

# AGENCE PALLEN

LUXURY REAL ESTATE

## Sunny corner apartment

82 m² | 2 slaapkamers | 1 badkamer

Duinenwater 30/11, 8301 Knokke-Heist

€ 535.000



Luxuriously furnished corner apartment for sale in Duinenwater. In recent years, the Duinenwater area has emerged as a rapidly thriving neighborhood. Here, you can enjoy a peaceful lifestyle while still being within walking distance of the Zeedijk, the beach, and the bustling commercial center of Knokke. Every conceivable amenity is right in your neighborhood.

### Layout:

Upon entering the apartment, you step into the entry hall with a coat closet, which leads to the living area featuring a fully equipped open kitchen and dining area. From the living area, you have access to the south-facing terrace. The apartment features two spacious bedrooms. Modern bathroom with a spacious walk-in shower, double sink, and toilet. Practical storage room with connections for a washing machine and dryer. Guest toilet included.

Bicycle storage and trash room available in the residence.

Option to purchase two adjacent parking spaces on level -1 in the building.



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

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## Specifics

|                   |                  |
|-------------------|------------------|
| Bedrooms          | 2                |
| Bathrooms         | 1                |
| Habitable surface | 82m²             |
| Total surface     | 95m²             |
| General state     | Liveable at once |

## Legal information

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

## Energy

|                           |                |
|---------------------------|----------------|
| EPC ref.                  | 0002751200     |
| Energy                    | 67 kWh/m²      |
| Flooding sensitivity      | Non-flood zone |
| P-score                   | A              |
| G-score                   | A              |
| Delineated shoreline zone | Not applicable |



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