



€ 507.500 | UKKEL | REF. 6552523



TERRACE SURFACE

 5 m<sup>2</sup>


LIVING SURFACE

 117 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## NEW PROJECT CHANTECLER - 2 bedroom ground floor flat + garden

 **Parvis Chantecler 246, 1180 Ukkel**

Victoire-Junot proposes this large 2-bedroom first floor apartment with terrace and garden, on the left side of the building, which features as follows:

The beautiful living room with a superbly equipped open kitchen occupies the center of the apartment - a small terrace opens onto the garden, which pleasantly extends this beautiful space. The 2 bedrooms are located on either side of the living room, each with its own bathroom (with shower or bath) - 2 WCs and a laundry/utility room.

Very well located in a quiet residential area of Uccle, not far from Linkebeek, the station is a 5-minute walk away and only 5 minutes from Fort Jaco/Vivier d'Oie.

With its shared water tank (for the garden, the communal parts and WC's), exemplary insulation, high-performance windows and durable materials, the entire project has been carefully and rigorously designed to meet current energy standards. A communal vegetable garden will be planted on part of the plot. Delivery is scheduled for late 2026/early 2027. 1 cellar included and parking space available at an additional cost.


Sale subject to registration fees for the land (12.5%) and VAT for the construction (21%).

## Characteristics

### GENERAL

Type	flat	City	Ukkel
Price	€ 507.500	Living surface	117 m <sup>2</sup>
Terrace surface	5 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floors	3	Available	bij oplevering
Construction year	2026	State	new
Garden surface	120 m <sup>2</sup>	Facades	3
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
PEB	96 kW/m <sup>2</sup>	PEB category	C
EPC code	C		

### 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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