

# FIERCE

I M M O



## A dream small-scale development – Les Prés du Kauwberg

Dolezlaan 41, 1180 Uccle

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<b>Reference</b>	7777135
<b>Price</b>	€ 545.000
<b>Ground surface</b>	1500m <sup>2</sup>
<b>Living surface</b>	97m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

## Description

Fierce Immo is proud to present Les Prés du Kawberg, an exceptional new-build project in the heart of Uccle! This intimate development will be made of three flats, ranging from two to three bedrooms, as well as two houses with three and four bedrooms.

Nestled in a friendly neighbourhood, set amidst nature on the slopes of the Kawberg – a Natura 2000 nature reserve – it offers all the necessary amenities: public transport, schools, parks, sports clubs and much more! Every detail has been carefully selected by the real estate developer to ensure the project's long-term sustainability, complying with the latest environmental standards (PEB A+) and offering everyday comfort. You'll also have the opportunity to personalise your property to suit your preferences (tiles, parquet flooring, fully fitted kitchen, etc.).

After a long day, relax on your terrace or in your garden, surrounded by peace and greenery.

The sale will be subject to registration fees and VAT (6% applicable for houses). Contact us now for a personalised presentation of the project on 02 / 420 65 01.

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## Essential info

<b>Reference</b>	7777135
<b>Type</b>	Flat
<b>Ground surface</b>	1500m <sup>2</sup>
<b>Living surface</b>	97m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Garden surface</b>	60m <sup>2</sup>
<b>Year of construction</b>	2027
<b>Availability</b>	At delivery
<b>Elevator available</b>	Yes

## Required info

<b>EPC Value</b>	37
<b>EPC Label</b>	A
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

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

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## Interested in this estate?

Contact us for more information



### Michaël Baert

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