



Price on request | UKKEL | REF. 6825131



TERRACE SURFACE

35 m²



LIVING SURFACE

179 m²



BEDROOMS

3



BATHROOMS

2

Perfect Environment, Vert Chasseur - 3-bedroom Apartment with Terrace

 **Avenue de l'Observatoire 35, 1180 Ukkel**

This project of two apartment villas enjoys a particularly privileged location in the quiet and sought-after neighborhood of Vert Chasseur, just a few steps from the Bois de la Cambre and the various activities of this residential area of Uccle.

Victoire-Junot proposes here, on the 1st floor, a beautiful 179,2 sqm apartment, with a 35 sqm terrace on the front of villa A', benefiting from the morning sun. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the technical room (including the laundry room) and opens onto the living space with the superbly equipped open kitchen (+ a utility room); it extends to a pleasant, well-oriented terrace. The master bedroom (21.6 sqm) enjoys a balcony and features a large bathroom (with shower, bath, double sink, and toilet). The other 2 bedrooms (15 and 11.7 sqm respectively), each with a balcony as well, each benefit from a shower room, one with a toilet.

A double parking spot and a cellar will be available additionally, ensuring additional space and storage facilities.

Sale under registration rights (12.5%) for the land part and under VAT for the construction part.

For optimal comfort, each apartment will benefit from an individual heat pump, supplemented by photovoltaic solar panels, guaranteeing Class A energy performance.

Characteristics


GENERAL

Type	flat
Price	Price on request
Terrace surface	35 m²
Bathrooms	2
Floor	1
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	179 m²
Bedrooms	3
Parkings (indoor)	2
Floors	2
Construction year	2026
Facades	3
Toilets	3
Heating (type)	individual
Heating	hot air pump
Neighborhood	residential area
Elevator	✓
PEB	45 kW/m²
PEB category	A

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

