

AGENCE PALLEN

LUXURY REAL ESTATE

Renovated duplex apartment with 3 bedrooms

96 m² | 3 slaapkamers | 2 badkamers

Leopoldlaan 104-106/5B, 8300 Knokke

€ 1.085.000



Renovated duplex apartment with 3 bedrooms and 2 spacious terraces, centrally located between the Lippenslaan and the Rubensplein and near the Zeedijk.

Spacious bright living room with dining area that has several built-in closets and an integrated TV cabinet, opening onto the first spacious terrace. Fully equipped open kitchen opening onto the second terrace. Separate storage room and guest toilet.

Duplex floor: Master bedroom with ensuite bathroom (shower and single sink). Second bedroom with a double bed. Third bedroom with an integrated bunk bed. Each bedroom has built-in closets. Bathroom with shower and single sink. Separate toilet.

Possibility of purchasing a parking space nearby.



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

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Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	96m²
Total surface	110m²
Construction year	2001
Renovation year	2024
General state	Renovated
Electricity	Yes
Natural gas	Yes
City water	Yes
Air-conditioning	Yes
Videophone	Yes

Legal information

Non-indexed cadastral revenue	€ 1282
Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	20250109-3501349-RES-2
Energy	125 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	C
Delineated shoreline zone	Not applicable



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