



€ 905.000 | UKKEL | REF. 6001091



TERRACE SURFACE

 48.2 m<sup>2</sup>


LIVING SURFACE

 167 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

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

 **Clos Andrée Dumont 4, 1180 Uccle**

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

Splendid 3-bedroom penthouse on 3rd floor - Located at the front, it benefits from 2 splendid terraces, part of which are green roofs. Splendid views from both sides of the apartment, one towards the central square and the other towards the forest.

The entrance is via the elevator, which arrives directly in the apartment, and opens onto the hall (with checkroom area, guest WC and large laundry/technical room), which takes you on one side to the large living area, with a beautiful space for the living room, dining room and super-equipped kitchen. Terraces can be accessed from either side of the room.

On the other side, the night hall leads to the 3 bedrooms, the master of which has access to the front terrace and a beautiful en suite bathroom with single sink and a private toilet. The other 2 bedrooms each have a balcony overlooking the green roofs, and each has a shower room with washbasin and 2 separate WCs.

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	€ 905.000	Living surface	167 m <sup>2</sup>
Terrace surface	48.2 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Parkings (indoor)	2
Floor	3	Floors	4
Available	bij oplevering	Construction year	2026
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	35 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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