

LES PRÉS DU KAUBERG - STUNNING APARTMENT

±97M², 2 BEDROOMS

545 000 €

Ref 7345487

Uccle - Apartment 1044 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel is proud to present this two-bedroom apartment with a gross floor area of approximately 97 m² on the first floor of the new Les Prés du Kauwberg development. In a green setting, close to all amenities, the apartment is laid out as follows: entrance hall with cloakroom, leading to the spacious and bright living/dining room of ±39 m² with fully equipped open kitchen, access to a ±13 m² south-west facing terrace followed by a magnificent ±45 m² garden. The hallway leads to the two bedrooms (±15.5 m² and ±9 m²), a laundry area of ±8 m², a separate toilet and a shower room of ±4.5 m². The project stands out for its sustainable and aesthetic design, prioritizing light, comfort and energy efficiency. Each home benefits from optimal insulation (estimated PEB A+), triple glazing, aluminum frames with thermal breaks, and heat pump heating with underfloor heating. Green roofs, rainwater tanks, and photovoltaic panels demonstrate a strong commitment to the environment. Cellar and parking space are available at an additional cost. Subject to 21% VAT (6% under certain conditions). Delivery scheduled for Q3 2027. For more information about the project, please contact us now on 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 7345487

Price : 545 000 €

Surface : 1044 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 1

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/09/2027 -

ty : 12:00

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VANEAU

Immobilier de prestige depuis
1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

VANEAU VIAGER

30 ans d'expérience en vente
viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie

VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf

COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés