

AGENCE PALLEN

LUXURY REAL ESTATE

Exceptional 4-bedroom apartment in the heart of Zoute a few steps from the beach and the Royal Zoute Tennis Club....

187 m² | 4 slaapkamers | 4 badkamers

Koningin Fabiolalaan 22, 8300 Knokke

€ 3.850.000



Magnificent corner apartment with 4 bedrooms and 4 bathrooms, quietly located in a prestigious villa residence in the heart of Zoute, just a few steps from the beach and the Royal Zoute Tennis Club. The apartment recently underwent a complete and very luxurious renovation with attention to detail, developed by Quality Properties. All present furniture and fittings are **included** in the asking price.

Layout of the apartment:

Spacious entrance hall with several checkrooms and guest toilet. Bright and sunny living room with large windows and beautiful views of the surrounding greenery. The living room consists of a spacious lounge opening onto a spacious south facing and covered terrace, dining area and fully equipped open kitchen with island with all modern comfort (Miele appliances, Aqualex faucet, ...). Scullery. Night hall with separate toilet and large storage room with washer/dryer connection. Master bedroom with many closets and an ensuite bathroom with double sink, bath, walk-in shower and toilet. 3 other spacious bedrooms, each with double bed, ensuite shower room (sink and shower) and fitted wardrobes. Domotics system KNX. Large private cellar and communal bike shed. Possibility to purchase 2 spacious parking spaces in the residence, of which 1 parking space is already equipped with connection for charging station. A visit to this exceptional apartment is highly recommended!



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

0497 520 196

GILLES@PALLLEN.BE



Specifics

Bedrooms	4
Bathrooms	4
Habitable surface	187m ²
Total surface	193m ²
Construction year	1961
Renovation year	2024
General state	Liveable at once
City water	Yes
Distribution	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

Legal information

Non-indexed cadastral revenue	€ 2436
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	3246936
Energy	233 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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

0497 520 196
GILLES@PALLEN.BE

