

# AGENCE PALLEN

LUXURY REAL ESTATE

## Two-bedroom duplex flat in Duinenwater

98 m² | 2 slaapkamers | 1 badkamer

Gilbert Decockstraat 12/32, 8300 Knokke-Heist

€ 625.000



Situated in the sought-after Duinenwater neighbourhood, near the Put van Decloedt, is this pleasant two-bedroom duplex flat with a terrace.

Layout of the flat:

On the ground floor, there is an entrance hall with a cloakroom and a guest toilet, a spacious and light-filled living room with access to the front terrace, and a fully fitted kitchen. Adjacent to the kitchen is a practical utility room with connections for a washing machine and tumble dryer.

On the upper floor, there are two bedrooms and a bathroom.



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

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## Specifics

|                   |                  |
|-------------------|------------------|
| Bedrooms          | 2                |
| Bathrooms         | 1                |
| Habitable surface | 98m²             |
| Total surface     | 102m²            |
| Construction year | 2020             |
| General state     | Liveable at once |
| Electricity       | Yes              |
| Natural gas       | Yes              |
| City water        | Yes              |
| Telephone         | Yes              |
| Distribution      | Yes              |
| Sewerage          | Yes              |
| Internet          | Yes              |
| Videophone        | Yes              |
| Fiber             | Yes              |
| intercom          | Yes              |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| 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.                  | 31043-G-DBA_2017049465/EP16647/A001/D01/SD091 |
| Energy                    | 67 kWh/m²                                     |
| Flooding sensitivity      | Non-flood zone                                |
| P-score                   | A                                             |
| G-score                   | A                                             |
| Delineated shoreline zone | Not applicable                                |



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