



€ 508.000 | UCCLE | REF. CANOPEE-E22



LIVING SURFACE

101 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

12 m²

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

 **Clos Andrée Dumont 7, 1180 Uccle**


The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: 2nd floor, 2-bedroom, walk-through flat with a view on the main street. Entrance hall (with guest WC and utility room) opening on one side to the living area with lounge, dining room and fully-equipped kitchen extended by the terrace. The other opens onto the private area, which includes a shower room with washbasin and a bathroom (with a second WC, bath and 2 washbasins), and a utility room. The 2 bedrooms both have a view of the interior of the project. 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	€ 508.000	Living surface	101 m ²
Terrace surface	12 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	10.6 m ²	Bathroom	2
Lavatory	2	Terrace	12 m ²
Living room/dining area	34.5 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	35 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
€ 508.000

