

AGENCE PALLÉN

LUXURY REAL ESTATE

Move-in ready apartment with open views located at Duinenwater

88 m² | 2 slaapkamers | 2 badkamers

Duinenwater 22/38, 8300 Knokke

€ 665.000



Modern finished and bright apartment with a spacious terrace and open views, located in the recent residence "11 Lake Garden" in Duinenwater, close to all amenities and within walking distance of the center of Knokke.

Layout of the apartment:

Entrance hall with cloakroom and guest toilet. Spacious and bright living area consisting of a fully equipped open kitchen with an island, dining area, and lounge, leading out to a large terrace. Bedroom 1 equipped with built-in wardrobes and an adjoining bathroom (bathtub - sink - toilet). Second full-sized bedroom. Both bedrooms also open onto the terrace. Separate shower room (sink - shower). Practical storage room with connections for a washing machine/tumble dryer.

Shared bicycle storage and private cellar in the residence. Each co-owner also has access to the rooftop terrace of the building to fully enjoy the sun.



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

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Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	88m²
Total surface	106m²
Construction year	2023
General state	Liveable at once
Electricity	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Sewerage	Yes
Internet	Yes
Underfloor Heating	Yes
Heat pump	Yes

Legal information

Non-indexed cadastral revenue	€ 1140
Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	Yes
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	EP02727-A002-D01-SD037
Energy	38 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	A
Delineated shoreline zone	Not applicable



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