with dressing areas, and each enjoying a shower room with sink and toilet.

The living spaces including the living room with the dining area (103.68 sqm) and the beautifully equipped kitchen (26.99 sqm) are spacious, bright, and extended by a terrace (95.2 m<sup>2</sup>) and a garden, ideally oriented to the south.

The master bedroom (21.41 sqm) also enjoys a view of the garden and features a dressing area and a large bathroom (with shower, bath, double sink, and toilet). A TV lounge or library space (24.25 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	319 m <sup>2</sup>
Terrace surface	89 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	1187 m <sup>2</sup>	Facades	3
Kitchen (type)	US hyper equipped	Office area	24.25 m <sup>2</sup>
Toilets	4	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
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

