



LIVING SURFACE

126.8 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

58.6 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: This beautiful 2-bedroom penthouse, on the 4th floor, with a surface area of 127 sq.m., has an original corner layout, enhanced throughout by a terrace or green roof. The entrance hall with guest WC opens onto the beautiful living space with its super-equipped open kitchen, dining room and sitting room. The terraces bring in lots of light and pleasantly extend these spaces. The bedrooms are in the second part of the apartment, and both have balconies overlooking the green roofs. The master bedroom has an en-suite bathroom with bath, double washbasin and WC. A second bathroom with shower and single washbasin is also provided, as is a utility room. 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	€ 680.000	Living surface	126.8 m ²
Terrace surface	58.6 m ²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	2 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	3
Bedroom	11.5 m ²	Bathroom	2
Lavatory	2	Terrace	58.6 m ²
Living room/dining area	44 m ²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Sport center	
Train station		Highway	
Primary school		Nursery	
Secondary school		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

