



Price on request | UKKEL | REF. 7283366



TERRACE SURFACE

35 m²



LIVING SURFACE

153 m²



BEDROOMS

3



BATHROOMS

2

Perfect Environment, Vert Chasseur - 3-bedroom Apartment with Terrace & garden

Avenue de l'Observatoire 35, 1180 Ukkel

This project of two apartment villas enjoys a particularly privileged location in the quiet and sought-after neighborhood of Vert Chasseur, just a few steps from the Bois de la Cambre and the various activities of this residential area of Uccle. Victoire-JUNOT offers you, here in villa A, a splendid ground floor apartment of 153 sqm with terrace (35 sqm) and well-maintained garden at the front of the property, benefiting from morning sun. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the technical room (including the laundry room) and opens onto the spacious living/dining area, with the beautiful fully equipped open kitchen; this living space extends to the well-oriented outdoor areas. The master bedroom (16.4 sqm) also opens onto the garden and enjoys a large bathroom (with shower, bath, and toilet). On the opposite side of the apartment, the other 2 bedrooms (12.5 and 10.7 sqm respectively), each with a balcony, share a shower room with toilet as well.

A double parking spot and a cellar will be available additionally, ensuring additional space and storage facilities.

Sale under DE (12.5%) for the land part and under VAT for the construction part.

For optimal comfort, each apartment will benefit from an individual heat pump, supplemented by photovoltaic solar panels, guaranteeing Class A energy performance.

Characteristics

GENERAL

Type	flat
Price	Price on request
Terrace surface	35 m²
Bathrooms	2
Floors	2
Construction year	2026
Garden surface	498 m²
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Ukkel
Living surface	153 m²
Bedrooms	3
Parkings (indoor)	2
Available	bij oplevering
State	New
Facades	3
Toilets	3
Heating (type)	individual
Heating	hot air pump
Neighborhood	residential area
Elevator	✓
PEB	45 kW/m²
PEB category	A

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

