

# AGENCE PALLEN

LUXURY REAL ESTATE

## Spacious apartment in prime location in the Zoute near the beach and the Royal Zoute Tennis Club

133 m² | 3 slaapkamers | 3 badkamers

Koningin Fabiolalaan 24, 8300 Knokke

€ 2.395.000



Spacious and renovated apartment, very well located in a distinguished villa residence in the Zoute near the beach and the Royal Zoute Tennis Club.

### Layout of the apartment:

Entrance hall with checkroom and guest toilet. Spacious and bright living space consisting of lounge opening onto southwest facing terrace, dining room and fully equipped kitchen. 3 bedrooms and 3 bathrooms. Storage room with connections for washer and dryer. Private cellar and communal bike shed. Possibility to purchase a car parking space 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	3
Habitable surface	133m²
Total surface	137m²
Construction year	1961
General state	Renovated
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

## Legal information

Non-indexed cadastral revenue	€ 1869
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

## Energy

EPC ref.	20230808-0002956689-RES-1
Energy	412 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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