

AGENCE PALLEN

LUXURY REAL ESTATE

New construction apartment in a prime location on the Kustlaan

84 m² | 2 slaapkamers | 2 badkamers

Kustlaan 201/11, 8300 Knokke

€ 1.950.000



Top finished new construction apartment (sale under registration duties) with 2 bedrooms and spacious south facing terrace with open view on the green, located in the prestigious residence "Pogany" on the Kustlaan in the Zoute.

Layout of the apartment:

Entrance with checkroom and guest toilet. Bright living room consisting of luxuriously equipped open kitchen with island, dining area and lounge opening onto the south facing terrace with open view of the green. Bedroom 1 with fitted wardrobes and luxury marble shower room. Bedroom 2 with adjoining shower room (currently used as a dressing room). Terrace at the back. Storage room with connection for washer/dryer. Spacious private cellar in the residence. Possibility to take over a rental contract of a large garage in the immediate vicinity of the residence. A visit to this beautiful apartment is warmly recommended!



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

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Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	84m²
Total surface	97m²
Construction year	2021
General state	Luxurious finishing touch
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Spring water	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes
Domotics / Home Automation	Yes
Videophone	Yes

Legal information

Non-indexed cadastral revenue	€ 1329
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.	20220211-0002544414-RES-1
Energy	90 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	B
G-score	B
Delineated shoreline zone	Not applicable



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