

BLÉS D'OR - STUNNING DUPLEX ±245M², 3 BEDROOMS, 3 TERRACES

1 645 000 €

Ref 7809804

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 â¬). 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
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Reference : 7809804

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