



€ 435.000 | UKKEL | REF. 7137494



TERRACE SURFACE

8 m²



LIVING SURFACE

100 m²



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 9m²), a study room (7m²), 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	City	Ukkel
Price	€ 435.000	Living surface	100 m ²
Terrace surface	8 m ²	Bedrooms	2
Bathrooms	1	Floor	3
Floors	4	Available	vanaf akte
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Office area	7 m ²
Laundry room	✓	Toilets	1
Neighborhood	Free sight	Heating (type)	individual
Cellar	✓	Heating	aerothermic
PEB	55 kW/m ²	Neighborhood	residential area
EPC code	B	Double glass	✓
		PEB category	B

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

FINANCIAL

Under VAT
✓

