



€ 440.000 | UCCLE | REF. UTOPIA-H21



LIVING SURFACE

100.32 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

7.37 m<sup>2</sup>

## UTOPIA Project – Beautiful NEW 2-bedroom apartment with terrace in Uccle

 **FRANCOIS ENGLERT AVENUE, 1180 Uccle**

Victoire Junot presents this very attractive 2-bedroom second-floor apartment with terrace, located in the beautiful UTOPIA project, ideally situated just a stone's throw from Calevoet station. The apartment is located in Building H, and is laid out as follows: An entrance hall with a guest toilet and cloakroom space first leads to the two bedrooms, one of which features an en-suite bathroom, an additional separate shower room. It then opens onto a spacious living area comprising a dining room, kitchen, and utility room, and a bright living room enhanced by a SOUTH-facing terrace overlooking the gardens. Designed with a sustainable and eco-friendly approach (no fossil energy at all), this development offers a pleasant and harmonious living environment. Contact us for full details about this property and the project: [new@victoire.be](mailto:new@victoire.be) – +32 2 375 10 10

# Characteristics

## GENERAL

|                         |              |                |            |
|-------------------------|--------------|----------------|------------|
| Type                    | Apartment    | City           | Uccle      |
| Price                   | € 440.000    | Living surface | 100.32 m²  |
| Terrace surface         | 7.37 m²      | Heating        | Heat pump  |
| Bedrooms                | 2            | Bathrooms      | 1          |
| Shower rooms            | 1            | Floor          | 2 / 5      |
| Available               | To be agreed | Available      | 31-12-2027 |
| Construction year       | 2027         | State          | New        |
| Facades                 | 2            | Bedroom        | 17.6 m²    |
| Bedroom                 | 11.6 m²      | Bathroom       | 3.8 m²     |
| Laundry room            | 3.6 m²       | Shower room    | 3.7 m²     |
| Lavatory                | 1 m²         | Terrace        | 7.37 m²    |
| Living room/dining area | 19.9 m²      | Dining room    | 27.3 m²    |
| Disabled access         |              | Lift           |            |
| Intercom                |              | Videophone     |            |
| Double glazing          |              | Electric gate  |            |
| Highway                 |              | Bus            |            |
| Town centre             |              | Shops          |            |
| Nursery                 |              | Primary school |            |
| Secondary school        |              | Train station  |            |
| Park                    |              | Supermarket    |            |
| Doctor                  |              | Day care       |            |
| PEB                     | 45 kW/m²     | PEB category   | A          |
| EPC code                | A            |                |            |

## MANDATORY INFO

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

## FINANCIAL

Price

€ 440.000

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