SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
101 m²	2	2	12 m²

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

Clos Andrée Dumont 10, 1180 Uccle

The new apartment project "Les Promenades d'Uccle" is complemented by this beautifully atypical new building "CANOPEE." Victoire-JUNOT offers: 1st floor, 2-bedroom, walk-through flat with a view of the main street. Entrance hall (with guest WC and utility room) opening on one side to the living area with lounge, dining room and fully-equipped kitchen extended by the terrace. The other opens onto the private area, which includes a shower room with washbasin and a bathroom (with a second WC, bath and 2 washbasins), and a utility room. The 2 bedrooms both have a view of the interior of the project. 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	Apartment	City	Uccle
Price	€ 480.000	Living surface	101 m²
Terrace surface	12 m²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	1 / 4	Available	To be agreed
Available	31-03-2027	Construction year	2026
State	New	Facades	2
Bedroom	15.1 m²	Bedroom	10.6 m²
Bathroom	2	Lavatory	2
Terrace	12 m²	Living room/dining area	34.5 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Sport center		Train station	
Highway		Secondary school	
Park		Primary school	
Nursery		Day care	
Doctor		Possibility of connecting : Water / Gas / Electricity	
PEB	35 kW/m²	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 Non-flood zone

FINANCIAL

Price
€ 480.000

Victoire Junot

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