



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

101 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Your rendez-vous with greenery at the "CANOPEE" project in Uccle !

 **Clos Andrée Dumont 3, 1180 Ukkel**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers:

Apartment on the 1st floor with terrace - Long hall with utility room and guest toilet and the 2 bedrooms, the master bedroom with attached bathroom, single sink and toilet, a second bedroom, a shower room with single sink. The living area is in the second part of the apartment, with a fully equipped kitchen and dining room. The whole is extended by the terrace, overlooking the front and also the forest.

This project will, of course, be designed with low energy consumption and a minimal ecological footprint. The finishes are elegant and understated, made from high-quality materials to provide maximum home comfort. As expected, the building will have an excellent energy performance certificate (EPC)!

Parking (mandatory and additional) and a bike room are available. A storage cellar is also provided for each unit. Sales are under registration rights for the land and under VAT for the construction.

This well-designed new neighborhood is peacefully immersed in a Natura 2000 area on the Kinsendael plateau, giving the feeling of living in the countryside!

Yet, you are only 7 minutes away from Fort Jaco or Vivier d'Oie.

# Characteristics


## GENERAL

Type	flat
Price	€ 435.000
Terrace surface	13 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	101 m²
Bedrooms	2
Parkings (indoor)	1
Floors	4
Construction year	2026
Facades	2
Toilets	2
Heating (type)	collective
Heating	hot air pump
Neighborhood	woods
Elevator	✓
PEB	35 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

## FINANCIAL

Under VAT	✓
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