

# AGENCE PALLEN

LUXURY REAL ESTATE

## Luxuriously renovated apartment in an exclusive villa residence in the Zoute...

120 m² | 3 slaapkamers | 3 badkamers

Koningin Fabiolalaan 9/12, 8300 Knokke

€ 2.895.000



Spacious and luxurious three-bedroom apartment with high-end finishes, situated in an exclusive villa residence in the heart of the Zoute.

Set in a peaceful, green and particularly pleasant environment, this beautifully laid-out, move-in-ready apartment combines generous living spaces, abundant natural light and refined comfort.

Layout of the apartment:

Upon entering, you are welcomed by a spacious entrance hall with a cloakroom and guest toilet. The bright and airy living area features a comfortable lounge and an elegant dining area, ideal for entertaining guests.

The open-plan kitchen, fully equipped with high-quality appliances, flows seamlessly into the living area and forms the heart of the apartment. An adjoining utility room provides additional practicality.

The apartment features three generously proportioned bedrooms, each offering ample space, bespoke fitted wardrobes and its own bathroom or shower room.

A private cellar and a communal bicycle storage room within the residence complete the property. A concierge service is also available.



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

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## Specifics

|                            |                  |
|----------------------------|------------------|
| Bedrooms                   | 3                |
| Bathrooms                  | 3                |
| Habitable surface          | 120m²            |
| Total surface              | 125m²            |
| Construction year          | 1967             |
| Renovation year            | 2026             |
| General state              | Liveable at once |
| Electricity                | Yes              |
| Natural gas                | Yes              |
| City water                 | Yes              |
| Telephone                  | Yes              |
| Distribution               | Yes              |
| Sewerage                   | Yes              |
| Internet                   | Yes              |
| Domotics / Home Automation | Yes              |

## Legal information

|                                  |                  |
|----------------------------------|------------------|
| Non-indexed cadastral revenue    | € 1901           |
| 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.                  | 20260511-3865841-RES-1 |
| Energy                    | 117 kWh/m²             |
| Flooding sensitivity      | Non-flood zone         |
| P-score                   | A                      |
| G-score                   | A                      |
| Delineated shoreline zone | Not applicable         |



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