

AGENCE PALLEN

LUXURY REAL ESTATE

Sublime newly built villa with swimming pool and panoramic views over the Knokke polders

354 m² | 3 slaapkamers | 3 badkamers

Roden-Ossenstraat 2, 8300 Knokke-Heist

€ 3.650.000



Located in the green Knokke Polders, this exclusive newly built villa is set on a beautiful plot of approximately 1.446 m². The property enjoys an exceptional location with wide open views over the surrounding fields, absolute privacy, and a unique combination of tranquility and close proximity to the center of Knokke, which is just a few minutes away.

The villa was designed with a focus on timeless architecture and high-end finishes by the renowned architectural firm Project Architects | Piet Bailyu. Thanks to its thoughtful orientation and large windows, every space is maximally connected to the landscape and natural light.

Layout of the villa:

On the ground floor, you are welcomed through a spacious entrance hall with cloakroom and guest toilet. The living area is exceptionally bright and impressive in volume, featuring an open layout where the lounge with fireplace, dining area, and fully equipped open kitchen flow harmoniously together. Large glass windows provide a 180° panoramic view over the surrounding nature and offer direct access to the south-facing terrace and the beautifully landscaped garden with heated swimming pool.

On the first floor, the night hall gives access to the bedrooms. The master bedroom features a dressing room and a luxurious en-suite bathroom. In addition, there are two more bedrooms on this level, each fitted with built-in



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

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Specifics

Bedrooms	3
Bathrooms	3
Habitable surface	354m²
Total surface	1446m²
Construction year	2024
General state	Luxurious finishing touch

Legal information

Stedenbouwkundige bestemming	Green area
Dagvaarding en herstellvordering	No
Right of first refusal	Yes
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	EP18083
Energy	33 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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