



€ 775.000 | UKKEL | REF. 6001367



TERRACE SURFACE

46.6 m<sup>2</sup>



LIVING SURFACE

139 m<sup>2</sup>



BEDROOMS

3



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 very pleasant 3-bedroom penthouse on the 3rd floor, with a surface area of 139 sq.m., is crossing and enjoys beautiful terraces and 2 small green roofs.

The entrance is via the elevator, which opens onto the hall with checkroom area, leading directly into the beautiful living room with open, superbly equipped kitchen, dining room and living room, extended on either side by the terraces.

The night hall houses a large bathroom with bath, WC and double washbasin, a utility room and a guest WC. Next come the 3 bedrooms, including the master bedroom with terrace and en suite bathroom (with double washbasin and WC). The other 2 bedrooms have balconies overlooking the green roof and the interior of the project.

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	€ 775.000	Living surface	139 m <sup>2</sup>
Terrace surface	46.6 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	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 <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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