

AGENCE PALLEN

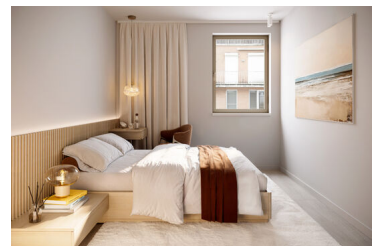
LUXURY REAL ESTATE

New construction duplex Auréa 4.1

121 m² | 2 slaapkamers | 2 badkamers

Gulden-Vliesstraat 7/4.1, 8300 Knokke

€ 925.000



Newly built duplex with 2 bedrooms.

Discover this stylish newly built duplex apartment in the "Auréa" project, located on the charming and centrally situated Gulden Vliesstraat 7 in Knokke — one of the most sought-after and prestigious neighborhoods on the Belgian coast.

Layout:

Bright living area with an adjoining cozy outdoor terrace. The semi-open kitchen connects nicely to the dining area. Spacious bedroom with en-suite shower room.

On the duplex level, there is a second bedroom with en-suite shower room and toilet.

In the basement, you'll find a private storage room and a bicycle storage area.

Would you like to know more about this project or view the building plans? Feel free to contact us!



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

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Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	121m²
Total surface	128m²
Construction year	2025
General state	Luxurious finishing touch

Legal information

Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	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	D
G-score	D
Delineated shoreline zone	Not applicable



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