

AGENCE PALLEN

LUXURY REAL ESTATE

Beautiful apartment located in the prestigious "Tennis Gardens" estate

105 m² | 2 slaapkamers | 2 badkamers

Koningin Fabiolalaan 20B, 8300 Knokke

€ 2.375.000



Beautiful and luxurious apartment with spacious south facing terrace, located in the exclusive park area "Tennis Gardens" with heated indoor pool, within walking distance to the beach.

Layout of the apartment:

Entrance hall with checkroom and guest toilet. Spacious and bright living room with large windows, consisting of fully equipped open kitchen, dining area and lounge opening onto a spacious south facing terrace enjoying a beautiful open view of the green. Separate storage room on the terrace. Bedroom 1 opening onto the terrace with fitted wardrobes and luxury ensuite bathroom (double washbasin, bath, toilet, walk-in shower). Bedroom 2 with fitted wardrobes. Separate shower room (sink, shower). Additional bunk beds provided in closet in living room. Storage room with connection for washer/dryer. Air conditioning and home automation provided.

Private basement and common bicycle storage in the residence. Possibility to purchase a car parking space in the underground garage. Spacious common visitor parking at the residence. Concierge present on the property.

Contact Agence Pallen for more info and to schedule a visit to this beautiful apartment!



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

0497 520 196

GILLES@PALLEN.BE



Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	105m²
Total surface	112m²
Construction year	1993
Renovation year	2023
General state	Luxurious finishing touch
Air-conditioning	Yes
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Heat pump	Yes
Internet	Yes
Sewerage	Yes
Telephone	Yes

Legal information

Non-indexed cadastral revenue	€ 2310
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	2938689-RES-1
Energy	107 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	C
Delineated shoreline zone	Not applicable



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