

FOR SALE

# Flat



ASKING PRICE

## €645,000

 Place Olivier Strebelle 1  
1180 Ukkel

 132 m<sup>2</sup> livable surface

 Ground floor of 3 storeys

 3 bedrooms

 **PEB** **A**



*Find this property on  
our website!*



Your We Invest advisor supports you from A to Z in all your real estate projects. Working with a We Invest real estate agency means you are guaranteed personalized and professional support in the purchase and/or sale of your property.

**Questions about your real estate project? We have the answers!**

## We Invest Bruxelles-Est



02 318 18 08  
02 318 62 66



[new.brussels@weinvest.be](mailto:new.brussels@weinvest.be)  
[bruxelles@weinvest.be](mailto:bruxelles@weinvest.be)



Place Communale d'Auderghem 1  
1160 Auderghem

*L'équipe du neuf*

Sales Manager

IPI 507630

# Characteristics

## General information

Availability	01-10-2024
Type of property	Flat
Year of construction	2024
Number of facades	4
Floor of the property	0 on 3

## Indoor

Living area	132 m <sup>2</sup>
Number of bedrooms	3
Number of bathrooms	1
Number of shower rooms	1
Number of toilets	1
Number of cellars	1

## Outdoor

Garden area	244 m <sup>2</sup>
Orientation of the garden	North
Terrace area	21 m <sup>2</sup>
Orientation of the terrace	North
Number of indoor parkings	1
Number of parkings	1

## Equipment

US hyper equipped kitchen	<input checked="" type="checkbox"/>
Disabled access	<input checked="" type="checkbox"/>
Elevator	<input checked="" type="checkbox"/>

## Energy

Energy class	<b>PEB A</b>
Primary energy consumption	44 kwh/m <sup>2</sup> .year
CO2 emission	44 kg
Floor heating	<input checked="" type="checkbox"/>

## Urbanistic information

Flooding area	No Flood risk
---------------	---------------

## Finances

Subject to VAT	Yes
Expected amount of monthly rent	€1,350

# Photos





# Photos



Discover all photos of this property on our website!

# Plans

Clos Andr e DUMONT  
Lot D1  
Appartement

**LES PROMENADES D'UCCLE**

**D1/B01**

	<b>2</b> chambres slaapkamers	<b>85</b> surface brute bruto oppervlakte
<b>12m<sup>2</sup></b> terrace / balkon terras / balkon	<b>44m<sup>2</sup></b> pauze ruimte	<b>-</b> Terrace vester / balkon gravel / terrasvloer

	Parquet simple massif Het massief parket
	Carrelage Tegelplaat
	Chef de file Bancoplaque
	Chaudi�re
	Ventilation double-flux Ventilatiesysteem
	Emplacement machine � laver et s�che-linge Plaats wasmachine en droogkast

	Faux plafond / Vals plafond
	El�ment de montage en porte haute (poutre, linteau...)
	Zithoofte trapgeleenten (doorbank, etc...)
	A = hauteur d'atlas plafond / hoogte plafond
	L = hauteur sous-crochets souterrains
	L = ouverture traverse
	M = ouverture traverse
	HP = hauteur sous-plafond hoogte onder het plafond

Plan non contractuel donn    titre indicatif.  
Dont les dimensions sont susceptibles de varier en fonction des r cipients techniques.  
Se r f rer au descriptif de vente pour le d tail des fournitures.

Niet contractueel plan, uitsluitend ter informatie.  
De afmetingen kunnen zich niet recht voor om wijzigingen aan te brengen indien  
technisch vereist.  
Voor verdere details, zie het verkoopplanboek.

**BESIXRED**  
Real Estate Development

**WELCOME TO THE  
NEIGHBOURHOOD.**

**MATEXI**

**Signature**

647

437

437

647

	Pl�tre
	Gr�s
	Ma�ric
	Concr�t
	Mettre en structure de aluminium - cillars
	Hazy = bak als schroefplaat
	Achuzen Struiken
	Achuzen Boven

**Pe**

**Mt1**

**Scale: 1:100**

2022-07-13

Little tip: measurements are not always 100% perfect. A margin of error should be taken into account. So, before puzzling over your favorite wardrobe, apply a safety margin!

# Plans

Clos Andrée DUMONT  
Lot D1  
Appartement

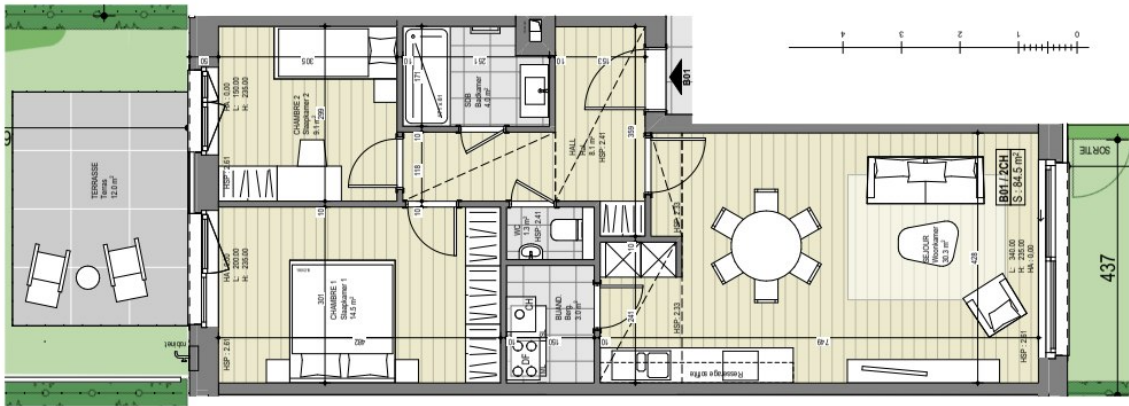
**D1/B01**

LES PROMENADES  
D'UCCLE

12m <sup>2</sup> terrasses / balcon veranda / veranda	2 chambres slaapkamers	85 surface brute bruto oppervlakte
44m <sup>2</sup> pauze vloer		- Terrasse veranda / balkon / veranda gravel / grindvloer

Plafond sans nuancier / Niet-gekleurd plafond  
Plafond nuancieré / Gekleurd plafond  
Plafond bois / Houten plafond  
Plafond plâtre / Gipsplafond  
Plafond métal / Metaalplafond  
Plafond PVC / PVC-plafond  
Plafond verre / Glasplafond  
Plafond inox / RVS-plafond  
Plafond aluminium / Alu-plafond  
Plafond acoustique / Akoestisch plafond  
Plafond isolant / Isolatieplafond  
Plafond réfléchissant / Reflecterend plafond  
Plafond perforé / Perforerend plafond  
Plafond ajouré / Openworkplafond  
Plafond à lattes / Lamelplafond  
Plafond à caissons / Plafond met panelen  
Plafond à bords / Plafond met randen  
Plafond à lattes / Lamelplafond  
Plafond à caissons / Plafond met panelen  
Plafond à bords / Plafond met randen

Plan niet contractueel, onder de aftekening.  
Dit plan is niet contractueel, het is slechts een indicatief plan. Het kan wijzigen zonder kennisgeving.  
Se référera au descriptif de vente pour le détail des fournitures.  
De bouwtekeningen zijn niet contractueel, ze zijn slechts indicatief.  
Voor verdere details, zie het verkoopplanboek.



2022-07-13

Echelle : 1:65

Little tip: measurements are not always 100% perfect. A margin of error should be taken into account. So, before puzzling over your favorite wardrobe, apply a safety margin!

Flat Ukkel - Price asked €645,000

Document submitted for informational purposes and is not contractual. Copyright We Invest & Partners. All rights reserved. © 2025.





# Our Tips for a Successful Visit

## BEFORE THE VISIT



Carefully review this **brochure** of the property, where you will find all the necessary information to ensure that your essential criteria are well covered.

It is also strongly advised to make arrangements with your banker in advance to determine your lending capacity, so you can be adapt your search criteria if necessary.

## BUILDING STRUCTURE



From the outside, inspect the condition of the facade, roof, frames, and windows. Inside, check the condition of load-bearing walls. Note that a small crack is not necessarily a concern, all buildings shift over the years. In case of moisture, make sure to distinguish between that caused by poor ventilation and structural dampness.

## CONVENIENCE



During the visit, remember to check the water pressure and the compliance of the electrical system. Also, verify the presence of an adequate number of electrical outlets, water connections (especially for the washing machine), and internet, phone, and television connections. Finally, assess the sound insulation and the quality of the ventilation system.

## DOCUMENTATION



Access to a series of documents that will give you an idea of the building's history can be useful, such as the **Dossier of Post-Interventions**, which lists all the work carried out by the owner. A visit to the municipality will provide you with all the necessary information.



## ENVIRONMENT

On the day of the visit, arrive a bit early to get familiar with the **neighborhood**. Check the proximity of shops, transportation, and services if it's important to you. Don't hesitate to **speak to the neighbors** and ask them some questions about the neighborhood.



## LAYOUT

Ensure that the size and layout of the rooms align with your needs. Identify storage spaces and consider the possibilities for renovating the **basement** and **attic**, as well as the available facilities for your car or bike.



## ENERGY CONSUMPTION

Familiarize yourself with the energy performance and energy-saving solutions in place. For this, the **PEB certificate** will be your best ally! It will provide you with a clear idea of the condition and age of various systems, the roof, insulation, and the type of glazing. You will also find valuable recommendations to further improve the energy efficiency.



## FOR CONDOMINIUMS

If the property is part of an apartment building, it is referred to as a condominium. There are **common expenses** to be paid (operating and reserve funds). Inquire about the costs included in these charges: is it only for the maintenance of common areas, or does it also cover some provisions for your personal consumption? For an informed purchase, request the meeting notes of previous general meetings to know which works are planned or costs to be expected.



## Calculating property costs

### ON TOP OF THE PURCHASE PRICE

The purchase price of a property is increased by taxes and additional costs, known as notary fees. These costs include registration fees, administrative costs and fees related to the purchase. If you use a mortgage to finance your purchase, mortgage costs are also added.



On the website [notaris.be/notaire.be](https://notaris.be/notaire.be) you can easily do a first estimation of these costs. Please note, this is always an estimate.

Contact your notary to find out the exact total amount.

Scan me



### More information about a purchase?

Our blog, written by real estate experts, will help you get your first property purchase off on the right foot.

[weinvest.be](https://weinvest.be) *The blog!*

# Steps of buying a property

## 1. DETERMINE YOUR BUDGET

Based on your real income, the bank will determine your borrowing capacity. Together with your initial capital (own funds), this forms your budget.

## 3. MAKING AN OFFER

The owner can accept, refuse or counter-bid your offer. Be careful! Every offer is legally binding.

## 5. FINANCING YOUR DREAM HOME

Here, too, it is important to negotiate with several banks. By contacting multiple banks you will obtain the best loan that suits your financial situation.

## 7. NOTARIAL INVESTIGATION

Within a period of four months, the notary will carry out various fiscal, administrative and legal investigations. Once all information has been gathered, the deed of sale can be drawn up and reviewed.

## 9. TRANSFER OF OWNERSHIP

After the registration in the mortgage office by the notary, you will receive the title deed of your property with the stamps from the tax authorities. Keep these well.

## 2. THE SEARCH AND VISITS

The search for your dream home can begin! Define your search criteria and save them so you will be informed when a property that meets your requirements comes on the market.

## 4. NEGOTIATE

Ask your real estate agent or a trusted person to help you with this step. After the negotiations and initial signature, the sale is in principle final.

## 6. SIGNING THE SALES AGREEMENT

Once the financing is complete, the sales agreement can be signed. This makes the sale final. The agreement is signed by the estate agent or the notary.

+ You pay a deposit worth 5-10% of the purchase price.

## 8. SIGNATURE OF THE SALES DEED

You sign the deed of sale at the notary's office. There you will also receive the keys to your new home. You can finally move in!

+ You pay the remaining amount plus registration fees and notarial/mortgage costs.

Congratulations!

