

AGENCE PALLEN

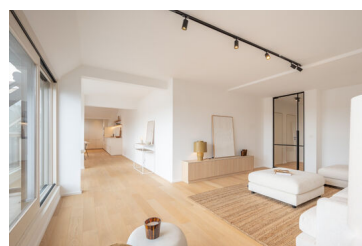
LUXURY REAL ESTATE

Spacious and bright duplex apartment near the beach of Duinbergen

175 m² | 4 slaapkamers | 4 badkamers

Patriottenstraat 34/71, 8300 Knokke-Heist

€ 1.865.000



This beautifully renovated duplex apartment offers a perfect combination of space, comfort, and an exceptional location close to the beach at Duinbergen. The modern finish, abundant natural light, and spacious south-facing terrace create a unique coastal living experience.

On the ground floor, there is a spacious, light-filled living room with large windows and direct access to the sunny terrace. The open layout enhances the feeling of airiness and harmoniously connects the indoors and outdoors. The stylish, fully equipped open kitchen with dining area forms the heart of the home – ideal for everyday use or cozy evenings with family and friends. This floor also has two spacious bedrooms, each with built-in wardrobes and its own modern bathroom, equipped with a walk-in shower or bathtub, sink, and toilet. The large south-facing terrace is a wonderful place to relax, enjoy the open view, or have an aperitif in the sun.

On the upper floor, there are two more spacious bedrooms, both with plenty of light and a sense of privacy. Here too, each room has an en-suite bathroom with walk-in shower, further enhancing the comfort of the apartment. The property has recently been completely renovated with an eye for detail and quality, including parquet floors, modern sanitary facilities, and refined finishes. In addition, a bicycle storage room and practical storage room are included, contributing to everyday convenience.



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

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Specifics

Bedrooms	4
Bathrooms	4
Habitable surface	175m²
Total surface	190m²
Construction year	1993
Renovation year	2024
General state	Liveable at once

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.	20240107-0003100844-RES-1
Energy	273 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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