



LIVING SURFACE

101.2 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

13 m²

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

 **Clos Andrée Dumont 3, 1180 Uccle**


The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: Apartment on the 2nd floor with terrace - Long hall with utility room and guest toilet and the 2 bedrooms, the master bedroom with attached bathroom, single sink and toilet, a second bedroom, a shower room with single sink. The living area is in the second part of the apartment, with a fully equipped kitchen and dining room. The whole is extended by the terrace, overlooking the front and also the forest. 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	€ 460.000	Living surface	101.2 m ²
Terrace surface	13 m ²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	2 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	9.3 m ²	Bathroom	2
Lavatory	2	Terrace	13 m ²
Living room/dining area	37.5 m ²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Sport center	
Train station		Highway	
Secondary school		Park	
Primary school		Nursery	
Day care		Doctor	
PEB	45 kW/m ²	PEB category	A
EPC code	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	Non-flood zone

FINANCIAL

Price
€ 460.000

