



€ 370.000 | UKKEL | REF. 6001239



TERRACE SURFACE

11.6 m<sup>2</sup>



LIVING SURFACE

71 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

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

 **Clos Andrée Dumont 10, 1180 Ukkel**

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

This 1-bedroom apartment on the 3rd floor is located at the rear of the project, with views of the forest.

The entrance hall (with checkroom and guest WC) opens straight onto the living area with its living room, dining room and fully-equipped kitchen, extended by the terrace. The bedroom enjoys the same view, and has an en suite shower room (with washbasin) leading to the laundry/technical room.

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	€ 370.000	Living surface	71 m <sup>2</sup>
Terrace surface	11.6 m <sup>2</sup>	Bedrooms	1
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	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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