

AGENCE PALLEN

LUXURY REAL ESTATE

Sable d'Azur - Appartement 4.0

86 m² | 2 slaapkamers | 1 badkamer

Lippenslaan 265, 8300 Knokke

€ 735.000



On one of the most sought-after locations in Knokke, right on Lippenslaan, you will find this characterful apartment in a beautiful townhouse that immediately stands out thanks to its authentic façade and charming bay window.

Here, you live in the heart of the seaside town, with shops, restaurants, the Zeedijk, and the train station all within walking distance.

The entrance hall leads to the living area at the front, where the stylish modern glass panels create a unique character and provides pleasant natural light. The open-plan kitchen is connected to the living space and is complemented by a practical storage room with connections for a washing machine and dryer. At the quiet rear of the apartment, there are two bedrooms. Both rooms open directly onto the terrace, a pleasant place to enjoy the afternoon or evening sun in complete peace and quiet. The apartment also features a separate toilet and a bathroom with a walk-in shower and washbasin.

In the basement, each apartment has a private storage room and bicycle storage space.

A property that combines the character and elegance of a charming townhouse with the comfort of contemporary living, in a location where everything is within easy reach. Ideal as a permanent residence, second home, or investment in the center of Knokke.



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

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Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	86m²
Total surface	94m²
Construction year	2028

Legal information

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

Energy

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



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