

# ST JOB, LES PRÉS DU KAUBERG - THE CITY IN THE COUNTRYSIDE!

595 000 €

Ref 7649179

Uccle - Apartment 1227 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this three-bedroom apartment with a gross floor area of approximately 114 m<sup>2</sup> and a terrace on the second 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, a large and bright living/dining room of ±41 m<sup>2</sup> with a fully equipped open kitchen, leading to the south-west facing terrace of ±4.5 m<sup>2</sup>. The night hall leads to the three bedrooms (±15 m<sup>2</sup>, ±11 m<sup>2</sup> and ±9 m<sup>2</sup>), a utility/laundry room, a separate toilet and a bathroom (bathtub, single sink, toilet) of ±6.5 m<sup>2</sup>. The two rear bedrooms have their own en-suite shower rooms. 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](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBLER NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles  
ph +32 2 669 21 70

✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7649179

**Price :** 595 000 €

**Surface :** 1227 sq ft

**Bedroom(s) :** 3

**Floor :** 2

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/09/2027 -  
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**