



€ 505.000 | UKKEL | REF. 6000559



TERRACE SURFACE

9.7 m<sup>2</sup>



LIVING SURFACE

111 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

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

 **Clos Andrée Dumont 6, 1180 Ukkel**

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

Pleasant 2-bedroom apartment on the 2nd floor, with main view to the rear of the project and the forest in the distance. Somewhat atypical as it overlooks the footbridge. The entrance hall (with checkroom, guest WC and utility room) immediately welcomes the bedrooms, the master of which has an en suite shower room (with double washbasin) and a bathroom (with a second WC, bath and 2 washbasins); both bedrooms have a balcony and a quiet view of the project's interior.

The living area with lounge, dining room and fully-equipped kitchen is extended by the terrace.

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	€ 505.000	Living surface	111 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	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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