



Price on request | UKKEL | REF. 5911987



TERRACE SURFACE

 104 m<sup>2</sup>


LIVING SURFACE

 371 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 splendid 371 sqm duplex penthouse with terraces (104 sqm), very well situated at the rear of the property in VILLA B, enjoying the morning sun. The spacious entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the utility room (including the laundry), as well as an entrance to the large beautifully equipped kitchen (26.76 sqm) and to 1 bedroom with balcony (18.03 sqm) featuring a lovely dressing area, and benefiting from a shower room with double sink and toilet. The hall then leads to the central area of the apartment with the staircase leading to the upper floor which includes the living room and the dining room (44.53 sqm and 47.67 sqm). A beautiful terrace of 52.5 sqm offers a lovely extension to the outdoors. Two other bedrooms with balconies (18.9 and 12.79 sqm) enjoy, one, a bathroom with double sink and toilet and dressing area, and the other, a shower room with sink. A vast versatile space (67.72 sqm) extended by a second terrace (51.4 sqm) is located on the upper floor and benefits from tranquility and a view of the front of the 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	371 m <sup>2</sup>
Terrace surface	104 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	68.04 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

