



Price on request | UKKEL | REF. 7283362



TERRACE SURFACE

 41 m²


LIVING SURFACE

 212 m²


BEDROOMS

3



BATHROOMS

3

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 offers here a superb apartment of 212 sqm with terrace (42,8 sqm), very well situated on the rear first floor of the building, which will benefit from afternoon sun. The beautiful entrance hall welcomes you immediately with a built-in cloakroom, a guest toilet, and a utility room with laundry which opens onto the first 2 bedrooms and then more broadly onto the spacious living room, dining room (65.15 sqm), and the beautifully equipped open kitchen (16sqm). A terrace of 41 sqm, with view on a well-oriented garden towards the Southwest, pleasantly extend these living spaces.

The master bedroom (26.7sqm) also with garden views, enjoys a dressing area and a bathroom (with bathtub, shower, double sink, and toilet). The other 2 bedrooms (17.7 and 19.8 sqm) each have a shower room and a bathroom (with bathtub, shower, sink, and toilet) respectively. All 3 bedrooms benefit from large French doors.

A double parking space and a cellar will be available at extra costs ensuring additional parking 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	City	Ukkel
Price	Price on request	Living surface	212 m ²
Terrace surface	41 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floor	1	Floors	2
Available	bij oplevering	Construction year	2026
State	New	Facades	3
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	individual
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	A	PEB	45 kW/m ²
		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

