



€ 995.000 | UKKEL | REF. 6001057



TERRACE SURFACE

 72.5 m²


LIVING SURFACE

 199 m²


BEDROOMS

3



BATHROOMS

3

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 splendid 3-bedroom penthouse on the 3rd floor - the largest in the project.

Located at the front, it benefits from a superb south/west-facing terrace, while the rear is surrounded by green roofs. Beautiful views and top-perfect orientation.

The entrance is by elevator, which arrives directly into the apartment, and opens onto the hall (with guest WC and large utility room), which leads on one side to the large living area, with a very fine space for the living room, library corner and dining room. The superbly equipped kitchen is on the opposite side, overlooking the forest.

On the other, you'll find the 3 bedrooms with balconies overlooking the green roof, both with en-suite shower rooms and washbasins, and a bathroom (with bath, double washbasin and toilet) for the master bedroom.

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	€ 995.000	Living surface	199 m ²
Terrace surface	72.5 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floor	3	Floors	4
Available	bij oplevering	Construction year	2026
State	new	Facades	3
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 ²
		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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