



LIVING SURFACE

92.4 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

9.7 m<sup>2</sup>

## Your rendez-vous with greenery at the "CANOPEE" project in Uccle !

 **Clos Andrée Dumont 5, 1180 Uccle**


The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: Spacious, highly original apartment overlooking the footbridge. A large entrance hall with checkroom, guest toilet and utility room, opens onto the living area comprising living room, dining room and fully-equipped kitchen - extended by a terrace overlooking the rear and the forest. On the other side, the private area comprises 2 bedrooms each with balcony, south/west facing views, and a bathroom (bath + 2 washbasins). 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	Apartment	City	Uccle
Price	€ 450.000	Living surface	92.4 m <sup>2</sup>
Terrace surface	9.7 m <sup>2</sup>	Heating	Heat pump
Bedrooms	2	Bathrooms	1
Floor	2 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	10.9 m <sup>2</sup>	Terrace	9.7 m <sup>2</sup>
Living room/dining area	30.2 m <sup>2</sup>	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Sport center	
Train station		Highway	
Primary school		Nursery	
Secondary school		Day care	
Doctor		PEB	35 kW/m <sup>2</sup>
PEB category	A	EPC code	A

### MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

### FINANCIAL

Price € 450.000
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