

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

595 000 €

Ref 7776508

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 m² 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 m² with a fully equipped open kitchen, leading to the south-west facing terrace of 4.5 m². The night hall leads to the three bedrooms (15 m², 11 m² and 9 m²), a utility/laundry room, a separate toilet and a bathroom (bathtub, single sink, toilet) of 6.5 m². 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.

VANEAU LECOBEL NEW PROJECTS

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

✉ promotion@lecobel.be

Reference : 7776508

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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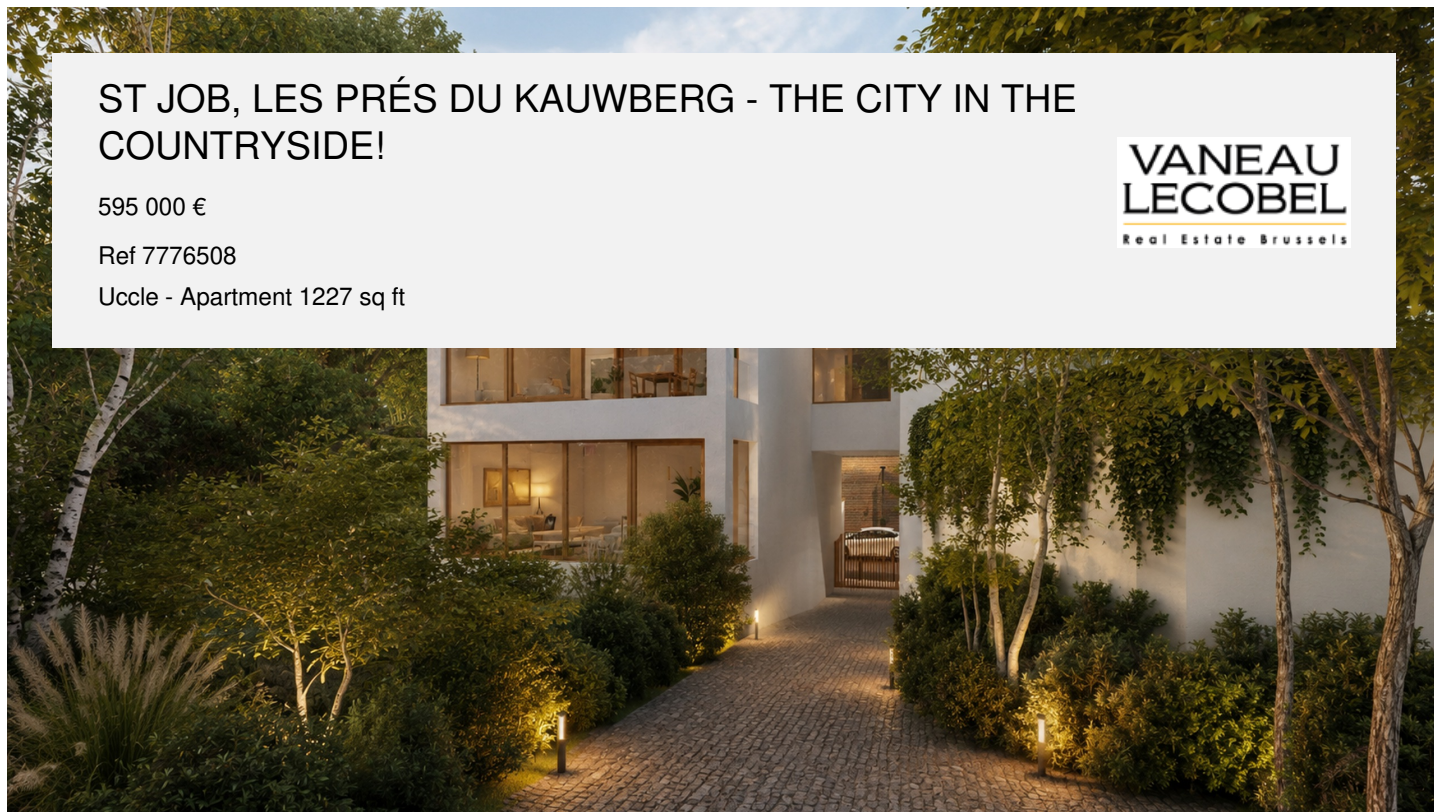
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VANEAU

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