



€ 905.000 | UKKEL | REF. 6001091



TERRACE SURFACE

 48.2 m²


LIVING SURFACE

 167 m²


BEDROOMS

3



BATHROOMS

3

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

 **Clos Andrée Dumont 4, 1180 Uccle**

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

Splendid 3-bedroom penthouse on 3rd floor - Located at the front, it benefits from 2 splendid terraces, part of which are green roofs. Splendid views from both sides of the apartment, one towards the central square and the other towards the forest.

The entrance is via the elevator, which arrives directly in the apartment, and opens onto the hall (with checkroom area, guest WC and large laundry/technical room), which takes you on one side to the large living area, with a beautiful space for the living room, dining room and super-equipped kitchen. Terraces can be accessed from either side of the room.

On the other side, the night hall leads to the 3 bedrooms, the master of which has access to the front terrace and a beautiful en suite bathroom with single sink and a private toilet. The other 2 bedrooms each have a balcony overlooking the green roofs, and each has a shower room with washbasin and 2 separate WCs.

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 | € 905.000 | Living surface | 167 m ² |
| Terrace surface | 48.2 m ² | Bedrooms | 3 |
| Bathrooms | 3 | Parkings (indoor) | 2 |
| Floor | 3 | 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 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 | ✓ |
|-----------|---|

