



€ 2.150.000 | UCCLE | REF. NEY-Rez



LIVING SURFACE

188 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1



TERRACE SURFACE

79 m<sup>2</sup>

## Spacious 3-bedroom ground-floor apartment with garden – Eglantiers district

**Avenue Maréchal Ney 57, 1180 Uccle**


Victoire Junot presents, in the beautiful Prince d'Orange district in Uccle, a project comprising three exceptional apartments. Set in a high-quality residential environment, the project benefits from careful landscape integration and a strong connection with nature. Designed by the architectural firm Bruno Epicum & Partners, it is characterized by remarkable design, a refined vision of luxury, and particular attention to quality of life at home. The apartments are spacious and filled with natural light, offering floor areas ranging from 188 to 209 sqm<sup>2</sup>, and feature a high level of comfort and premium finishes. They are equipped with state-of-the-art technologies such as geothermal energy and heat pumps, photovoltaic panels, triple-glazed windows, high-performance thermal insulation, as well as a FICHET security system. The targeted energy performance certificate (EPC) is A+. Parking available at extra cost. This area of Uccle is pleasant and highly residential. It is located just a short distance from the beautiful Sonian Forest, the shops of Fort Jaco, as well as good schools and numerous sports clubs. Sale subject to registration duties for the land (12.5%) and VAT for the construction (21%). Delivery scheduled for the 3rd quarter of 2027.

## Characteristics

### GENERAL

Type	Apartment	City	Uccle
Price	€ 2.150.000	Living surface	188 m <sup>2</sup>
Terrace surface	79 m <sup>2</sup>	Heating	Geothermal
Bedrooms	3	Bathrooms	2
Garages	1	Floors	2
Available	To be agreed	Available	30-09-2027
Construction year	2027	State	New
Facades	4	Bedroom	14.7 m <sup>2</sup>
Bathroom	2	Lavatory	2
Terrace	79 m <sup>2</sup>	Garden	1500 m <sup>2</sup>
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Bus	
Shops		Sport center	
Train station		Highway	
Primary school		Town centre	
Nursery		Secondary school	
Day care		Doctor	
Supermarket		Tennis	
Tram		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
€ 2.150.000



