

AGENCE PALLE

LUXURY REAL ESTATE

**Magnificent corner apartment with spacious terraces tucked away
in a pathway near the Albert Square...**

137 m² | 4 slaapkamers | 3 badkamers

Franspad 13, 8300 Knokke

€ 2.765.000



Garden apartment with luxurious finishes, enjoying spacious terraces and south-west orientation, quiet and discreetly located in a standing villa residence a few steps from the Albert Square and Dominican Church.

Layout of the apartment:

Spacious living space opening onto large south facing terrace and private garden. Fully equipped open kitchen with adjacent dining area. Master bedroom with bathroom. 2 double bedrooms each with private shower room. Fourth bedroom (currently used as an office) for single bed. 2 practical storage rooms (utility room + laundry room). Spacious and practical storage room in the garden. Private cellar. Possibility to purchase large car parking space and 1 outdoor parking space on private land of the residence.

The apartment was finished with high-quality materials: oak veneer, carrara marble, concrete ciré and oiled oak parquet. Bticino home automation. Shutters everywhere. Garden designed by Dominique Eeman with automatic watering.



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

0497 520 196

GILLES@PALLE.N.BE



Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	137m ²
Total surface	145m ²
Construction year	1965
General state	Luxurious finishing touch
City water	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	€ 1797
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Building permit	Yes
Protected heritage	No

Energy

EPC ref.	20200527-0002128028-RES-2
Energy	114 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@PALLENB

