

AGENCE PALLEN

LUXURY REAL ESTATE

Sable d'Azur – 6.0 duplex apartment

121 m² | 2 slaapkamers | 2 badkamers

Lippenslaan 265, 8300 Knokke

€ 1.250.000



Located in one of the most sought-after areas of Knokke, right in the heart of Lippenslaan, this characterful duplex apartment occupies the top floors of a charming building and immediately stands out thanks to its attractive façade.

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

The duplex is accessed on the sixth floor, where a pleasant living area at the front offers a lovely place to relax. Centrally located are the entrance hall, the guest toilet, and the technical storage room. At the rear is the spacious kitchen, designed as the heart of the home, with space for a large dining table and a kitchen island. From the kitchen, you have access to the terrace, where you can enjoy the afternoon sun in peace or have a cozy evening with friends and family.

The upper floor is fully arranged as a sleeping area. At the rear, there is a first bedroom with an adjoining private bathroom featuring a walk-in shower. At the front, there is a second full-sized bedroom, which also benefits from a bathroom with a walk-in shower and a separate toilet, providing added comfort for a family or for those who enjoy hosting guests.

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



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

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Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	121m²
Total surface	126m²
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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