

AGENCE PALLEN

LUXURY REAL ESTATE

Grassi - Apartment 5.0

145 m² | 3 slaapkamers | 2 badkamers

Bayauxlaan 41, 8300 Knokke-Heist

€ 1.495.000



Beautiful new-build duplex apartment located on the fifth floor of Residence Grassi, in a prime location in Knokke, within walking distance of the Zeedijk and the beach.

This exclusive project combines timeless architecture with high-quality living comfort and is characterized by its intimate scale with only six apartments, each floor comprising a single residential unit.

Layout of the duplex apartment:

Upon entering the apartment, you arrive in the entrance hall with a cloakroom and a separate guest toilet. You then reach the front-facing open living area, which provides access to a first terrace.

At the rear, you will find the dining area with an adjoining fully equipped open kitchen. This kitchen also includes a practical storage room and offers access to a second terrace.

On the upper floor of the duplex, there are three bedrooms. The master bedroom features an en-suite bathroom. The landing also includes a second bathroom and a separate toilet, ensuring optimal comfort and functionality.

Thanks to its excellent location, the apartment is just a few steps from the Zeedijk and the beach, and within short distance of Rubens Square and the lively Lippenslaan, where a wide range of shops, restaurants, and boutiques creates a vibrant living environment.



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

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Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	145m²
Total surface	165m²
Construction year	2026
General state	New Status
Underfloor Heating	Yes
Heat pump	Yes

Legal information

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

Energy

EPC ref.	EPB bij oplevering
Energy	0 kWh/m²
Flooding sensitivity	Niet overstromingsgevoelig
P-score	
G-score	
Delineated shoreline zone	Not applicable



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