



€ 470.000 | UKKEL | REF. 5999598



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 99 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 5, 1180 Ukkel**

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire offers:

This attractive 2-bedroom 1st floor apartment, with a terrace overlooking the square.

Entrance hall with checkroom and separate toilet. The living area comprises a superbly equipped open-plan kitchen, dining room and living room, all extending out to the exterior. Small night hall with utility room, master bedroom with bathroom (complete, en suite with 2 washbasins, bath and WC). The second bedroom also has an en suite shower room (with 1 sink) and a small dressing area.

Both bedrooms have balconies with views at the rear.

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	flat	City	Ukkel
Price	€ 470.000	Living surface	99 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	4
Available	bij oplevering	Construction year	2026
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	underfloor heating partially
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 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	not located in flood area

### FINANCIAL

Under VAT	✓
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