

AGENCE PALLEN

LUXURY REAL ESTATE

Beautifully renovated apartment on Kustlaan with open views

89 m² | 3 slaapkamers | 2 badkamers

Address on request

€ 1.175.000



Luxuriously renovated apartment in a prime location near shopping and the beach overlooking Kustlaan and Approach Golf. Possibility to purchase the present furniture.

Layout of the apartment:

Entrance hall with guest toilet and checkroom. Sunny living room consisting of lounge opening onto a south facing terrace with open views of the Kustlaan and the Approach Golf, dining area with cupboards and an installed open kitchen with all comfort (Miele appliances). Storage room with connection for washer and dryer. Master bedroom with built-in closets, adjacent shower room with walk-in shower, sink and separate toilet. 2nd spacious bedroom with fitted wardrobes, ensuite shower room with walk-in shower, washbasin and toilet. 3rd bedroom with bunk beds, sink and closet. Private cellar. Shared bicycle storage. Possibility to purchase a garage box in a nearby residence (€95,000). Contact Agence Pallen to schedule a viewing.



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

0497 520 196

GILLES@PALLEN.BE



Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	89m²
Total surface	91m²
Construction year	1967
Renovation year	2023
General state	Luxurious finishing touch
City water	Yes
Distribution	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Heating (System)	Natural gas

Legal information

Non-indexed cadastral revenue	€ 1336
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	20230714-0002944727-RES-1
Energy	127 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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