

AGENCE PALLEN

LUXURY REAL ESTATE

Leon - Duplex 5.1

144 m² | 3 slaapkamers | 2 badkamers

Lippenslaan 134/5.1, 8300 Knokke

€ 1.475.000



Exclusive new construction duplex with two terraces.

Discover this unique and bright duplex located on the 5th and 6th floors of a stylish building.

Layout:

Upon entering, you are welcomed into a breathtaking living space, where light and space are central. Thanks to the large windows you will enjoy panoramic views and a pleasant atmosphere. Adjacent is a west-facing terrace, perfect for relaxing in the afternoon and evening sun. The duplex has a central dining area. The bright living kitchen, fully equipped with modern appliances, is the heart of the house. Here you can fully enjoy comfort and functionality. The kitchen gives access to a second terrace where you can relax. A practical storage room annexed to the kitchen provides additional storage space.

On the duplex floor there are three bedrooms. The master bedroom has an ensuite bathroom, while the other two bedrooms share a shower room, located on the night hall. For added convenience, there is also a separate toilet on the night hall.

Advantages of this duplex:

- Unique layout with maximum light
- Two terraces



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

0472 74 35 01

LAURENCE@PALLEN.BE



Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	144m²
Total surface	177m²
Construction year	2025

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	C
G-score	C
Delineated shoreline zone	Not applicable



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