



€ 635.000 | UKKEL | REF. 6139611



TERRACE SURFACE

 8 m<sup>2</sup>


LIVING SURFACE

 113 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## The very best of city life ... in Uccle, close to the Parvis St Pierre à Uccle

 **Rue du Doyenne 56, 1180 Uccle**

This beautiful 2 bedroom apartment is located on the 1st floor. The entrance hall with technical room, checkroom and toilet opens onto the living space, the super equipped open kitchen and the dining room. A nice well oriented terrace extends this one; A small night hall leads to a large bedroom with full bathroom en suite.

A second bedroom also with bathroom en suite completes this apartment.

Enjoy the many advantages of the CARRE COGHEN project such as the exceptional location close to a wide variety of urban commodities, the high-quality of the construction, the splendid finishing and last but not least the beautiful inside lush garden.

A project of GALIKA HUMAN ESTATE

Do not hesitate, contact us now! Sale under VAT 21 %. -> reduced to 6% under conditions (\*until 2024, Unique property, less than 200 sqm, live there at least 5 years, N/A for investors). Cellar included and parking in supplement in the basement (40 000 €)

## Characteristics

### GENERAL

|                 |                   |                   |                        |
|-----------------|-------------------|-------------------|------------------------|
| Type            | flat              | City              | Ukkel                  |
| Price           | € 635.000         | Living surface    | 113 m <sup>2</sup>     |
| Terrace surface | 8 m <sup>2</sup>  | Bedrooms          | 2                      |
| Shower rooms    | 2                 | Parkings (indoor) | 1                      |
| Floor           | 1                 | Floors            | 3                      |
| Available       | vanaf akte        | Construction year | 2024                   |
| State           | new               | Facades           | 2                      |
| Kitchen (type)  | US hyper equipped | Toilets           | 2                      |
| Laundry room    | ✓                 | Heating (type)    | individual             |
|                 |                   | Heating           | hot air pump           |
| Neighborhood    | residential area  | Neighborhood      | commercial environment |
| Cellar          | ✓                 | Elevator          | ✓                      |
| Double glass    | ✓                 | PEB               | 45 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 | ✓ |
|-----------|---|

