AGENCE PALLEN

LUXURY REAL ESTATE

# Renovated apartment in the Santa Barbara residence, close to the Duinbergen seafront

118 m² | 3 slaapkamers | 2 badkamers

Patriottenstraat 17/11, 8300 Knokke

**€ 895.000**







This fully renovated and bright apartment is ideally located in the immediate vicinity of the Anemos sailing club and Blue Buddha Beach. An ideal place to live for those who want to combine peace and comfort with proximity to the sea and relaxation.
The apartment has a fully equipped open kitchen that seamlessly connects to the spacious living area. Thanks to the well-thought-out layout and high-quality finishes, you can enjoy a stylish and practical living experience here.

With three spacious bedrooms and two modern bathrooms, this apartment offers all the space a family or second homeowner needs. In addition, a basement and bicycle storage are included, further enhancing the comfort of living.

This apartment is the perfect combination of quality, location, and living space—a unique opportunity for those looking for a ready-to-move-in home on the coast.



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

0489 69 07 23

GREGORY@PALLEN.BE

## Specifics

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Habitable surface | 118m² |
| Total surface | 120m² |
| Construction year | 1987 |
| Renovation year | 2025 |
| General state | Renovated |

## Legal information

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

## Energy

| | |
|---|---|
| EPC ref. | 20220911-0002672110-RES-1 |
| Energy | 229 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 Gregory!**

0489 69 07 23

GREGORY@PALLEN.BE