SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
188 m²	3	2	1	79 m²

Spacious 3-bedroom ground-floor apartment with garden – Eglantiers district

Avenue Maréchal Ney 57, 1180 Uccle

Victoire Junot presents, in the beautiful Prince d'Orange district in Uccle, a project comprising three exceptional apartments. Set in a high-quality residential environment, the project benefits from careful landscape integration and a strong connection with nature. Designed by the architectural firm Bruno Erpicum & Partners, it is characterized by remarkable design, a refined vision of luxury, and particular attention to quality of life at home. The apartments are spacious and filled with natural light, offering floor areas ranging from 188 to 209 sqm², and feature a high level of comfort and premium finishes. They are equipped with state-of-the-art technologies such as geothermal energy and heat pumps, photovoltaic panels, triple-glazed windows, high-performance thermal insulation, as well as a FICHET security system. The targeted energy performance certificate (EPC) is A+. Parking available at extra cost. This area of Uccle is pleasant and highly residential. It is located just a short distance from the beautiful Sonian Forest, the shops of Fort Jaco, as well as good schools and numerous sports clubs. Sale subject to registration duties for the land (12.5%) and VAT for the construction (21%). Delivery scheduled for the 3rd quarter of 2027.

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 2.150.000	Living surface	188 m²
Terrace surface	79 m²	Heating	Geothermal
Bedrooms	3	Bathrooms	2
Garages	1	Floors	2
Available	To be agreed	Available	30-09-2027
Construction year	2027	State	New
Facades	4	Bedroom	18.6 m²
Bedroom	13.8 m²	Bedroom	14.7 m²
Bathroom	2	Lavatory	2
Terrace	79 m²	Garden	1500 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Sport center		Train station	
Highway		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Secondary school	
Day care		Doctor	
Supermarket		Tennis	
Tram		Possibility of connecting : Water / Gas / Electricity	
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
€ 2.150.000

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