



€ 365.000 | UKKEL | REF. 5996901



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 75 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1

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

 **Clos Andrée Dumont 7, 1180 Uccle**

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

This 1-bedroom apartment has a terrace and garden facing east-south, overlooking the main street.

The spacious living area includes a fully-equipped kitchen, dining room and living room extending onto the terrace.

One bedroom with balcony overlooking the patio. A utility room, a shower room with 1 washbasin and a separate toilet complete this property.

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	€ 365.000	Living surface	75 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floors	4	Available	bij oplevering
Construction year	2026	State	new
Garden surface	50 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	35 kW/m <sup>2</sup>
		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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