



LIVING SURFACE



BATHROOMS

 54 m²

1

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

📍 **Clos Andrée Dumont 8, 1180 Ukkel**

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

This attractive, well-appointed studio overlooks the main street. A small entrance hall with separate toilet and utility room, followed by a beautiful living space with superbly equipped kitchen, living room and dining room. Sleeping area and shower room complete the picture.

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	€ 270.000	Living surface	54 m ²
Bathrooms	1	Parkings (indoor)	1
Floor	1	Floors	4
Available	bij oplevering	Construction year	2026
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	woods
Double glass	✓	Elevator	✓
EPC code	A	PEB	35 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
✓

