



€ 460.000 | UKKEL | REF. 5996785



TERRACE SURFACE

 12 m²


LIVING SURFACE

 99 m²


BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 5, 1180 Uccle**

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

Attractive 2-bedroom ground floor apartment, with a terrace and frontgarden overlooking the square.

Entrance hall with checkroom and separate toilet. The living area comprises a superbly equipped open-plan kitchen, dining room and living room, all extending out to the exterior. Small night hall with utility room, master bedroom with bathroom (complete, en suite with 2 washbasins, bath and WC). The second bedroom also has an en suite shower room (with 1 sink) and a small dressing area.

Both bedrooms have balconies with views on 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 | € 460.000 | Living surface | 99 m ² |
| Terrace surface | 12 m ² | Bedrooms | 2 |
| Bathrooms | 2 | Parkings (indoor) | 1 |
| Floors | 4 | Available | bij oplevering |
| Construction year | 2026 | State | new |
| Garden surface | 114 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 | ✓ |
|-----------|---|

