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

1 799 000 €

Ref 7809803

Uccle - Apartment 2895 sq ft



About this property

Vaneau Lecobel is proud to present this magnificent 3-bedroom duplex apartment with a gross surface area of Â±269 mÂ², three terraces and a private garden, located on the ground floor of the new BlÃ©s dâOr 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 Â±51 mÂ² in enfilade, with a fully equipped separate kitchen and access to two terraces (Â±38 mÂ² and Â±6 mÂ²). 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 Â±285 mÂ² 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 (â¬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
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promotion@lecobel.be

Reference :	7809803
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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