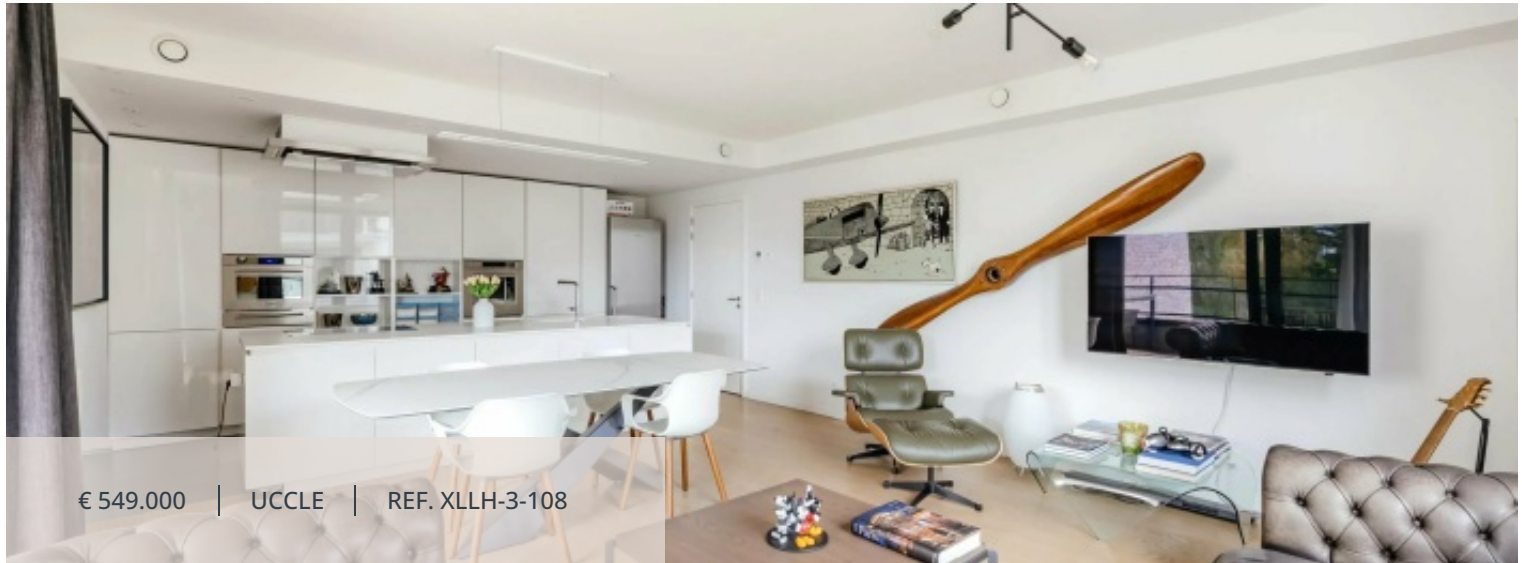




€ 549.000 | UCCLE | REF. XLLH-3-108



LIVING SURFACE

109 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

8 m²

Uccle Promenade – Superb 2-bedroom apartment + terrace + 2 parking spaces

1180 Uccle

Promenade d'Uccle – Situated in a prime, quiet residential setting surrounded by greenery, Victoire Junot exclusively presents this superb contemporary apartment (approx. 109 m²). Located on the 2nd floor of an elegant, modern building, it features a delightful sunny terrace. The layout includes an entrance hall with custom-made closets and a guest toilet, leading to a bright living area that opens onto a stylish, fully equipped Poliform-Varenna kitchen and a southwest-facing terrace (approx. 8 m²). The sleeping area comprises two spacious bedrooms (approx. 16.5 m² and 13.5 m²)—one being a suite with an en-suite bathroom—plus a second shower room. Ideally located bordering a Natura 2000 zone and close to green spaces, the Kauwberg, and the Lycée Français, the apartment offers a peaceful living environment while remaining just minutes from Saint-Job and Fort Jaco. Additional features include: a security door, aluminum double glazing, compliant electrical system, a cellar, two convenient parking spaces with a charging station connected to an individual meter (mandatory purchase), solar panels, a dual-flow ventilation system, a water softener, and a bicycle storage room. Energy rating: PEB B. An elegant, comfortable, and fully equipped property offering the privilege of green living without sacrificing city conveniences. Available exclusively through Victoire Junot.

Characteristics

GENERAL

Type	Apartment
Price	€ 549.000
Terrace surface	8 m²
Bedrooms	2
Floor	2 / 4
State	New
Bedroom	17 m²
Bathroom	2
Terrace	8 m²
Indoor parking	2
Water softener	
Double glazing	
Internet	
Solar panels	
Lift	
TV distribution	
Video security	
Double flow ventilation	
Highway	
Town centre	
Nursery	
Secondary school	
Train station	
Golf	
Doctor	
Public parking	
Sport center	
Taxi	
PEB	78 kW/m²
EPC code	1769518-N-2-117-3-2

City	Uccle
Living surface	109 m²
Heating	Gas
Bathrooms	2
Construction year	2018
Facades	4
Bedroom	14 m²
Lavatory	2
Living room/dining area	29 m²
Equipped kitchen	13 m²
Electric car terminal	
Sliding windows	
Photovoltaic panels	
Disabled access	
Bike storage room	
Security door	
Videophone	
Airport	
Bus	
Shops	
Primary school	
Day care	
Bus hub	
Hospital/clinic	
Park	
On main road	
Supermarket	
Tennis	
PEB category	B

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
Not announced

FINANCIAL

Price
€ 549.000

Syndicate fees
202 €

