



TERRACE SURFACE

21 m<sup>2</sup>



LIVING SURFACE

132 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## New apartments in Uccle – Splendid location !

 **Clos Andree Dumont 1-2, 1180 Uccle**

Victoire proposes this large 3 bedroom apartment (3 facades) on the ground floor, surrounded by a large garden. The living rooms and the super equipped open kitchen open onto a pleasant terrace well oriented South-West. The 3 bedrooms are on the opposite side of the flat. The garden is accessible by each of them. The master bedroom (with an ensuite showerroom + WC) benefits from an extremely good situation . A bathroom, a separate toilet, a laundry room and a technical room complete this beautiful apartment. Bike room in the basement. Parking and cellar required in addition.

This project is immersed in the Natura 2000 area on the plateau of Kinsendael.

The quietness of the green areas and the feeling of living outside the city are guaranteed, and yet you are only 10 min. away from Fort Jaco or the Vivier d'Oie.

As for the whole project, it will be a low-energy building with a minimal ecological footprint and sober and tasteful finishes to ensure a maximum well-being at home.

To facilitate parking, whatever your means of transportation, the basement includes parking spaces (mandatory and additional) and a bicycle room. A cellar per property is also provided. Sale under registration rights on the land (12.5%) and under VAT on the construction (21 %).


Definitely worth a visit of this new neighborhood, contact us : [new@victoire.be](mailto:new@victoire.be) - 02/375 1010.

# Characteristics

## GENERAL

|                   |            |                   |                   |
|-------------------|------------|-------------------|-------------------|
| Type              | flat       | City              | Ukkel             |
| Price             | € 645.000  | Living surface    | 132 m²            |
| Terrace surface   | 21 m²      | Bedrooms          | 3                 |
| Bathrooms         | 1          | Shower rooms      | 1                 |
| Parkings (indoor) | 1          | Floors            | 3                 |
| Available         | vanaf akte | Construction year | 2024              |
| State             | new        | Garden surface    | 244 m²            |
| Facades           | 3          | Kitchen (type)    | US hyper equipped |
| Toilets           | 2          | Laundry room      | ✓                 |
| Heating (type)    | individual | Heating           | floor heating     |
| Neighborhood      | quiet      | Neighborhood      | woods             |
| Cellar            | ✓          | Double glass      | ✓                 |
| PEB               | 95 kW/m²   | PEB category      | B                 |
| EPC code          | B          |                   |                   |

## 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 | ✓ |
|-----------|---|



