





TERRACE SURFACE

89 m²



LIVING SURFACE

319 m²



REDBOOM

2



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^2) 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.

Ukkel

319 m²

bij oplevering

2

new

24.25 m²

hot air pump

45 kW/m²

Α

residential area



Characteristics

GENERAL

City	flat	Туре
Living surface	Price on request	Price
Bedrooms	89 m²	Terrace surface
Parkings (indoor)	3	Bathrooms
Available	2	Floors
State	2026	Construction year
Facades	1187 m²	Garden surface
Office area	US hyper equipped	Kitchen (type)
Laundry room	4	Toilets
Heating	individual	Heating (type)
Neighborhood	quiet	Neighborhood
Elevator	✓	Cellar
PEB	✓	Double glass
PEB category		
	А	EPC code

MANDATORY INFO

Building permit Not announced		
Urban destination Not announced		
Subdivision permit Not announced		

Summons and recovery claim

Not announced

Pre-emption right Not announced

Flood prone area

not located in flood area







