



€ 710.000 | UKKEL | REF. 7198340



TERRACE SURFACE

58.6 m²



LIVING SURFACE

127 m²



BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 5, 1180 Ukkel**

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

This beautiful 2-bedroom penthouse, on the 4th floor, with a surface area of 127 sq.m., has an original corner layout, enhanced throughout by a terrace or green roof. The entrance hall with guest WC opens onto the beautiful living space with its super-equipped open kitchen, dining room and sitting room. The terraces bring in lots of light and pleasantly extend these spaces. The bedrooms are in the second part of the apartment, and both have balconies overlooking the green roofs. The master bedroom has an en-suite bathroom with bath, double washbasin and WC. A second bathroom with shower and single washbasin is also provided, as is a utility room.

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	City	Ukkel
Price	€ 710.000	Living surface	127 m²
Terrace surface	58.6 m²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	2	Floors	4
Available	bij oplevering	Construction year	2026
State	New	Facades	3
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	35 kW/m²
		PEB category	A
EPC code	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
✓

