



TERRACE SURFACE

41 m²



LIVING SURFACE

212 m²



BEDROOMS

3



BATHROOMS

3

Perfect Environment, Vert Chasseur - 3-bedroom apartment with terrace

 **Avenue de l'Observatoire 35, 1180 Ukkel**

This project of two apartment villas enjoys a particularly privileged location in the quiet and sought-after neighborhood of Vert Chasseur, just a few steps from the Bois de la Cambre and the various activities of this residential area of Uccle.

Victoire-JUNOT offers here a superb apartment of 212 sqm with terrace (42,8 sqm), very well situated on the rear first floor of the building, which will benefit from afternoon sun. The beautiful entrance hall welcomes you immediately with a built-in cloakroom, a guest toilet, and a utility room with laundry which opens onto the first 2 bedrooms and then more broadly onto the spacious living room, dining room (65.15 sqm), and the beautifully equipped open kitchen (16sqm). A terrace of 41 sqm, with view on a well-oriented garden towards the Southwest, pleasantly extend these living spaces.

The master bedroom (26.7sqm) also with garden views, enjoys a dressing area and a bathroom (with bathtub, shower, double sink, and toilet). The other 2 bedrooms (17.7 and 19.8 sqm) each have a shower room and a bathroom (with bathtub, shower, sink, and toilet) respectively. All 3 bedrooms benefit from large French doors.

A double parking space and a cellar will be available at extra costs ensuring additional parking and storage facilities.

Sale under registration rights (12.5%) for the land part and under VAT for the construction part.

For optimal comfort, each apartment will benefit from an individual heat pump, supplemented by photovoltaic solar panels, guaranteeing Class A energy performance.

Characteristics


GENERAL

Type	flat
Price	Price on request
Terrace surface	41 m²
Bathrooms	3
Floor	1
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	212 m²
Bedrooms	3
Parkings (indoor)	2
Floors	2
Construction year	2026
Facades	3
Toilets	3
Heating (type)	individual
Heating	hot air pump
Neighborhood	residential area
Elevator	✓
PEB	45 kW/m²
PEB category	A

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 located in flood area

