



## NEW APARTMENT $\pm 129\text{M}^2$ , 3-BEDROOM, 11 $\text{M}^2$ TERRACE

675 000 €

Ref 6506812

Uccle - Apartment 1389 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels

### About this property

Vaneau Lecobel is honoured to present this beautiful 3-bedroom flat with a gross floor area of  $\pm 129\text{ m}^2$  on the 1st floor of the new Arborea development, with a breath-taking view of the Bois de la Cambre. In a leafy setting, close to public transport and shops, the flat is laid out as follows: spacious entrance hall with integrated cloakroom area and guest toilet leading to a large, bright  $45\text{ m}^2$  living room with fully equipped open-plan kitchen, an office area and a beautiful  $11\text{ m}^2$  terrace. The hall leads to three very spacious bedrooms ( $11$ ,  $13$  and  $15\text{ m}^2$ ), including a suite with its own shower room with double washbasin, and a bathroom. There is also a laundry area. The materials used have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating with heat pump system, dual-flow ventilation, solar panels, semi-massive oak parquet flooring. Additional parking and cellar. Excellent thermal and acoustic insulation. Estimated EPB A. Delivery end 2025-early 2026. Sale subject to VAT. Contact us now for more information about the "Arborea" project on 02/669.21.70 or by e-mail at [promotion@lecobel.be](mailto:promotion@lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 6506812

**Price :** 675 000 €

**Surface :** 1389 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

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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**