



€ 560.000 | UCCLE | REF. CANOPEE-A22



LIVING SURFACE

109.1 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

13 m²

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

 **Clos Andrée Dumont 3, 1180 Uccle**


The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: This beautiful 3-bedroom through-apartment on the 2nd floor, with a terrace, and located at the front of the project - well-oriented to the SOUTH-WEST. Entrance hall with guest toilet followed by the bright and spacious living area, featuring a fully equipped kitchen, slightly set back with access to the terrace, as well as the living and dining rooms, also with access to the terrace and garden. The night area includes 3 bedrooms, with the master bedroom having a shower room, toilet, and single sink, a utility room, and a bathroom with two sinks and a bathtub. All three bedrooms have balconies and views of 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	Apartment	City	Uccle
Price	€ 560.000	Living surface	109.1 m ²
Terrace surface	13 m ²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floor	2 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	9.1 m ²	Bathroom	2
Lavatory	2	Terrace	13 m ²
Living room/dining area	30.4 m ²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Sport center	
Train station		Highway	
Primary school		Nursery	
Secondary school		Day care	
Doctor		PEB	35 kW/m ²
PEB category	A	EPC code	A

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

FINANCIAL

Price € 560.000

