



€ 595.000 | UCCLE | REF. CANOPEE-A13



LIVING SURFACE

128 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

17 m<sup>2</sup>

## 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 enriched by the addition of the charmingly unique building "CANOPEE". Located in a lush green setting, Victoire Junot presents this stunning 3-bedroom apartment that will captivate you with its brightness, generous spaces, and unobstructed view of the pleasant, tree-lined square. Ideally oriented, it also enjoys a spacious 17 sqm<sup>2</sup> terrace. Upon entering, you are welcomed by a hall with separate toilet and a technical/storage room. The living area (39.60 m<sup>2</sup>) comprises a fully equipped open kitchen, a dining area, and a comfortable lounge — all benefiting from the optimal sunlight exposure. The master bedroom features a private shower room with double washbasin and toilet. The two other well-sized bedrooms share a bathroom with bathtub and washbasin. This development is designed as a low-energy construction with minimal ecological impact. The finishes are sober and elegant, and the quality materials have been carefully selected to ensure optimal comfort. Excellent EPC, as expected! A parking space (mandatory and at additional cost), a bicycle storage room, and a private cellar complete the offer. The sale is subject to registration duties on the land portion and VAT on the construction. This residential area, located in the heart of the Natura 2000 zone on the Kinsendael plateau, offers a countryside atmosphere just 7 minutes from Fort Jaco or Vivier d'Oie

## Characteristics

### GENERAL

Type	Apartment	City	Uccle
Price	€ 595.000	Living surface	128 m <sup>2</sup>
Terrace surface	17 m <sup>2</sup>	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floor	1 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2027
State	New	Facades	2
Bedroom	12.6 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	17 m <sup>2</sup>
Living room/dining area	39.6 m <sup>2</sup>	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Sport center	
Train station		Highway	
Secondary school		Park	
Primary school		Nursery	
Day care		Doctor	
PEB	45 kW/m <sup>2</sup>	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	Non-flood zone

### FINANCIAL

Price
€ 595.000



