

AGENCE PALLEN

LUXURY REAL ESTATE

Stunning new-build villa located next to the Duinenwatermeer

500 m² | 5 slaapkamers | 4 badkamers

René Magrittelaan 3, 8300 Knokke

€ 6.350.000



Exclusively for sale at Agence Pallen: A breathtaking new-build villa located next to the Duinenwatermeer.

This exceptional new-build villa, an architectural gem designed by Huysman Architects, is located next to the idyllic Duinenwatermeer. The villa is situated on a perfectly oriented plot of no less than 1227 m² and enjoys breathtaking views of the lake, in a particularly peaceful and green environment.

Upon entering the house, you are welcomed into a spacious entrance hall with cloakroom and guest toilet. The generous living room with gas fireplace forms the heart of the house and exudes warmth and elegance. Adjacent to this is a spacious multipurpose room that can serve perfectly as a separate TV room, office, or playroom. The light-filled dining room connects seamlessly to the impressive open kitchen with a large kitchen island. This is complemented by a practical utility room, equipped with a spacious storage room and a walk-in refrigerator.

On the first floor, there are four full bedrooms and three bathrooms. The spectacular master suite offers an oasis of tranquility with a spacious sleeping area, a large walk-in closet, a desk, and a luxurious bathroom with separate toilet, walk-in shower, bathtub, and double sink. In addition, there is a bedroom with an ensuite bathroom, and two other bedrooms share a stylish bathroom. This floor also has a spacious and practical laundry room.

The second floor features a very spacious multipurpose room, ideal as a fifth bedroom, hobby room, or extra



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

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Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	500m²
Total surface	1227m²
Construction year	2026
General state	Luxurious finishing touch

Legal information

Stedenbouwkundige bestemming	Expand residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	Yes
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	0
Delineated shoreline zone	Not applicable



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