

# AGENCE PALLÉN

LUXURY REAL ESTATE



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

050 631 632

DIDRIK@PALLÉN.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 Didrik!**

050 631 632

DIDRIK@PALLEN.BE



## Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	286m²
Total surface	430m²
Construction year	2025
General state	Luxurious finishing touch

## Legal information

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

## 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 Didrik!**

050 631 632  
DIDRIK@PALLLEN.BE

