



€ 480.000 | UKKEL | REF. 5992158



TERRACE SURFACE

12 m<sup>2</sup>



LIVING SURFACE

107 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Your rendez-vous with greenery at the "CANOPEE" project in Uccle !

 **Clos Andrée Dumont 4, 1180 Ukkel**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire offers:

This beautiful through-apartment with a terrace and garden is located at the front of the project – facing SOUTH/WEST.

The entrance hall leads to the living area, which includes a fully equipped open kitchen, dining room, and living room.

A night hall, with the utility room, separate toilet, and a shower room, leads to the second part of the apartment with 2 bedrooms. The master bedroom has a dressing area and a full bathroom (with toilet, two sinks, and a bathtub), while the second bedroom is smaller. This project will, of course, be designed with low energy consumption and a minimal ecological footprint. The finishes are elegant and understated, made from high-quality materials to provide maximum home comfort. As expected, the building will have an excellent energy performance certificate (EPC)!

Parking (mandatory and additional) and a bike room are available. A storage cellar is also provided for each unit. Sales are under registration rights for the land and under VAT for the construction.

This well-designed new neighborhood is peacefully immersed in a Natura 2000 area on the Kinsendael plateau, giving the feeling of living in the countryside!

Yet, you are only 7 minutes away from Fort Jaco or Vivier d'Oie.

# Characteristics


## GENERAL

Type	flat
Price	€ 480.000
Terrace surface	12 m <sup>2</sup>
Bathrooms	2
Floors	4
Construction year	2026
Garden surface	116.27 m <sup>2</sup>
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	107 m <sup>2</sup>
Bedrooms	2
Parkings (indoor)	1
Available	bij oplevering
State	new
Facades	2
Toilets	2
Heating (type)	underfloor heating partially
Heating	hot air pump
Neighborhood	woods
Elevator	✓
PEB	45 kW/m <sup>2</sup>
PEB category	A

## MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

## FINANCIAL

Under VAT	✓
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