

# AGENCE PALLEN

LUXURY REAL ESTATE

## Apartment with sunny terrace and sea view in exclusive villa residence near the Wandeldijk...

107 m² | 2 slaapkamers | 2 badkamers

Zwinlaan 8/43, 8300 Knokke

**€ 1.900.000**



Spacious apartment with 2 bedrooms located in an exclusive small-scale villa residence near the Wandeldijk and within walking distance of the Zwin.

### Layout of the apartment:

Entrance hall with cloakroom and separate guest toilet. Spacious and bright living area consisting of a dining area and lounge with gas fireplace, leading to a southwest-oriented terrace. Separate kitchen. Bedroom 1 equipped with built-in wardrobes with adjacent bathroom (bathtub, sink, toilet). Bedroom 2 fitted with built-in wardrobes and adjacent shower room. From the bedrooms, one enjoys a stunning view of the Wandeldijk and the sea. Storage space.

Private cellar and communal bike storage. Possibility to purchase a spacious and easily accessible parking space within the residence itself. Concierge present in the residence.



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

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## Specifics

|                   |        |
|-------------------|--------|
| Bedrooms          | 2      |
| Bathrooms         | 2      |
| Habitable surface | 107m²  |
| Total surface     | 112m²  |
| Construction year | 1976   |
| General state     | Normal |
| Electricity       | Yes    |
| Natural gas       | Yes    |
| City water        | Yes    |
| Telephone         | Yes    |
| Distribution      | Yes    |
| Sewerage          | Yes    |
| Internet          | Yes    |
| Videophone        | Yes    |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| Non-indexed cadastral revenue    | € 1668           |
| 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.                  | 20260922-3960095-RES-1 |
| Energy                    | 298 kWh/m²             |
| Flooding sensitivity      | Non-flood zone         |
| P-score                   | C                      |
| G-score                   | C                      |
| Delineated shoreline zone | Not applicable         |



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