

# AGENCE PALLEN

LUXURY REAL ESTATE

Move-in ready corner apartment, located in a villa-style residence in the heart of the Zoute and just a few steps from the beach...

94 m² | 3 slaapkamers | 2 badkamers

Kustlaan 363/02, 8300 Knokke

**€ 1.875.000**



Tastefully renovated corner apartment with a sunny terrace, located in a prestigious villa residence in the Zoute, just a few steps from the beach and the commercial center...

Layout of the apartment:

Entrance hall with cloakroom and guest toilet. Cozy living area with large windows, comprising a fully equipped open-plan kitchen, dining area and lounge opening onto a south-facing terrace. Master bedroom with en-suite shower room. Bedrooms 2 and 3 with a spacious shared shower room.

Private cellar and the possibility to purchase a garage box in the residence (€75,000).

Contact Agence Pallen for more information and to schedule a viewing!



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

0497 520 196

GILLES@PALLLEN.BE



## Specifics

|                   |       |
|-------------------|-------|
| Bedrooms          | 3     |
| Bathrooms         | 2     |
| Habitable surface | 94m²  |
| Total surface     | 105m² |
| Construction year | 1986  |
| Renovation year   | 2021  |
| Electricity       | Yes   |
| Natural gas       | Yes   |
| City water        | Yes   |
| Telephone         | Yes   |
| Distribution      | Yes   |
| Sewerage          | Yes   |
| Internet          | Yes   |
| intercom          | Yes   |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| Non-indexed cadastral revenue    | € 1864           |
| 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.                  | 20210304-2381911-RES-1 |
| Energy                    | 165 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 Gilles!**

0497 520 196  
GILLES@PALLEN.BE

