



€ 505.000 | UKKEL | REF. 6000575



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 101 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 7, 1180 Uccle**

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

This 2-bedroom apartment benefits from a terrace overlooking the main street - orientation Sout-East.

The beautiful living space includes a superbly equipped kitchen, dining room and living room extended by this terrace.

Two bedrooms with balconies open onto the interior of the projet. The master bedroom benefits from an en suite bathroom with double sink and bath.

A utility room, a shower room with 1 washbasin and a separate toilet.

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 Kinsendaël 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	101 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	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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