





TERRACE SURFACE 89 m²



LIVING SURFACE
319 m²



BEDROOMS 3



BATHROOMS

3

Perfect Environment, Vert Chasseur - 3-bedroom apartment with terrace and 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 proposes you here a stunning ground floor apartment of 319 sqm with terrace (89 sqm) and a well-maintained garden at the rear of the property in VILLA B, benefiting from the afternoon sun. The entrance hall welcomes you with a built-in cloakroom, a guest toilet, and the technical room (including the laundry room) as well as an entrance to the large kitchen and to 2 bedrooms with balcony (15.71 sqm and 18.73 sqm), both with dressing areas, and each enjoying a shower room with sink and toilet.

The living spaces including the living room with the dining area (103.68 sqm) and the beautifully equipped kitchen (26.99 sqm) are spacious, bright, and extended by a terrace (95.2 m²) and a garden, ideally oriented to the south.

The master bedroom (21.41 sqm) also enjoys a view of the garden and features a dressing area and a large bathroom (with shower, bath, double sink, and toilet). A TV lounge or library space (24.25 sqm) completes this property.

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	319 m²
Terrace surface	89 m²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floors	2	Available	bij oplevering
Construction year	2026	State	New
Garden surface	1187 m²	Facades	3
Kitchen (type)	US hyper equipped	Office area	24.25 m²
Toilets	4	Laundry room	~
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	V	Elevator	~
Double glass	V	PEB	45 kW/m²
	·	PEB category	А
EPC code	А		
MANDATORY INFO Building permit Not announced		Summons and recovery claim Not announced	
Urban destination		Pre-emption right	

Not announced

Flood prone area

not located in flood area



