

AGENCE PALLEN

LUXURY REAL ESTATE

A ready-to-move-in flat with unobstructed views of Dumortierlaan

80 m² | 2 slaapkamers | 2 badkamers

Lippenslaan 297/32, 8300 Knokke-Heist

€ 599.000



Situated in the sought-after 'Golden Shopping Triangle', within walking distance of the beach, this cosy flat is on the third floor. From the living area, you can enjoy a lovely unobstructed view across Dumortierlaan as far as Driehoeksplein.

The spacious living area, with its dining corner and fully fitted open-plan kitchen, forms a single, pleasant space. The dining table can be extended to seat seven people. Both the living area and the two bedrooms feature high-quality Bolon BKB flooring. The entrance hall contains a spacious built-in coat cupboard.

The flat has two full-sized bedrooms, each with an en-suite bathroom featuring a shower and/or bath. Both bedrooms are in a quiet location and open onto a sunny terrace. There are also two separate toilets.

Finally, the flat has a private cellar storage room, which is also accessible by lift.

An ideal home, second home or investment in the centre of Knokke, with the added bonus of a favourable EPC rating of A.



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

0474 444 318

KIRSTEN@PALLEN.BE



Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	80m²
Total surface	86m²
Construction year	1987
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes
Telephone	Yes
Distribution	Yes
Internet	Yes
Videophone	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.	20260813-0003932989-RES-1
Energy	79 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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