



€ 1.790.000 | UKKEL | REF. 6760904



LIVING SURFACE

238 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

2

## Stunning duplex in the heart of a 30,000 sqm park

 **1180**  
**Ukkel**

Located in a prestigious building constructed in 2002 by renowned architect Marc Corbiau, this stunning 238 m<sup>2</sup> duplex combines elegance, natural light, and comfort. Nestled in an exceptional setting within a private 3-hectare park on the edge of the forest, it offers a rare and privileged living environment.

Ground floor: From the moment you enter, the welcoming hall with cloakroom and guest WC sets the tone. The spacious living areas, facing southwest, benefit from abundant natural light and breathtaking views of the surrounding nature. There is access to a very large terrace, perfect for enjoying sunny days in complete privacy. The fully equipped kitchen is both functional and stylish. A spacious master suite completes this level, featuring a custom-made dressing room and bathroom.

Upper floor: A large mezzanine office area overlooks the living room. Two additional bedrooms and a bathroom complete this floor – ideal for hosting family or guests.


The apartment is equipped with security doors, air conditioning, an alarm system, and top-quality finishes. Double garage. The first floor is also accessible via an elevator. A rare property with clean architectural lines, ideally located in a green haven close to all amenities!

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 1.790.000	Living surface	238 m <sup>2</sup>
Bedrooms	3	Bathrooms	2
Garages	2	Floors	2
Available	vanaf akte	Construction year	2002
State	very good state	Facades	3
Kitchen (type)	hyper equipped	Office	✓
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	woods
Elevator	✓	Double glass	✓
PEB	194 kW/m <sup>2</sup>	PEB category	D
EPC code	0000345144-01-1		

### MANDATORY INFO

Building permit	No license issued	Summons and recovery claim	no legal correction or administrative measure imposed
Urban destination	living zone	Pre-emption right	There is no pre-emption right for spatial planning
Subdivision permit	No sales permit	 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	870 €
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