



Price on request | UKKEL | REF. 5911580



TERRACE SURFACE

 95 m<sup>2</sup>


LIVING SURFACE

 376 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

## 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 proposes here a stunning 376 sqm duplex penthouse with 2 terraces (totaling 95 sqm), very well situated at the rear of the property in VILLA B, enjoying the afternoon sun and endless green views in an exceptional environment. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and a first bedroom (21.51 sqm) with a full bathroom (sink, bathtub, and toilet). This hall then opens onto the central area of the apartment, including the staircase leading to the upper floor, and provides access to the living/dining room (39.72 sqm and 40.71sqm), the beautifully equipped open kitchen (34.08 sqm) slightly set back with the utility room (including the laundry). Two other bedrooms with balconies (21.16 sqm and 23.48 sqm), one with a dressing area (each enjoys either a bathroom with double sink, bathtub, and toilet, or a shower room with sink and toilet). A wide open space (70.05 sqm) extended by a second terrace on the upper floor also benefits from the nice canopy views.

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	376 m <sup>2</sup>
Terrace surface	95 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floor	1	Floors	2
Available	bij oplevering	Construction year	2026
State	new	Facades	3
Kitchen (type)	US hyper equipped	Office area	18.29 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>
		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

