

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

545 000 €

Ref 7776495

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 m<sup>2</sup> 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  $\pm 39$  m<sup>2</sup> with fully equipped open kitchen, access to a  $\pm 13$  m<sup>2</sup> south-west facing terrace followed by a magnificent  $\pm 45$  m<sup>2</sup> garden. The hallway leads to the two bedrooms ( $\pm 15.5$  m<sup>2</sup> and  $\pm 9$  m<sup>2</sup>), a laundry area of  $\pm 8$  m<sup>2</sup>, a separate toilet and a shower room of  $\pm 4.5$  m<sup>2</sup>. 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 LECOBEL NEW PROJECTS

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

**Reference :** 7776495

**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 -  
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