



Price on request | UKKEL | REF. 7283383



TERRACE SURFACE

 34 m<sup>2</sup>


LIVING SURFACE

 179 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## Perfect Environment, Vert Chasseur - 3-bedroom Apartment with Terrace

📍 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 proposes here, on the 1st floor, a beautiful 179.2 sqm apartment, with a 34 sqm terrace on the front of villa A'. 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 living space with the superbly equipped open kitchen (+ a utility room); it extends to a pleasant, well-oriented terrace. The master bedroom (21.6 sqm) enjoys a balcony and features a large bathroom (with shower, bath, double sink, and toilet). The other 2 bedrooms (15 and 11.7 sqm respectively), each with a balcony as well, each benefit from a shower room, one with a toilet.

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

Sale under registration rights (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	City	Ukkel
Price	Price on request	Living surface	179 m <sup>2</sup>
Terrace surface	34 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	2
Floor	1	Floors	2
Available	bij oplevering	Construction year	2026
State	New	Facades	3
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	individual
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	A	PEB	45 kW/m <sup>2</sup>
		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

