

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Sable d'Azur – 2.0 duplex apartment

172 m<sup>2</sup> | 3 slaapkamers | 2 badkamers

Lippenslaan 265, 8300 Knokke

€ 1.595.000



On one of the most sought-after locations in Knokke, right on Lippenslaan, you will find this characterful duplex 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 duplex is accessed on the second 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 entirely arranged as the sleeping level. At the rear is the master bedroom with an adjoining dressing room, a private bathroom with a bathtub and walk-in shower, and access to a second terrace. At the front are two full-sized bedrooms, which—thanks to their layout and position—are ideal as children's rooms, guest rooms, or a home office. This floor also features a second bathroom with a walk-in shower and a separate toilet, providing extra comfort for a family or for those who like to host 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	3
Bathrooms	2
Habitable surface	172m <sup>2</sup>
Total surface	182m <sup>2</sup>
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/m <sup>2</sup>
Flooding sensitivity	Niet overstromingsgevoelig
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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