



LIVING SURFACE

89 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

12 m²

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

 **Clos Andrée Dumont 8, 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 ground-floor apartment has an east-south facing terrace and garden. Entrance hall with access to the 1st bedroom, followed by a small night hall with guest WC, utility room and bathroom (with bath and 2 washbasins) and on to the master bedroom. Both rooms enjoy the garden and the view over the patio. The living area (with fully-equipped kitchen, living room and dining room) extends to the exterior and overlooks the main street. 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
Price	€ 397.000
Terrace surface	12 m²
Bedrooms	2
Floors	4
Available	31-03-2027
State	New
Bedroom	14.9 m²
Bathroom	2
Terrace	12 m²
Garden	46 m²
Videophone	
Lift	
Security door	
Videophone	
Lift	
Security door	
Shops	
Train station	
Bus	
Sport center	
Highway	
Nursery	
Day care	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Uccle
Living surface	89 m²
Heating	Heat pump
Bathrooms	2
Available	To be agreed
Construction year	2026
Facades	2
Bedroom	10.7 m²
Lavatory	2
Living room/dining area	29.8 m²
Intercom	
Double glazing	
Disabled access	
Intercom	
Double glazing	
Disabled access	
Bus	
Sport center	
Highway	
Shops	
Train station	
Primary school	
Secondary school	
Doctor	
PEB	35 kW/m²
PEB category	A

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 397.000

