



LIVING SURFACE

100.8 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

12 m²

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

 **Clos Andrée Dumont 7, 1180 Uccle**


The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: This 2-bedroom apartment on the 1st floor benefits from a terrace overlooking the main street. The beautiful living space includes a superbly equipped kitchen, dining room and living room extended by the terrace. Two bedrooms with balconies open onto the interior. The master bedroom has an en suite bathroom with double sink and bath. A utility room, a shower room with 1 washbasin and a separate toilet. 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	€ 455.000	Living surface	100.8 m ²
Terrace surface	12 m ²	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	9.9 m ²	Bathroom	2
Terrace	12 m ²	Living room/dining area	34.8 m ²
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	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

