

BLÉS D'OR - DUPLEX ±269M², 3 BEDROOMS, 3 TERRACES, GARDEN

1 799 000 €

Ref 7733322

Uccle - Apartment 2895 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 $\hat{A}\pm 269$ m², three terraces and a private garden, located on the ground floor of the new Blés d'Or project. Set in a green environment close to Wolvendael Park and the classified natural site of the Kauwberg, and within easy reach of all amenities, the duplex is arranged as follows: Ground floor: entrance hall, corridor leading to a separate office, guest WC, followed by a spacious and bright living/dining room of $\hat{A}\pm 51$ m² in enfilade, with a fully equipped separate kitchen and access to two terraces ($\hat{A}\pm 38$ m² and $\hat{A}\pm 6$ m²). Lower floor: night hall serving three bedrooms, each with an en-suite bathroom, including a master suite with dressing room, a laundry room, separate WC, and two cellars. A beautiful private garden of $\hat{A}\pm 285$ m² and a third terrace are accessible from all three bedrooms. 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 an 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 ($\hat{a}\pm 30,000$). 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

VANEAU LECOBEL NEW
PROJECTS

Georges Brugmann Square

10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7733322

Price : 1 799 000 €

Surface : 2895 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 3

Garden : Yes

Cellar : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/03/2026 -
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