

# AGENCE PALLLEN

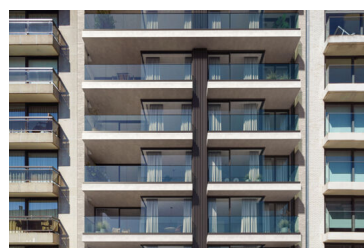
LUXURY REAL ESTATE

## Project "Pierlala": Pierlala South apartment 3.1

96 m<sup>2</sup> | 2 slaapkamers | 2 badkamers

Patriottenstraat 60, 8300 Knokke

€ 895.000



Sublime new construction apartment with perfect orientation.

Pierlala is a unique new construction residence consisting of 2 apartment blocks with frontal sea view (Pierlala North) or south facing apartments with panoramic views over Duinbergen (Pierlala South).

Layout of the apartment on the third floor in the apartment building Pierlala South:

Entrance hall with cloakroom and guest toilet. Open living space with bright sitting area, dining area and luxurious open kitchen. Adjacent to the living space is the outdoor terrace which enjoys a perfect orientation. Practical storage room adjoining the kitchen. Master bedroom with ensuite bathroom. Second bedroom. Second bathroom on the nighthall.

The specifications include generous budgets for the finishes of the apartments.

The start of construction is planned for September 2024 and completion is scheduled for spring 2027.

Consultation of the building plans and specifications is possible by appointment at one of our offices.



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

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## Specifics

|                   |                           |
|-------------------|---------------------------|
| Bedrooms          | 2                         |
| Bathrooms         | 2                         |
| Habitable surface | 96m <sup>2</sup>          |
| Total surface     | 103m <sup>2</sup>         |
| Construction year | 2024                      |
| General state     | Luxurious finishing touch |

## Legal information

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

## Energy

|                           |                      |
|---------------------------|----------------------|
| EPC ref.                  | EPB bij oplevering   |
| Energy                    | 0 kWh/m <sup>2</sup> |
| Flooding sensitivity      | Non-flood zone       |
| P-score                   | A                    |
| G-score                   | A                    |
| Delineated shoreline zone | Not applicable       |



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