AGENCE PALLEN

LUXURY REAL ESTATE



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

0472 74 35 01

LAURENCE@PALLEN.BE

Sublime new construction villa next to Park 58

286 m² | 4 slaapkamers | 3 badkamers

Arcadelaan 17A, 8300 Knokke

€ 2.595.000







Sublime new construction villa in the heart of Duinbergen, nestled on a perfectly oriented plot in an extremely quiet and residential area.

Situated on a perfectly oriented plot of approximately 430 m², you will enjoy sun, privacy and an oasis of calm - and this within a stone's throw from Park 58, the beach and the lively center of Knokke.
This exceptional location offers a rare combination of tranquility, nature and coastal life, ideal for those looking for a quality and sustainable living environment.

Layout of the villa:
Upon entering the house you are welcomed in a spacious entrance hall with checkroom and guest toilet. The southwest-oriented living space is a true showpiece: a generous sitting room, a stylish open kitchen with cooking island and a light-filled dining room together form one open unit. Large windows provide abundant natural light and a beautiful view of the perfectly landscaped garden.
Adjacent is a practical storage/laundry room, directly connected to both the kitchen and the indoor garage. Next to the living space is also a convenient desk space, ideal for homework or as a quiet reading corner.
On the second floor there are three comfortable bedrooms. The master bedroom has an ensuite bathroom with bath, walk-in shower, double sink and toilet, as well as a spacious dressing room. The other two bedrooms, both suitable for a double bed and with space for fitted wardrobes, share a bathroom and a separate toilet on the nighthall. An extremely spacious fourth bedroom awaits on the second floor, also with dressing room, office space and private bathroom. A technical room/storage room is also located here.

The villa is finished with generous budgets and in collaboration with high quality suppliers - for a refined, durable finish to your liking.

Additional assets:
- Indoor garage with space for 1 car
- Extra parking space on the driveway
- Perfectly oriented garden offering lots of peace, privacy and sunlight



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

0472 74 35 01

LAURENCE@PALLEN.BE

Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	286m²
Total surface	430m²
Construction year	2026
General state	Luxurious finishing touch

Legal information

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

Energy

EPC ref.	EPB bij oplevering
Energy	0 kWh/m²
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 Laurence!

0472 74 35 01

LAURENCE@PALLEN.BE