



TERRACE SURFACE

 126 m²


LIVING SURFACE

 165 m²


BEDROOMS

3



BATHROOMS

2

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 stunning 3-bedroom penthouse on the 3rd floor boasts 165.4 sq.m. of floor space and 89 sq.m. of terraces. Bright and pleasant, it offers amazing views.

Located at the front, it benefits from a splendid terrace facing South/South/West, with 2 green roofs alternating these outdoor spaces. The orientation is ideal.

The entrance is via the elevator which arrives directly into the apartment, opening onto the hall (with guest toilet) which takes you on one side to the large living room, with a beautiful space for the living room, library/office area and dining room extended by the terrace; the super-equipped kitchen, plus a beautiful scullery/laundry room, are on the opposite side and also benefit from an opening onto this beautiful front terrace.

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	€ 925.000	Living surface	165 m ²
Terrace surface	126 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	2	Floors	4
Available	bij oplevering	Construction year	2026
State	New	Facades	3
Kitchen (type)	US hyper equipped	Toilets	2
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
✓

