

# FIERCE

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## BEAUTIFUL 2-BEDROOM APARTMENT WITH BREATHTAKING VIEWS

Avenue Maxime Van Praag 1 B.7, 1180 Uccle

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<b>Reference</b>	7146166
<b>Price</b>	€ 510.000
<b>Ground surface</b>	138m <sup>2</sup>
<b>Living surface</b>	137m <sup>2</sup>
<b>Terrace surface</b>	16m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2

## Description

Parc Brugmann - Fierce Immo is pleased to present this superb, fully renovated 137 sqm. luxury apartment, situated on the 7th floor of a secure and immaculately maintained condominium.

This exceptional property offers a privileged living environment, enhanced by two terraces. The entrance opens onto a hallway featuring a reinforced door, a cloakroom and a separate toilet. The spacious living room, bathed in natural light, leads out onto the main terrace, offering unobstructed and breathtaking views of Uccle.

The fully fitted kitchen combines functionality with modern design.

The bedroom corridor leads to two spacious bedrooms and two bath/shower rooms.

A cellar in the basement and a locked garage (at extra cost, not compulsory) complete this property.

Service charges (around €300/month) include private water consumption, maintenance of communal areas, syndic fees, lift maintenance, building insurance and the services of a concierge.

Exceptional living environment - Secure access - Electricity compliant - PEB rating D.

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## Essential info

<b>Reference</b>	7146166
<b>Type</b>	Flat
<b>Ground surface</b>	138m <sup>2</sup>
<b>Living surface</b>	137m <sup>2</sup>
<b>Terrace surface</b>	16m <sup>2</sup>
<b>Year of construction</b>	1974
<b>Availability</b>	At the contract
<b>Elevator available</b>	Yes

## Required info

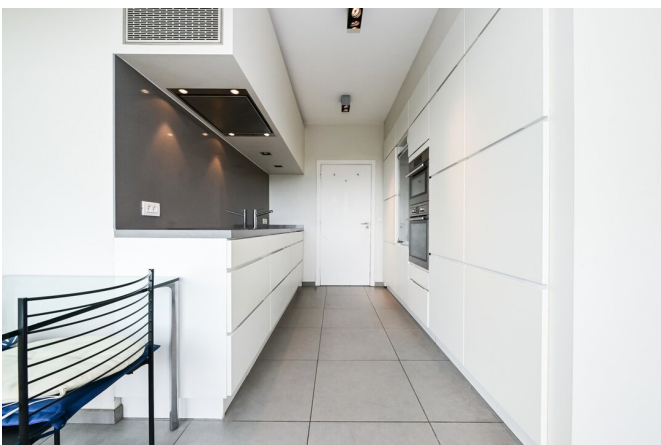
<b>EPC Value</b>	190
<b>EPC Label</b>	D
<b>EPC Code</b>	202007270000572338014
<b>Urban planning destination</b>	Living park
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	Unknown
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

<b>Toilets</b>	2
<b>Parking places</b>	1

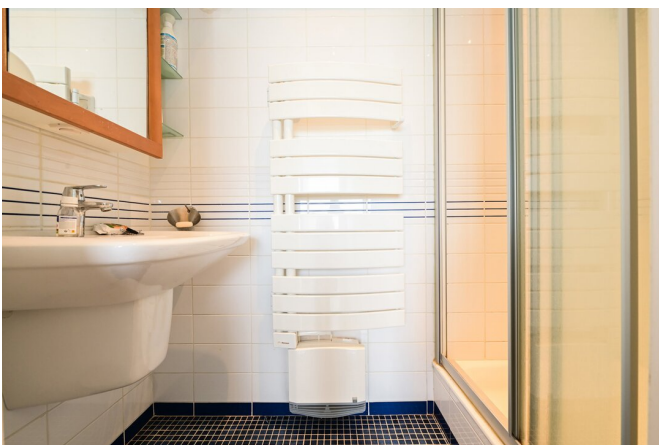
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## Interested in this estate?

Contact us for more information



### Michaël Baert

Responsible New constructions - IPI 512.639

- T. +32 472 46 93 44
- E. [michael@fierceimmo.com](mailto:michael@fierceimmo.com)

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