



LIVING SURFACE

52.8 m<sup>2</sup>



BATHROOMS

1



TERRACE SURFACE

12 m<sup>2</sup>

## 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: Well furnished studio apartment on the 1st floor, with entrance to the utility room and hallway leading to the fully equipped kitchen and living room opening onto the terrace. View over the main street. The sleeping area forms a private space, which can be separated by a closet, and the shower room with toilet and sink. 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	€ 243.000	Living surface	52.8 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Heating	Heat pump
Bathrooms	1	Floor	1 / 4
Available	To be agreed	Available	31-03-2027
Construction year	2026	State	New
Facades	2	Terrace	12 m <sup>2</sup>
Living room/dining area	37.7 m <sup>2</sup>	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 <sup>2</sup>
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

