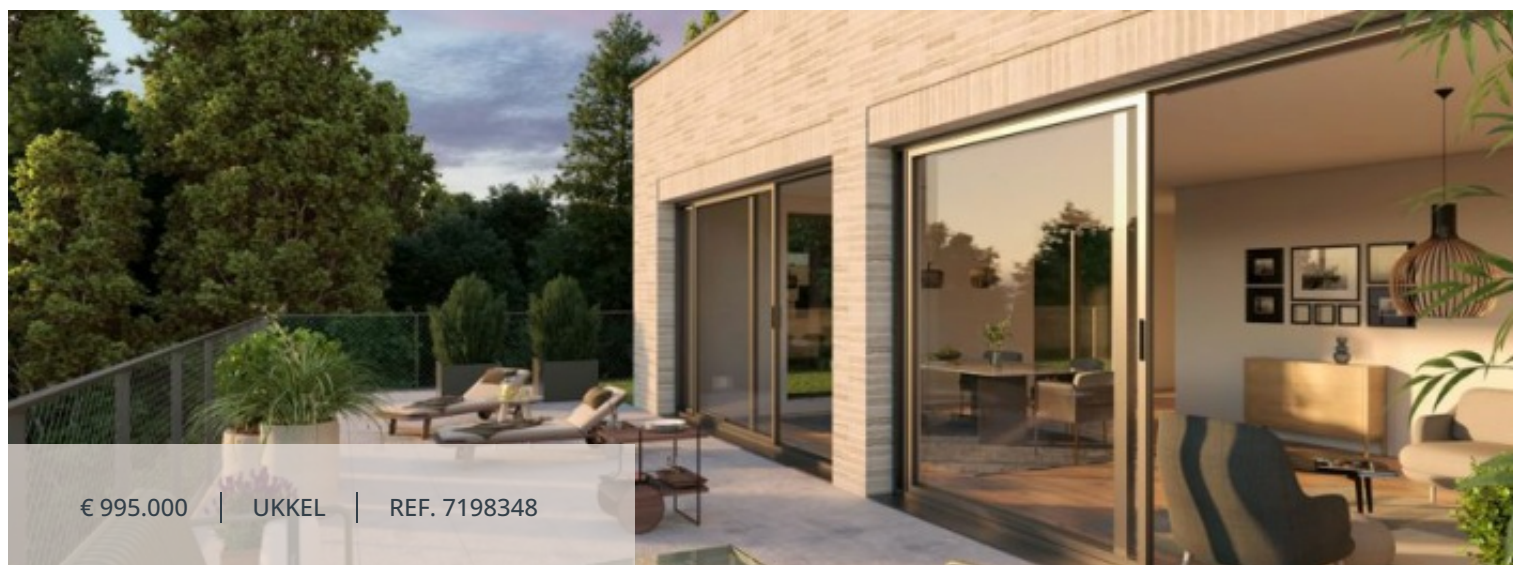




€ 995.000 | UKKEL | REF. 7198348



TERRACE SURFACE

72.5 m²



LIVING SURFACE

199 m²



BEDROOMS

3



BATHROOMS

3

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:

This splendid 3-bedroom penthouse on the 3rd floor - the largest in the project.

Located at the front, it benefits from a superb south/west-facing terrace, while the rear is surrounded by green roofs. Beautiful views and top-perfect orientation.

The entrance is by elevator, which arrives directly into the apartment, and opens onto the hall (with guest WC and large utility room), which leads on one side to the large living area, with a very fine space for the living room, library corner and dining room. The superbly equipped kitchen is on the opposite side, overlooking the forest.

On the other, you'll find the 3 bedrooms with balconies overlooking the green roof, both with en-suite shower rooms and washbasins, and a bathroom (with bath, double washbasin and toilet) for the master bedroom.

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	€ 995.000
Terrace surface	72.5 m²
Bathrooms	3
Floor	3
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	199 m²
Bedrooms	3
Parkings (indoor)	2
Floors	4
Construction year	2026
Facades	3
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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