

€ 435.000 | UKKEL | REF. 7137494



TERRACE SURFACE

8 m<sup>2</sup>



LIVING SURFACE

100 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## VIVIER D'OIE - ST JOB, beautiful 2-bedroom duplex penthouse!

**Avenue Latérale 9, 1180 Ukkel**

ST JOB - VIVIER D'OIE, on the top 2 floors of a small building, Victoire offers this attractive two-bedroom duplex apartment with an office and a lovely south-facing terrace.

The entrance to the duplex is on the 2nd floor: small entrance hall.

On the 3rd floor: two bedrooms (14 and 9m<sup>2</sup>), a study room (7m<sup>2</sup>), a shower room and a separate toilet.

On the 4th floor: a beautiful living room with a fully-equipped open-plan kitchen, opening onto a comfortable terrace with uninterrupted views.

The property has been finished to a very high standard: the flooring is 1st choice semi-massive oak, the heating system is a heat pump that generates both heating and air conditioning + double flow ventilation system, domestic hot water is produced by a thermodynamic boiler, and the windows are double-glazed PVC.

The building's vast entrance hall doubles as a bicycle and motorbike storage area. A basement cellar completes the property.

The property is part of a new co-ownership of 4 units with low common charges.

PEB is pending (B+/B-). The sale is subject to 21% VAT.

Visit without delay!

# Characteristics


## GENERAL

Type	flat
Price	€ 435.000
Terrace surface	8 m²
Bathrooms	1
Floors	4
Construction year	2025
Facades	2
Office	✓
Laundry room	✓
Neighborhood	Free sight
Cellar	✓
PEB	55 kW/m²
EPC code	B

City	Ukkel
Living surface	100 m²
Bedrooms	2
Floor	3
Available	vanaf akte
State	New
Kitchen (type)	US hyper equipped
Office area	7 m²
Toilets	1
Heating (type)	individual
Heating	aerothermic
Neighborhood	residential area
Double glass	✓
PEB category	B

## 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	✓
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