

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Zoute Schorre - Lot 31

297 m<sup>2</sup> | 2 slaapkamers | 2 badkamers

Jan Devischstraat 61, 8300 Knokke-Zoute

€ 1.180.000



Beautiful new construction villa with perfect orientation in the allotment "Zoute Schorre".

Layout:

Entrance hall with guest toilet and checkroom. Large living room with access to the south facing garden, dining area and kitchen with adjacent practical storage room.

Second floor: landing with separate toilet, 2 luxurious bedrooms each with bath and/or shower room and terrace.

Second floor: large attic which can be converted into an extra bedroom.

Large underground garage with storage room and parking for approximately 2 cars.



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

0497 520 196

GILLES@PALLLEN.BE



## Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	297m <sup>2</sup>
Total surface	189m <sup>2</sup>
Construction year	2024
General state	Luxurious finishing touch
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Heat pump	Yes
Rain water	Yes
Underfloor Heating	Yes

## Legal information

Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	Yes
Stedenbouwkundige vergunning	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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