

€ 480.000

UKKEL

REF. 6001143



TERRACE SURFACE

12 m²



LIVING SURFACE

96 m²



BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 5, 1180 Uccle**

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

This attractive 2-bedroom apartment on the 3rd floor, with a through view, benefits from a terrace overlooking the interior of the project and the square.

Entrance hall with checkroom and separate toilet. The living area comprises a super-equipped open-plan kitchen, dining room and living room, all extending onto the south-facing outdoor space.

A small night hall with the utility room houses the master bedroom with en suite bathroom with double washbasin, bath and WC. The second bedroom also has an en suite shower room (with 1 sink) and a small dressing area.

Both bedrooms have balconies overlooking the forest at the rear.

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	€ 480.000	Living surface	96 m ²
Terrace surface	12 m ²	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	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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