



€ 445.000 | UCCLE | REF. CANOPEE-F21



LIVING SURFACE

87.8 m²



BEDROOMS

2



BATHROOMS

1



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: Attractive 2-bedroom apartment on the 2nd floor, with terrace. Entrance hall with immediate access to the 1st bedroom, a small night hall leads to the guest WC, the technical room and the bathroom (with bath and 2 washbasins) and to the master bedroom. The 2 bedrooms have balconies overlooking the interior of the project. The living area (with fitted kitchen, living room and dining room) is extended by the terrace overlooking 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	City	Uccle
Price	€ 445.000	Living surface	87.8 m ²
Terrace surface	12 m ²	Heating	Heat pump
Bedrooms	2	Bathrooms	1
Floor	2 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	10.7 m ²	Terrace	12 m ²
Living room/dining area	29.8 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

Price € 445.000

