

AGENCE PALLEN

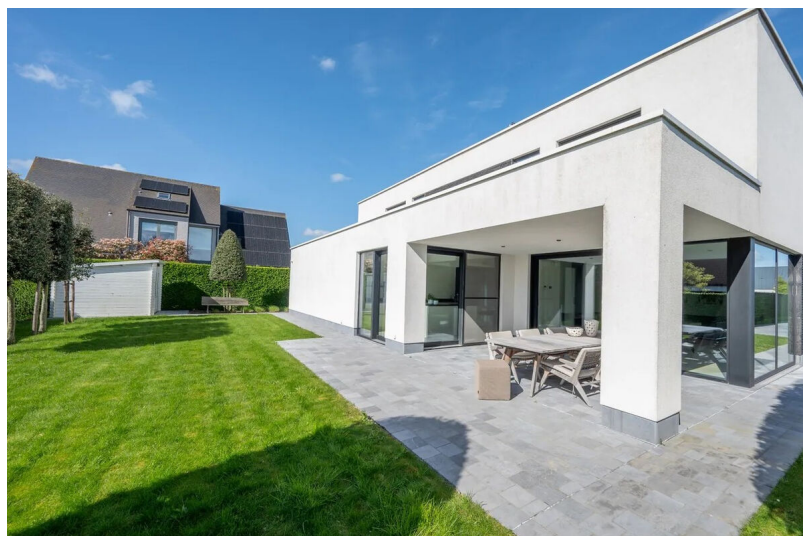
LUXURY REAL ESTATE

Modern Detached Villa for Sale in Knokke – Kragendijk

438 m² | 4 slaapkamers | 3 badkamers

Kragendijk 115A, 8300 Knokke

€ 2.495.000



Luxury and comfort meet contemporary architecture on a 880 m² plot, quietly located on Kragendijk in Knokke. This elegant villa, built in 2017, offers a generous living space of 438 m² and features high-end materials and state-of-the-art technology throughout.

Layout & Highlights:

- 4 spacious bedrooms and a versatile office/hobby room
- 3 luxurious bathrooms with custom-made furniture
- Full home automation, air conditioning, alarm system, videophone, and security cameras
 - Underfloor heating in all rooms, individually controlled via smart home system
- Gas heating with solar boiler, solar panels (4240 Wp), and D ventilation system
 - Oak parquet flooring throughout, ceramic tile floor in the garage
- Garage for 5 to 6 cars with parking lift and electric sectional doors
- South-facing landscaped garden, with covered terrace, lighting, and garden shed
 - Fully fenced plot with custom entrance gate and blue stone driveway

Kitchen & Living:

- Designer kitchen with black granite countertops, premium Bosch appliances, and Novy extractor
- Bright living area with floor-to-ceiling doors, integrated lighting, and oak parquet



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

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Specifics

Bedrooms	4
Bathrooms	3
Habitable surface	438m²
Total surface	880m²
Construction year	2017
General state	Luxurious finishing touch

Legal information

Non-indexed cadastral revenue	€ 2273
Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	No
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	31043-G-2016_115/EP06967/A001/D01/SD001
Energy	80 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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