



€ 475.000 | UKKEL | REF. 6000097



TERRACE SURFACE

 13 m²


LIVING SURFACE

 101 m²


BEDROOMS

2



BATHROOMS

2

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

 **Clos Andrée Dumont 3, 1180 Uccel**

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

Apartment on the 2nd floor with terrace - Long hall with utility room and guest toilet and the 2 bedrooms, the master bedroom with attached bathroom, single sink and toilet, a second bedroom, a shower room with single sink. The living area is in the second part of the apartment, with a fully equipped kitchen and dining room. The whole is extended by the terrace, overlooking the front and also the forest.

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	€ 475.000	Living surface	101 m ²
Terrace surface	13 m ²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	2	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 ²
		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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