SELL SERVICE
info@victoire.be
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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 private entrance hall) is laid out as follows: This 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	€ 1.400.000	Living surface	199 m²
Terrace surface	70 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Garages	1	Floor	5 / 5
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	
Possibility of connecting : Water / Gas / Electricity		PEB	25 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
€ 1.400.000

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