

# AGENCE PALLEN

LUXURY REAL ESTATE

## Meerzicht 39C/13

70 m<sup>2</sup> | 2 slaapkamers | 1 badkamer

Duinenwater 39C, 8300 Knokke

**€ 599.000**



Discover this charming new-build flat in the exclusive Residentie Meerzicht, located in the quiet and green Duinenwater. With stunning lake views and excellent sun orientation, you will enjoy the ideal combination of comfort and nature here.

### Layout:

- Living room and kitchen: A bright living space with large windows overlooking the lake. The open kitchen is modern and functional, ideal for cosy moments with family and friends.
- Terrace: From the living room you can access a spacious terrace, perfect for enjoying the afternoon and evening sun and the soothing water views.
- Bedrooms: The flat features two comfortable bedrooms with a quiet location.
- Bathroom: A modern bathroom with walk-in shower, sink and quality finishes.
- Extras: There is an option to purchase a pitch in the residence.

### Benefits:

- Magnificent lake view: Enjoy unique views every day.
- Sun orientation: Thanks to its perfect location, the flat is bathed in sunlight all afternoon and afternoon.
- Location: Located in the quiet Duinenwater district, within walking distance of shops, restaurants and leisure facilities.



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

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## Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	70m <sup>2</sup>
Total surface	80m <sup>2</sup>
Construction year	2024
General state	Liveable at once

## Legal information

Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	Yes
Building permit	Yes
Protected heritage	No

## Energy

EPC ref.	
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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