



€ 595.000 | UKKEL | REF. 7198286



TERRACE SURFACE

17 m²



LIVING SURFACE

128 m²



BEDROOMS

3



BATHROOMS

2

Your rendez-vous with greenery at the "CANOPEE" project in Uccle !

 **Clos Andrée Dumont 3, 1180 Ukkel**

The new apartment project "Les Promenades d'Uccle" is enriched by the addition of the charmingly unique building "CANOPEE". Located in a lush green setting, Victoire Junot presents this stunning 3-bedroom apartment that will captivate you with its brightness, generous spaces, and unobstructed view of the pleasant, tree-lined square. Ideally oriented, it also enjoys a spacious 17 sqm² terrace.

Upon entering, you are welcomed by a hall with separate toilet and a technical/storage room. The living area (39.60 m²) comprises a fully equipped open kitchen, a dining area, and a comfortable lounge — all benefiting from the optimal sunlight exposure.

The master bedroom features a private shower room with double washbasin and toilet. The two other well-sized bedrooms share a bathroom with bathtub and washbasin.

This development is designed as a low-energy construction with minimal ecological impact. The finishes are sober and elegant, and the quality materials have been carefully selected to ensure optimal comfort. Excellent EPC, as expected!

A parking space (mandatory and at additional cost), a bicycle storage room, and a private cellar complete the offer.

The sale is subject to registration duties on the land portion and VAT on the construction.

This residential area, located in the heart of the Natura 2000 zone on the Kinsendael plateau, offers a countryside atmosphere just 7 minutes from Fort Jaco or Vivier d'Oie

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	€ 595.000	Living surface	128 m ²
Terrace surface	17 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	4
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	underfloor heating partially
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	woods
Double glass	✓	Elevator	✓
EPC code	A	PEB	45 kW/m ²
		PEB category	A

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
✓

