



€ 397.000 | UKKEL | REF. 5996972



TERRACE SURFACE

12 m²



LIVING SURFACE

89 m²



BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 8, 1180 Ukkel**

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

This attractive 2-bedroom ground-floor apartment has an east-south facing terrace and garden.

Entrance hall with access to the 1st bedroom, followed by a small night hall with guest WC, utility room and bathroom (with bath and 2 washbasins) and on to the master bedroom. Both rooms enjoy the garden and the view over the patio. The living area (with fully-equipped kitchen, living room and dining room) extends to the exterior and overlooks the main street.

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	€ 397.000	Living surface	89 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	46 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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