

# BLÉS D'OR - STUNNING DUPLEX ±245M<sup>2</sup>, 3 BEDROOMS, 3 TERRACES

1 645 000 €

Ref 7733323

Uccle - Apartment 2637 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this magnificent 3-bedroom duplex apartment with a gross surface area of  $\pm 245 \text{ m}^2$  and three terraces, located on the 1st and 2nd floors of the new Blés d'Or project. Nestled in a green setting close to Wolvendael Park and the classified natural site of the Kauwberg, and within easy reach of all amenities, the duplex is laid out as follows: On the 1st floor: an entrance hall with cloakroom, a separate office, a storage room leading to a large laundry room, and a guest WC. This is followed by a spacious and bright living room/office of  $\pm 29 \text{ m}^2$ , a separate dining room with a fully equipped open kitchen, and access to three beautiful terraces with a total surface area of  $\pm 29 \text{ m}^2$ . On the 2nd floor: three bedrooms, including a master suite with en-suite bathroom (shower, double washbasin, WC), as well as a second bathroom and additional storage space. This duplex, created within a 1929 villa formerly used as a school, benefits from excellent energy performance (EPC A/B+), thermal and acoustic insulation, double glazing, and modern equipment such as underfloor heating with individual heat pump, individual double-flow ventilation, and rainwater tanks. The living environment is defined by the tranquility of a highly sought-after residential neighborhood, while remaining connected to urban conveniences: renowned schools, local shops, quality healthcare facilities, and numerous sports and leisure infrastructures. Parking space available (30,000 €). Tax regime: 21% VAT on the construction portion and 12.5% registration duties on the land portion. Delivery scheduled for Q2 2026. For more information about the project, please do not hesitate to contact us today at +32 (0)2 669 21 70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be)

VANEAU LECOBEL NEW  
PROJECTS

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**Reference :** 7733323

**Price :** 1 645 000 €

**Surface :** 2637 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**Bathroom(s) :** 2

**Cellar :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/03/2026 -

**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**