



€ 3.050 | UKKEL | REF. 5959333



TERRACE SURFACE

36 m²



LIVING SURFACE

134 m²



BEDROOMS

2



BATHROOMS

2

Flat at Ukkel

 **Avenue Hamoir 8/1.2, 1180 Ukkel**

In the prestigious, leafy Observatoire district, close to all amenities (transport, European school, shops), in a new, luxury building, this magnificent 134 m² first-floor flat has 2 beautiful terraces of 21 and 15 m². The flat comprises a spacious entrance hall, a bright 53.5 m² living room with access to the south-facing terrace, a superbly equipped open-plan kitchen, a utility room, 2 bedrooms (18 -11 m²), one of which has a terrace, 1 shower room, 1 bathroom, parquet flooring throughout the flat, fitted wardrobes, a large cellar and a compulsory parking space (+ EUR 150). Energy-efficient and acoustic. Triple glazed burglar-proof windows. Ultra-efficient boiler (latest-generation heat pump). Bike room. Exceptional surroundings. Excellent EPB: A


Further information: www.victoire.be

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	€ 3.050	Living surface	134 m ²
Terrace surface	36 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	3	Available	onmiddellijk
Construction year	2024	State	new
Facades	4	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating	hot air pump	Neighborhood	central
Neighborhood	quiet	Cellar	✓
Elevator	✓	Double glass	✓
PEB	25 kW/m ²	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

FINANCIAL

Tenant charges	200 €	Rental deposit	2 months
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