



€ 470.000 | UCCLE | REF. CANOPEE-C11



LIVING SURFACE

98.5 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

12 m²

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

 **ANDREE DUMONT 5 CLOS, 1180 Uccle**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: This attractive 2-bedroom 1st floor apartment, with a terrace overlooking the square. Entrance hall with checkroom and separate toilet. The living area comprises a superbly equipped open-plan kitchen, dining room and living room, all extending out to the exterior. Small night hall with utility room, master bedroom with bathroom (complete, en suite with 2 washbasins, bath and WC). The second bedroom also has an en suite shower room (with 1 sink) and a small dressing area. Both bedrooms have balconies with views at the rear. 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	€ 470.000	Living surface	98.5 m²
Terrace surface	12 m²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	1 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	14.6 m²	Bedroom	14.6 m²
Bathroom	2	Lavatory	2
Terrace	12 m²	Living room/dining area	32.7 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Sport center		Train station	
Highway		Primary school	
Nursery		Secondary school	
Day care		Doctor	
Possibility of connecting : Water / Gas / Electricity		PEB	45 kW/m²
		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

€ 470.000

