AGENCE PALLEN

LUXURY REAL ESTATE

Beautiful new construction villa located in second line of the Magere Schorre

417 m² | 5 slaapkamers | 4 badkamers

Magere Schorre 52, 8300 Knokke

€ 5.150.000







Exclusive at Agence Pallen: Beautiful new construction villa quietly located in second line of the Magere Schorre, near the Royal Zoute Golf Club.

Layout of the villa:
Spacious entrance hall with checkroom and guest toilet. Magnificent and luminous living space comprising lounge, fireplace, dining room and spacious kitchen with dining area, all opening onto the beautiful south-facing terrace and garden with swimming pool. Utility room/laundry room/storage room.

On the 1st floor: Night hall with toilet and storage room. Master bedroom with ensuite bathroom (double washbasin, bath, shower and separate toilet) opening onto a south-facing terrace. Bedroom 2 with fitted wardrobes and ensuite shower room (double sink and shower). Bedroom 3 with fitted wardrobes and ensuite shower room (sink and shower). Bedroom 4 with fitted wardrobes and ensuite shower room (sink and shower). Bedrooms 4 and 5 each with fitted wardrobes. Separate bathroom equipped with double sink, tub and walk-in shower. Separate toilet.

On the 2nd floor: Technical room and storage.
Garage with space for 2 cars and outdoor parking.



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

0497 520 196

GILLES@PALLEN.BE

Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	417m²
Total surface	870m²
Construction year	2025
Electricity	Yes
City water	Yes
Distribution	Yes
Sewerage	Yes
Air-conditioning	Yes
Internet	Yes
Domotics / Home Automation	Yes
Solar panels	Yes
Underfloor Heating	Yes
Heat pump	Yes

Legal information

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

Energy

EPC ref.	
Energy	48 kWh/m²
E-level	E24
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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