



TERRACE SURFACE

 7.5 m<sup>2</sup>


LIVING SURFACE

 81 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## FAUBOURG 444 - Splendid 2 bedroom flat with terrace at the rear

📍 Rue Vanderkindere 444, 1180 Ukkel

Victoire-Junot presents "Faubourg 444", a project comprising 9 apartments and a fine retail unit (already sold), which is settling in Uccle, on the corner of Vanderkindere and Primevère streets. Here's a lovely 81 sqm<sup>2</sup> 2-bedroom apartment at the rear of the building, with an attractive south-west terrace. It comprises an immediate entrance into the living room, which includes the dining room, living room and super-equipped open kitchen with access to the terrace; the night hall leads to the 2 bedrooms, which share a toilet and bathroom. A utility room completes the apartment. Cellar 7500 € and cargo bikespace 5000 €. Materials and finishes are chosen with care and attention to detail, reflecting a taste for timeless charm. Last but not least, the project's situation seduces with its chic urban elegance close to Avenue Molière and its pretty adjacent streets, its conviviality and tranquility. Here, everything invites you to enjoy neighborhood life, with its high-quality shops and restaurants, green spaces and pleasantly shaded squares.

Sale under RR (12,5 %) and under VAT 21 % (6% possible under conditions).

Don't wait, contact us for a presentation of your future home!

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 630.000	Living surface	81 m <sup>2</sup>
Terrace surface	7.5 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	2	Floors	3
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	underfloor heating partially
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	central
Double glass	✓	Elevator	✓
EPC code	A	PEB	35 kW/m <sup>2</sup>
		PEB category	A

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

Under VAT
✓

