

AGENCE PALLEN

LUXURY REAL ESTATE



**Do you have questions or wish to schedule a visit?
Please contact Laura!**

0474 25 06 24

LAURA@PALLLEN.BE



EXCLUSIVE: New construction commercial property in excellent location

167 m² |

Ebbestraat 8, 8300 Knokke

€ 2.650



Turnkey commercial property located in the heart of the Zoute, just a few steps from the Zeedijk, the Minigolf and the Kustlaan.

This attractive commercial property is perfectly located in a side street of the bustling Kustlaan in Knokke. With an area of 80m² on the ground floor and a basement of 87m², this property offers sufficient space for various commercial activities. The commercial space may be intended for commercial purposes, offices or for the exercise of a profession.

The ground floor area of the property is open and bright, with large windows providing plenty of natural light and maximum visibility from the street. The finish is modern and stylish, with a neutral color scheme, making it easy to adapt to the specific needs of your business.

The 87m² basement is accessible by stairs in the property and offers additional space for storage, a kitchenette and a separate toilet. This space is a valuable addition to the ground floor area and can be used for a variety of purposes.

The property also offers some extra amenities, such as air conditioning and heating, to ensure a comfortable working environment regardless of the season. In addition, there is ample parking available nearby, which is convenient for both clients and staff. There is also the possibility of renting a closed garage nearby.

The property tax is borne by the tenant and the common charges are €150 per month.

The commercial property is immediately available which offers the possibility for the trader to start as soon as possible.

Do not hesitate to inquire about any specific requirements or questions.



**Do you have questions or wish to schedule a visit?
Please contact Laura!**

0474 25 06 24

LAURA@PALLÉN.BE



Specifics

Habitable surface	167m²
Total surface	167m²
Construction year	2021
General state	Liveable at once
Air-conditioning	Yes
City water	Yes
Electricity	Yes
Natural gas	Yes
Glazing	Double

Legal information

Destination	Residential area
Subpoena	No
Pre-purchase right	Yes
Subdivision application	Yes
Bouwvergunning	Yes
Protected heritage	Yes

Energy

EPC ref.	
Energy	0 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



**Do you have questions or wish to schedule a visit?
Please contact Laura!**

0474 25 06 24

LAURA@PALLEN.BE

