



Price on request

UKKEL

REF. 5912322



TERRACE SURFACE

 42.8 m²


LIVING SURFACE

 212 m²


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 offers here a superb apartment of 212 sqm with terrace (42,8 sqm), very well situated on the rear first floor of the building, which will benefit from afternoon sun. The beautiful entrance hall welcomes you immediately with a built-in cloakroom, a guest toilet, and a utility room with laundry which opens onto the first 2 bedrooms and then more broadly onto the spacious living room, dining room (65.15 sqm), and the beautifully equipped open kitchen (16sqm). A terrace of 43 sqm and a well-oriented garden towards the Southwest pleasantly extend these living spaces.

The master bedroom (26.7sqm) with garden views, enjoys a dressing area and a bathroom (with bathtub, shower, double sink, and toilet). The other 2 bedrooms (17.7 and 19.8 sqm) each have a shower room and a bathroom (with bathtub, shower, sink, and toilet) respectively. All 3 bedrooms benefit from French doors with balconies.

A double parking space and a cellar will be available at extra costs ensuring additional parking and storage facilities.

Sale under registration rights (12.5%) for the land part and under VAT for the construction part. Delivery scheduled for May 2026.


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	212 m ²
Terrace surface	42.8 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Facades	3	Kitchen (type)	US hyper equipped
Toilets	3	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

