



€ 4.600 | UKKEL | REF. 5959368



TERRACE SURFACE

30 m²



LIVING SURFACE

218 m²



BEDROOMS

3



BATHROOMS

3

Flat at Ukkel

 **Avenue Hamoir 8/2.1, 1180 Ukkel**

Observatory: close to all amenities (transport, European school, shops, etc.) and in a new, luxury building, magnificent second-floor flat of 218 m² with 2 beautiful terraces of 23 and 7 m². The flat comprises a spacious entrance hall, a sumptuous 48.5 m² living room with access to the 23 m² south-facing terrace, a beautiful fully-equipped open-plan kitchen, a utility room, 3 bedrooms (31-16-18 m²), 1 shower room, 2 bathrooms, parquet flooring throughout the flat, light fittings, cupboards, a large cellar, 2 compulsory parking spaces (150 EUR / space). Energy-efficient and acoustic. Burglar-resistant triple-glazed 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	€ 4.600	Living surface	218 m ²
Terrace surface	30 m ²	Bedrooms	3
Bathrooms	2	Shower rooms	1
Parkings (indoor)	2	Floor	2
Floors	3	Available	onmiddellijk
Construction year	2024	State	new
Facades	4	Kitchen (type)	US hyper equipped
Toilets	3	Laundry room	✓
Heating	hot air pump	Neighborhood	central
Neighborhood	quiet	Cellar	✓
Elevator	✓	Double glass	✓
PEB	32 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 330 €	Rental deposit 2 months
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