





TERRACE SURFACE 7.5 m<sup>2</sup>



LIVING SURFACE 81 m<sup>2</sup>



BEDROOMS 2



**BATHROOMS** 

1

# FAUBOURG 444 - Splendid 2 bedroom flat with terrace at the rear

Rue Vanderkindere 444, 1180 Ukkel

Victoire-Junot presents "Faubourg 444", a project comprising 9 apartments and a fine retail unit (already sold), which is settling in Uccle, on the corner of Vanderkindere and Primevère streets. Here's a lovely 81 sqm² 2-bedroom apartment at the rear of the building, with an attractive south-west terrace. It comprises an immediate entrance into the living room, which includes the dining room, living room and super-equipped open kitchen with access to the terrace; the night hall leads to the 2 bedrooms, which share a toilet and bathroom. A utility room completes the apartment. Cellar and bikespake included and parking in extra. Materials and finishes are chosen with care and attention to detail, reflecting a taste for timeless charm. Last but not least, the project's situation seduces with its chic urban elegance close to Avenue Molière and its pretty adjacent streets, its conviviality and tranquility. Here, everything invites you to enjoy neighborhood life, with its high-quality shops and restaurants, green spaces and pleasantly shaded squares.

Sale under RR (12,5 %) and under VAT 21 % (6% possible under conditions).

Don't wait, contact us for a presentation of your future home!



## **Characteristics**

#### **GENERAL**

Туре	flat	City
Price	€ 637.500	Living surface
Terrace surface	7.5 m <sup>2</sup>	Bedrooms
Bathrooms	1	Parkings (indoor)
Floor	2	Floors
Available	bij oplevering	Construction year
State	New	Facades
Kitchen (type)	US hyper equipped	Toilets
Laundry room	V	Heating (type)
		Heating
Neighborhood	quiet	Neighborhood
Cellar	V	Elevator
Double glass	V	PEB
		PEB category
EPC code	А	

City	Ukkel	
Living surface	81 m²	
Bedrooms	2	
Parkings (indoor)	1	
Floors	3	
Construction year	2027	
Facades	2	
Toilets	1	
Heating (type)	underfloor heating partially	
Heating	hot air pump	
Neighborhood	central	
Elevator	V	
PEB	35 kW/m²	
PEB category	А	

#### 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

### **FINANCIAL**

Under VAT

Officer VA



