



€ 295.000 | UKKEL | REF. 5999768



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 53 m<sup>2</sup>


BATHROOMS

1

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

 **Clos Andrée Dumont 6, 1180 Uccle**

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

Well furnished studio apartment on the 1st floor, with entrance to the utility room and hallway leading to the fully equipped kitchen and living room opening onto the terrace. View over the main street. The sleeping area forms a private space, which can be separated by a closet, and the shower room with toilet and sink.

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             | € 295.000         | Living surface | 53 m <sup>2</sup>    |
| Terrace surface   | 12 m <sup>2</sup> | Bathrooms      | 1                    |
| Parkings (indoor) | 1                 | Floor          | 1                    |
| Floors            | 4                 | Available      | bij oplevering       |
| Construction year | 2026              | State          | new                  |
| 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> |
| EPC code          | A                 | PEB category   | 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 | ✓ |
|-----------|---|

