



€ 533.000 | UKKEL | REF. 5996700



TERRACE SURFACE

13 m²



LIVING SURFACE

107 m²



BEDROOMS

3



BATHROOMS

2

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

 **Clos Andrée Dumont 4, 1180 Uccle**

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

An attractive 3-bedroom apartment with terrace and garden at the front of the the building - south-west facing.

Entrance hall with space for a cloakroom and guest's WC - Beautiful living space with fully-equipped kitchen, dining room and living room extending onto the terrace and garden.

The night hall houses a bathroom (with bath, 1 washbasin and separate toilet opening onto the utility room), and 2 bedrooms.

The master bedroom has an en suite shower room (with 1 washbasin).

All 3 bedrooms have balconies with forest views to the rear.

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	City	Ukkel
Price	€ 533.000	Living surface	107 m ²
Terrace surface	13 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floors	4	Available	bij oplevering
Construction year	2026	State	new
Garden surface	70 m ²	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	35 kW/m ²
		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

FINANCIAL

Under VAT	✓
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