Victoire Junot

SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
160 m²	2	2	1	143 m²

Spacious exceptionnal 2-bedroom penthouse with a superb terrace – Eglantiers/Prince d'Orange area

Avenue Maréchal Ney 57, 1180 Uccle

Victoire Junot presents, in the beautiful Prince d'Orange district in Uccle, this spacious and bright 160 sqm² penthouse which offers an exceptionally high level of comfort and top-of-the-range finishes, laid out as follows: The beautiful entrance hall with cloakroom area and guest toilet leads, on the one hand, to the living area comprising the living room, dining room, and fully equipped kitchen (followed by a large laundry room/technical room). One of the two bedrooms, located adjacent to the kitchen, also benefits from access to the terrace and has an en-suite shower room with shower, private toilet, and single washbasin. On the other hand, the hall leads to the private area hosting the master bedroom, which enjoys a large south-facing terrace and also features a dressing area and a bathroom (with bathtub, double washbasin, shower, and private toilet). The terrace is accessible from every room in the apartment and extends on both sides in front of the living room as well as in front of the master bedroom. The flat is equipped with state-of-the-art technologies such as geothermal energy and heat pumps, photovoltaic panels, triple-glazed windows, high-performance thermal insulation, as well as a FICHET security system. The targeted energy performance certificate (EPC) is A+. Parking available at extra cost. This area of Uccle is pleasant and highly residential. It is located just a short distance from the beautiful Sonian Forest, the shops of Fort Jaco, as well as good schools and numerous sports clubs. Sale subject to registration duties for the land (12.5%) and VAT for the construction (21%). Delivery in the third quarter of 2027.

Characteristics

GENERAL

Type	Apartment	City	Uccle
Price	€ 1.795.000	Living surface	160 m²
Terrace surface	143 m²	Heating	Geothermal
Bedrooms	2	Bathrooms	2
Garages	1	Floor	2 / 2
Available	To be agreed	Available	30-09-2027
Construction year	2027	State	New
Facades	4	Bedroom	25.4 m²
Bedroom	12.6 m²	Bathroom	2
Lavatory	3	Terrace	143 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Bus	
Shops		Sport center	
Train station		Highway	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Nursery	
Secondary school		Day care	
Doctor		Supermarket	
Tennis		Tram	
Possibility of connecting : Water / Gas / Electricity		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
€ 1.795.000

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