

AGENCE PALLEN

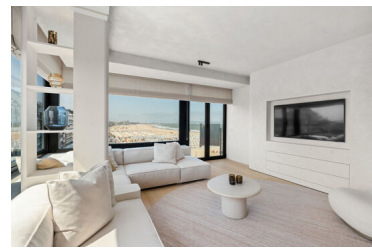
LUXURY REAL ESTATE

Exceptional corner apartment with sea view

95 m² | 3 slaapkamers | 2 badkamers

Sylvain Dupuisstraat 1, 8300 Knokke

€ 1.995.000



Rare and beautifully renovated corner apartment enjoying a panoramic view of the sea and the beach, located on Rubens Square. The apartment was luxuriously renovated to perfection with quality materials and techniques.

Layout of the apartment:

Entrance hall with checkroom and guest toilet. Sunny living room (south and west orientation) equipped with open and fully installed kitchen with quality appliances. Dining area with integrated sofa and adjacent lounge enjoying beautiful views of the sea and beach. Master bedroom with fitted wardrobes, ensuite bathroom with walk-in shower, sink and toilet. Spacious 2nd and 3rd bedrooms each with fitted wardrobes. Separate shower room. Storage room with connections for washer and dryer. Possibility to purchase the furniture present. Private cellar in the residence.



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

0497 520 196

GILLES@PALLLEN.BE



Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	95m²
Total surface	95m²
Construction year	1967
Renovation year	2022
General state	Luxurious finishing touch
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

Legal information

Non-indexed cadastral revenue	€ 1732
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	20220304-0002557238-RES-1
Energy	154 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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