SELL SERVICE
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€ 1.195.000 | UCCLE | REF. HEROS-B51-PENTHOUSE -3CH

| LIVING SURFACE | BEDROOMS | BATHROOMS | GARAGES | TERRACE SURFACE |
|---|---|---|---|---|
| 199 m² | 3 | 2 | 1 | 70 m² |

# Uccle, Wolvendael Park – High-end three-bedroom penthouse with terrace

**Square des Heros 2-4, 1180 Uccle**

Victoire Junot presents a spacious three-bedroom penthouse extended by a beautiful, well-oriented terrace (South / South-West) overlooking the treetops and offering uninterrupted views over the nearby Wolvendael Park, just a short walk away. Located in a splendid NEW building of 29 apartments, designed by Immobel and Archi 2000, whose stone and wood architecture is immediately appealing, this spendid apartment (with direct elevator access into the entrance hall) is laid out as follows: The beautiful entrance hall welcomes you with a generous cloakroom area and opens on the one hand onto the elegant living room with gas fireplace, the fully equipped open-plan kitchen and the large dining area. These refined living spaces are further enhanced by a 70 sqm terrace surrounding them. A night hall at the rear leads to the three spacious bedrooms. The master bedroom features a dressing area and an en-suite bathroom (with bathtub, shower, double washbasin and toilet). The two other bedrooms share a shower room (also equipped with double washbasin, shower and toilet). The property is further complemented by a home office or library (also with access to the terrace), a laundry room and guest toilets. One cellar per apartment is provided (at extra cost). The apartment is immediately habitable and decorated by AFC-Collection; it may be sold furnished if desired (+ €50,000). Possibility to purchase a parking space or garage box (also at extra cost). Bicycle storage rooms are available. Ideally located in the heart of Uccle, opposite Wolvendael Park, this apartment enjoys an airy urban setting close to excellent shops, schools, public transport and sports clubs. It also benefits from a green environment and is situated next to the Uccle Cultural Centre and the Doyenné/Xavier de Bue district, with all amenities within easy reach. Sale subject to registration duties on the land and VAT regime on the construction (6% possible under conditions).

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Uccle |
| Price | € 1.195.000 | Living surface | 199 m² |
| Terrace surface | 70 m² | Heating | Gas |
| Bedrooms | 3 | Bathrooms | 2 |
| Garages | 1 | Floor | 5 / 5 |
| Available | Free | Construction year | 2025 |
| State | New | Facades | 3 |
| Bedroom | 18.6 m² | Bedroom | 17.1 m² |
| Bedroom | 15.2 m² | Kitchen | 11.8 m² |
| Bathroom | 2 | Office | 8.5 m² |
| Lavatory | 3 | Terrace | 70 m² |
| Living room/dining area | 25 m² | Intercom | |
| Videophone | | Double glazing | |
| Lift | | Disabled access | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Highway | | Town centre | |
| Nursery | | Secondary school | |
| Day care | | Doctor | |
| Supermarket | | Taxi | |
| Train station | | Possibility of connecting : Water / Gas / Electricity | |
| PEB | 25 kW/m² | PEB category | A |
| EPC code | A | | |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>Not announced | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Non-flood zone |

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## FINANCIAL

Price
€ 1.195.000

Victoire Junot

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