

# AGENCE PALLEN

LUXURY REAL ESTATE

## A beautifully finished new-build flat – a luxurious gem on Van Bunnanlaan

120 m² | 3 slaapkamers | 2 badkamers

Van Bunnanlaan 60/1.1, 8300 Knokke-Heist

€ 2.700



This spacious new-build flat on the first floor of the Niki De Saint Phalle residence on Van Bunnanlaan offers a perfect combination of light, space and comfort. Thanks to the impressive 10-metre-wide façade, the living space is bathed in natural light and exudes an open, inviting character.

The living space with large windows connects seamlessly to the terrace and, together with the fully equipped kitchen, forms the heart of the flat. A practical storage room offers space for extra storage.

The flat has three bedrooms. The master bedroom has built-in wardrobes and an en-suite bathroom. The second bedroom also has built-in wardrobes, and there is a second bathroom in the flat.

The flat has a private basement storage room.

In short, a stylish and light-filled flat with high-quality finishes and exceptional façade width, ideal for those who want to live comfortably and modernly in a prime location.

Rental price: €2 700/month

Monthly costs: €125/month



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

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## Specifics

|                    |                           |
|--------------------|---------------------------|
| Bedrooms           | 3                         |
| Bathrooms          | 2                         |
| Habitable surface  | 120m²                     |
| Total surface      | 120m²                     |
| Construction year  | 2025                      |
| General state      | Luxurious finishing touch |
| Electricity        | Yes                       |
| Natural gas        | Yes                       |
| Telephone          | Yes                       |
| Distribution       | Yes                       |
| Internet           | Yes                       |
| Videophone         | Yes                       |
| Solar panels       | Yes                       |
| Underfloor Heating | Yes                       |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| 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.                  | 31043-G-OMV_2021065520/EP16647/A001/D01/SD002 |
| Energy                    | 24 kWh/m²                                     |
| Flooding sensitivity      | Non-flood zone                                |
| P-score                   | C                                             |
| G-score                   | B                                             |
| Delineated shoreline zone | Not applicable                                |



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