



LIVING SURFACE

126.6 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

29.1 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: This beautiful 3-bedroom penthouse overlooking the arch with a surface area of 127 sq.m. The property is very bright, with views to the front and rear of the project. Terraces and/or green roofs embellish every room. An attractive entrance hall with checkroom, utility room and guest WC opens onto the living area with a superbly equipped, open-plan corner kitchen, dining room and living room. The night hall leads to the 3 bedrooms. The master bedroom benefits from an en suite shower room (with single sink and window). The other 2 bedrooms share a large bathroom with bath, double sinks and WC. 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	€ 690.000	Living surface	126.6 m <sup>2</sup>
Terrace surface	29.1 m <sup>2</sup>	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floor	4 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	3
Bedroom	9.7 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	29.1 m <sup>2</sup>
Living room/dining area	36.2 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 € 690.000
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