

AGENCE PALLEN

LUXURY REAL ESTATE

Move-in ready villa with luxurious finishes...

457 m² | 5 slaapkamers | 3 badkamers

Graaf Jansdijk 219, 8300 Knokke

€ 4.850.000



This luxurious villa, designed in 2014 by the renowned architect H. Demyttenaere, embodies the perfect harmony between timeless elegance and contemporary comfort. Thanks to its fully south-facing garden, you can enjoy sunlight throughout the day and an open, unobstructed view that exudes peace and serenity. Upon entering, you are welcomed into an elegant entrance hall with cloakroom and guest toilet, leading to a warm living area featuring a fireplace and a cosy library corner. The adjoining dining room flows seamlessly into a high-end Bulthaup kitchen, equipped with Miele appliances, a central cooking island and a charming breakfast nook – perfect for those who appreciate refinement, functionality and quality.

The villa offers a double integrated garage and a spacious driveway with parking for up to five cars, while a practical basement provides additional storage space. On the first floor, the master suite features a generous walk-in dressing and a luxurious bathroom with separate toilet. There are also three additional bedrooms, one currently used as a home office, two further bathrooms and a separate laundry room. The second floor houses a fully equipped fitness room, which can also serve as an extra bedroom, as well as an attic for additional storage.

This exceptional villa perfectly combines space, comfort and high-quality finishes, making it a unique opportunity for those seeking exclusive living in a highly sought-after location.



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

0497 520 196

GILLES@PALLEN.BE



Specifics

Bedrooms	5
Bathrooms	3
Habitable surface	457m²
Total surface	995m²
Construction year	2014
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Alarm	Yes
Sewerage	Yes
Internet	Yes

Legal information

Non-indexed cadastral revenue	€ 2890
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.	20260213-3799996-RES-1
Energy	103 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	B
G-score	B
Delineated shoreline zone	Not applicable



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

0497 520 196

GILLES@PALLEN.BE

