



€ 450.000 | UCCLE | REF. CANOPEE-C23



LIVING SURFACE

92.4 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

9.7 m²

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

 **Clos Andrée Dumont 5, 1180 Uccle**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: Spacious, highly original apartment overlooking the footbridge. A large entrance hall with checkroom, guest toilet and utility room, opens onto the living area comprising living room, dining room and fully-equipped kitchen - extended by a terrace overlooking the rear and the forest. On the other side, the private area comprises 2 bedrooms each with balcony, south/west facing views, and a bathroom (bath + 2 washbasins). 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
Price	€ 450.000
Terrace surface	9.7 m²
Bedrooms	2
Floor	2 / 4
Available	31-03-2027
State	New
Bedroom	14.4 m²
Terrace	9.7 m²
Intercom	
Double glazing	
Disabled access	
Bus	
Sport center	
Highway	
Nursery	
Day care	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Uccle
Living surface	92.4 m²
Heating	Heat pump
Bathrooms	1
Available	To be agreed
Construction year	2026
Facades	2
Bedroom	10.9 m²
Living room/dining area	30.2 m²
Videophone	
Lift	
Security door	
Shops	
Train station	
Primary school	
Secondary school	
Doctor	
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
Non-flood zone

FINANCIAL

Price
€ 450.000

