



€ 2.950 | UKKEL | REF. 6804547



TERRACE SURFACE

23 m<sup>2</sup>



LIVING SURFACE

132 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Flat at Ukkel

 **Avenue Hamoir 8/1.2, 1180 Ukkel**

In the prestigious green district of Observatoire, close to all amenities (transport, European school, shops), in a new ( 2024 ) luxury building, is this beautiful 134 m<sup>2</sup> flat on the first floor with 2 beautiful terraces of 21 and 15 m<sup>2</sup>. The flat comprises a spacious entrance hall, a bright 53.5 m<sup>2</sup> living room with access to the south-facing terrace, a very well-equipped open-plan kitchen, a utility room, 2 bedrooms (18 -11 m<sup>2</sup>), one of which has a terrace, a bathroom with shower, a bathroom, parquet flooring throughout the flat, built-in wardrobes, a large cellar and a compulsory parking space (+ EUR 150). Energy and acoustic efficiency. Burglar-resistant triple-glazed windows. Ultra-efficient boiler (latest-generation heat pump). Bike shed. Exceptional surroundings. Excellent EPB: A


Further information: [www.victoire.be](http://www.victoire.be)

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 2.950	Living surface	132 m²
Terrace surface	23 m²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	3	Construction year	2024
State	New	Facades	4
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating	hot air pump
		Neighborhood	central
Neighborhood	residential area	Cellar	✓
Elevator	✓	Double glass	✓
PEB	25 kW/m²	PEB category	A

### MANDATORY INFO

Building permit Not announced	Summons and recovery claim no legal correction or administrative measure imposed
Urban destination living zone	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area flood area

### FINANCIAL

Tenant charges 200 €	Rental deposit 2 months
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