





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**

Not announced

Not announced

Subdivision permit

Туре	flat	City	Ukkel
Price	Price on request	Living surface	179 m²
Terrace surface	34 m²	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	<b>V</b>	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	<b>V</b>	Elevator	~
Double glass	V	PEB	45 kW/m²
		PEB category	А
EPC code	А		
MANDATORY INFO  Building permit		Summons and recovery claim	
Not announced		Not announced	
Urban destination		Pre-emption right	

Not announced

Flood prone area

not located in flood area



