



€ 617.500 | UKKEL | REF. 6608900



TERRACE SURFACE

35 m<sup>2</sup>



LIVING SURFACE

123 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## NEW PROJECT CHANTECLER - 3 bedroom flat + large terrace

 **Parvis Chantecler 246, 1180 Ukkel**

Victoire-Junot proposes on the first floor this large 3-bedroom apartment with terrace, on the right of the building, which features as follows:

The entrance hall with a guest toilet and coatroom leads to the large living room with a superbly equipped open-plan kitchen enlarged by a laundry/technical room; a beautiful terrace extends pleasantly around the apartment. The 3 bedrooms are located in the second part of the apartment and benefit from 2 shower rooms (one with bath and double washbasin and the second with shower + single washbasin), 1 additional separate toilet. The 3 bedrooms have an access to the terrace.

Beautifully located in a quiet corner of Uccle, not far from Linkebeek, the station is a 5-minute walk away and you're only 5 minutes from Fort Jaco/Vivier d'Oie by car.

With its shared water tank (for the garden, the communal parts and WC's), exemplary insulation, high-performance windows and durable materials, the entire project has been carefully and rigorously designed to meet current energy standards. A communal vegetable garden will be planted on part of the plot. Delivery is scheduled for late 2026/early 2027. 1 cellar included and parking space available at an additional cost.

Sale subject to registration fees for the land (12.5%) and VAT for the construction (21%).

## Characteristics

### GENERAL

|                 |                      |                   |                    |
|-----------------|----------------------|-------------------|--------------------|
| Type            | flat                 | City              | Ukkel              |
| Price           | € 617.500            | Living surface    | 123 m <sup>2</sup> |
| Terrace surface | 35 m <sup>2</sup>    | Bedrooms          | 3                  |
| Bathrooms       | 2                    | Parkings (indoor) | 1                  |
| Floor           | 1                    | Floors            | 3                  |
| Available       | bij oplevering       | Construction year | 2026               |
| State           | new                  | Facades           | 3                  |
| Kitchen (type)  | US hyper equipped    | Toilets           | 2                  |
| Laundry room    | ✓                    | Heating (type)    | individual         |
|                 |                      | Heating           | gas                |
| Neighborhood    | quiet                | Neighborhood      | residential area   |
| Cellar          | ✓                    | Elevator          | ✓                  |
| PEB             | 45 kW/m <sup>2</sup> | 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 | not located in flood area |

### FINANCIAL

|           |   |
|-----------|---|
| Under VAT | ✓ |
|-----------|---|

