



€ 498.000 | UKKEL | REF. 7198332



TERRACE SURFACE

12 m²



LIVING SURFACE

101 m²



BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 10, 1180 Ukkel**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers:

1st floor, 2-bedroom, walk-through flat with a view of the main street.

Entrance hall (with guest WC and utility room) opening on one side to the living area with lounge, dining room and fully-equipped kitchen extended by the terrace. The other opens onto the private area, which includes a shower room with washbasin and a bathroom (with a second WC, bath and 2 washbasins), and a utility room. The 2 bedrooms both have a view of the interior of the project.

This project will, of course, be designed with low energy consumption and a minimal ecological footprint. The finishes are elegant and understated, made from high-quality materials to provide maximum home comfort. As expected, the building will have an excellent energy performance certificate (EPC)!

Parking (mandatory and additional) and a bike room are available. A storage cellar is also provided for each unit. Sales are under registration rights for the land and under VAT for the construction.

This well-designed new neighborhood is peacefully immersed in a Natura 2000 area on the Kinsendael plateau, giving the feeling of living in the countryside!

Yet, you are only 7 minutes away from Fort Jaco or Vivier d'Oie.

Characteristics

GENERAL

Type	flat	City	Ukkel
Price	€ 498.000	Living surface	101 m²
Terrace surface	12 m²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floors	4	Available	bij oplevering
Construction year	2026	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	35 kW/m²
EPC code	A	PEB category	A

MANDATORY INFO

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

FINANCIAL

Under VAT ✓

