



€ 350.000 | UKKEL | REF. 5240916



LIVING SURFACE

66 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Close to the Parvis St Pierre in Uccle ... the very best of city life !

 **Rue du Doyenne 56, 1180 Uccle**

Victoire proposes you to discover the 1 bedroom apartments this new project "Carré Coghen", characterized by its originality, its coherence and its high architectural qualities with modernist inspiration (rounded walls, corner windows, wooden pergolas ...) which correspond perfectly to the spirit of the neighboring Square Coghen (designed by Louis Herman de Konink).

In total, 3 distinct entities, of 43 housing units, ranging from ground floor to +3, from studios to 3 bedrooms and 5 office spaces. The apartments will be non-standardized, all different, bright, opening onto the green spaces, with sober and contemporary but luxurious and original finishes. Parking (bikes and cars) + cellars are in the basement.

The project will be resolutely green in its construction as well as in the development of the exterior common spaces and private gardens. The garden has been particularly well-thought to allow the lush development of vegetation without requiring massive maintenance. "Carré Coghen" is located in the heart of Uccle, near the Parvis Saint-Pierre and its numerous shops located around the square, the rue Xavier De Bue and the Chaussée d'Alsemberg. Sale under VAT. Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

This project is the result of a collaboration between the developer Galika Human Estate and the architect Pierre Blondel. The new "Carré Coghen" complex is homogeneous and cozy.

Galika's mission is to develop high quality projects, while beautifying Brussels, meeting the needs and well-being of its inhabitants, whose approach combines respect for heritage, integration into the neighborhood and the use of plants to create gardens that make you dream.

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 350.000	Living surface	66 m <sup>2</sup>
Bedrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	3
Available	bij oplevering	Construction year	2024
State	new	Garden surface	24 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	residential area	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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	not located in flood area

### FINANCIAL

Under VAT	✓
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