

AGENCE PALLEN

LUXURY REAL ESTATE

Exclusive new-build villa in a peaceful location in Ramskapelle - Knokke

257 m² | 4 slaapkamers | 4 badkamers

Spelemanstraat 29, 8300 Knokke

€ 1.485.000



This elegant detached new-build villa enjoys a highly desirable and tranquil location in the charming village of Ramskapelle, just a short bike ride from the centre of Knokke. Set on a plot of approximately 660 m², the property combines outstanding living comfort with beautiful open views over the surrounding green fields.

The villa welcomes you through a spacious entrance hall with cloakroom and guest toilet. The bright and airy living area forms the heart of the home and comprises a cosy lounge, a generous dining area and an open-plan kitchen. Adjacent to the living space is a separate office, ideal for working from home or as a versatile additional room. Large windows provide direct access to a pleasant terrace enjoying the evening sun and uninterrupted countryside views.

The ground floor further benefits from a practical utility/storage room and an integrated garage.

The first floor accommodates 3 full-sized bedrooms and 3 bathrooms.

On the second floor, an additional spacious bedroom with its own en-suite bathroom provides the perfect guest suite, teenage retreat or multi-purpose space.

The villa will be delivered fully finished in accordance with the specifications and finishing schedule, with a strong focus on quality, comfort and contemporary architecture.



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

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Specifics

Bedrooms	4
Bathrooms	4
Habitable surface	257m²
Total surface	660m²
Construction year	2026

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.	EPB bij oplevering
Energy	0 kWh/m²
Flooding sensitivity	Recognized flood zone
P-score	D
G-score	D
Delineated shoreline zone	Not applicable



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