



€ 450.000 | UKKEL | REF. 6000527



TERRACE SURFACE

9.7 m<sup>2</sup>



LIVING SURFACE

92 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

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

 **Clos Andrée Dumont 5, 1180 Ukkel**

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

Spacious, highly original apartment overlooking the footbridge. A large entrance hall with checkroom, guest toilet and utility room, opens onto the living area comprising living room, dining room and fully-equipped kitchen – extended by a terrace overlooking the rear and the forest. On the other side, the private area comprises 2 bedrooms each with balcony, south/west facing views, and a bathroom (bath + 2 washbasins).

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	€ 450.000	Living surface	92 m <sup>2</sup>
Terrace surface	9.7 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	2	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>
		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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