



TERRACE SURFACE

 36 m<sup>2</sup>


LIVING SURFACE

 126 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## NEW PROJECT CHANTECLER - Nice 3 bedroom flat + large terrace

📍 **Parvis Chantecler 246, 1180 Ukkel**

The entrance hall with a guest toilet and coatroom leads to the large living room with a superbly equipped open-plan kitchen enlarged by a laundry/technical room; a beautiful terrace opens and extends pleasantly around the apartment. The 3 bedrooms are located in the second part of the apartment and benefit from 2 shower rooms (one with bath and double washbasin and the second with shower + single washbasin), 1 additional separate toilet. Every room has an access to the terras.

Beautifully located in a quiet corner of Uccle, not far from Linkebeek, the station is a 5-minute walk away and you're only 5 minutes from Fort Jaco/Vivier d'Oie by car.

With its shared water tank (for the garden, the communal parts and WC's), exemplary insulation, high-performance windows and durable materials, the entire project has been carefully and rigorously designed to meet current energy standards. A communal vegetable garden will be planted on part of the plot. Delivery is scheduled for late 2026/early 2027. 1 cellar included and parking space available at an additional cost.

Sale subject to registration fees for the land (12.5%) and VAT for the construction (VAT 6 % possible under conditions).

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 617.500	Living surface	126 m <sup>2</sup>
Terrace surface	36 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	3
Available	bij oplevering	Construction year	2026
State	New	Facades	3
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
Neighborhood	quiet	Heating	gas
Cellar	✓	Neighborhood	residential area
PEB	45 kW/m <sup>2</sup>	Elevator	✓
EPC code	A	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
✓

