

€ 720.000 | UCCLE | REF. XLLH-15-161



LIVING SURFACE

161 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1



TERRACE SURFACE

6 m<sup>2</sup>

## Observatory, superb 3-bedroom penthouse, terraces, garages

**1180 Uccle**

Observatory, superb 3-bedroom penthouse, terraces, garages In the highly sought-after Statuaire/Observatory neighborhood, a superb 161 m<sup>2</sup> crossing penthouse located in a high-standing residence, offering spacious sunny terraces and enjoying green and unobstructed views. The property has private access directly to the entrance hall, a spacious ± 65 m<sup>2</sup> living room with an open fireplace, extended by two terraces of ± 10 m<sup>2</sup> and 15.5 m<sup>2</sup> facing south and north, a fully equipped kitchen with access to a terrace. The night hall leads to a bright master bedroom with private terraces and an adjoining bathroom, as well as two beautiful additional bedrooms each with their own terrace and a second bathroom. Also: triple glazing, smart electric heating, recent photovoltaic panels, cellar, large garage box (additional cost), as well as access to an indoor pool and sauna. This property offers quality materials, a peaceful living environment, very open views, while being immediately close to all amenities. To be discovered without delay at Victoire Junot. Also: - Built-in 1979 - Triple glazing - Electric heating - Charges €421/month (common areas, management, pool, water) - Reserve fund €65/month - Solar panels (common areas) - Energy Performance Certificate F - Non-compliant electrical certificate - Functional fireplace - 2 garage boxes additional: €50,000 per box - Cellar - Communal pool and sauna in the building - Ongoing regularization via the co-ownership - General Assembly: 2023 / Renewal of the waterproofing and insulation of the top roof following water infiltrations / Restoring the sauna, filling of the shower and locker sink, painting of the locker room 2025 / Waterproofing work on the terraces of the top floors and continuation of these works / installation of photovoltaic panels 2026 / -Medium and long-term work: building insulation - Elevators / Agreement: regularization of urban planning violations

## Characteristics

### GENERAL

Type	Apartment	City	Uccle
Price	€ 720.000	Living surface	161 m <sup>2</sup>
Terrace surface	6 m <sup>2</sup>	Heating	Electric
Bedrooms	3	Bathrooms	2
Garages	1	Floor	4 / 4
Construction year	1979	State	Excellent condition
Facades	3	Bedroom	10 m <sup>2</sup>
Kitchen	11 m <sup>2</sup>	Bathroom	2
Lavatory	3	Terrace	6 m <sup>2</sup>
Living room/dining area	65 m <sup>2</sup>	Principal bedroom	16 m <sup>2</sup>
Lobby	10 m <sup>2</sup>	PVC window	
Internet		Triple glazing	
Lift		Common laundry	
TV distribution		Condominium pool	
Fireplace		Sliding windows	
Electric shutters		Car port	
Videophone		Sauna	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Golf	
Hospital/clinic		Doctor	
Convention center		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Taxi	
Tennis		Tram	
University		PEB	344 kW/m <sup>2</sup>
PEB category	F	EPC code	20260420-TEST

## MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Non-flood zone

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## FINANCIAL

Price  
€ 720.000

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Syndicate fees  
421 €

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