



€ 485.000 | UCCLE | REF. CANOPEE-D11



LIVING SURFACE

106 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

12 m²

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

 **Clos Andrée Dumont 6, 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, 1st-floor, through-plan apartment opening onto the outside of the project, taking advantage of the view on the main street. The entrance hall opens on one side on the living area with living room, dining room and fully-equipped kitchen, extending onto the terrace, and on the other on the private area, which includes a utility room, shower room (with washbasin) and bathroom (with a second toilet, bath and 2 washbasins); the 2 bedrooms both benefit from a view on the patio. 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	€ 485.000	Living surface	106 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	2027
State	New	Facades	2
Bedroom	15.4 m²	Bedroom	13.4 m²
Bathroom	2	Lavatory	2
Terrace	12 m²	Living room/dining area	34.6 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	35 kW/m²
		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

€ 485.000

