

# AGENCE PALLEN

LUXURY REAL ESTATE

## Sublime villa with open views

263 m² | 5 slaapkamers | 4 badkamers

Izabellapolder 20, 8300 Knokke

€ 2.350.000



Exclusive villa with panoramic views over the Polders

This luxurious villa offers not only an abundance of comfort and elegance but also breathtaking panoramic views over the vast Polders. A unique opportunity to live in an exceptional setting, surrounded by peace and nature.

**Layout:** The home welcomes you with a spacious, light-filled living room featuring a cozy fireplace and an adjoining dining area. Large windows flood the space with natural light and offer stunning views. Both rooms overlook the beautifully landscaped garden and the surrounding polder landscape. The modern kitchen is fully equipped with high-end appliances and provides ample storage space.

The first floor boasts three spacious bedrooms and two stylish bathrooms. The master bedroom has its own luxurious bathroom and enjoys the same stunning views. On the second floor, you will find two more bedrooms and an additional shower room. Each floor has separate toilets for added convenience.

**Outdoor space:** The villa includes an integrated garage for one car, with additional parking spaces in front of the house. The expansive, south-facing garden is a true oasis of calm, with beautifully arranged flower beds and a sun-drenched terrace where you can take in the impressive landscape.

*This villa combines style, luxury, and comfort with unparalleled views. A truly extraordinary property not to be*



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

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## Specifics

|                   |                           |
|-------------------|---------------------------|
| Bedrooms          | 5                         |
| Bathrooms         | 4                         |
| Habitable surface | 263m²                     |
| Total surface     | 705m²                     |
| Construction year | 2014                      |
| General state     | Luxurious finishing touch |
| Electricity       | Yes                       |
| Natural gas       | Yes                       |
| City water        | Yes                       |
| Alarm             | Yes                       |
| Videophone        | Yes                       |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| Stedenbouwkundige bestemming     | Residential area |
| Dagvaarding en herstellvordering | No               |
| Right of first refusal           | No               |
| Verkavelingsvergunning           | Yes              |
| Stedenbouwkundige vergunning     | Yes              |
| Protected heritage               | No               |
| Listed heritage                  | Not applicable   |

## Energy

|                           |                |
|---------------------------|----------------|
| EPC ref.                  | EP02880        |
| Energy                    | 170.4 kWh/m²   |
| E-level                   | E91            |
| Flooding sensitivity      | Non-flood zone |
| P-score                   | A              |
| G-score                   | A              |
| Delineated shoreline zone | Not applicable |



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