



€ 540.000 | UKKEL | REF. 5999533



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

109 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

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

 **Clos Andrée Dumont 3, 1180 Uccle**

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

This beautiful 3-bedroom through-apartment with a terrace is located at the front of the project – well-oriented to the SOUTH-WEST. Entrance hall with guest toilet followed by the bright and spacious living area, featuring a fully equipped kitchen, slightly set back with access to the terrace, as well as the living and dining rooms, also with access to the terrace and garden.

The night area includes 3 bedrooms, with the master bedroom having a shower room, toilet, and single sink, a utility room, and a bathroom with two sinks and a bathtub. All three bedrooms have balconies and views of the forest.

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	€ 540.000	Living surface	109 m <sup>2</sup>
Terrace surface	13 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	4
Available	bij oplevering	Construction year	2026
State	new	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 <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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