AGENCE PALLEN

LUXURY REAL ESTATE

Exclusive and stylish new-build villa, quietly located in the Izabellapolder on the outskirts of het Zoute

311 m² | 5 slaapkamers | 3 badkamers

Izabellapolder 11, 8300 Knokke-Heist

€ 2.275.000







Exclusive and stylish newly built villa, quietly located in the Izabellapolder at the edge of Zoute. Thanks to the large windows and thoughtful layout, the property enjoys an abundance of natural light and a particularly pleasant sense of space.

Layout:
On the ground floor, there is an entrance hall with a cloakroom and guest toilet, followed by a spacious and cozy living area with a lounge featuring a gas fireplace and a pleasant dining area. Both have direct access to the terrace and the sunny garden. The fully equipped open kitchen is fitted with high-quality Miele appliances and also offers a convenient passage to the double garage, which includes space for a laundry area and extra storage.
On the first floor is the master bedroom with a dressing room and adjoining bathroom, equipped with a bathtub, shower, sink, and toilet. Additionally, there are three well-sized bedrooms with built-in wardrobes, one of which has its own shower room. This floor also features a separate shower room and a separate night toilet.
The second floor includes a spacious fifth bedroom with an adjoining shower room and separate toilet.

The villa further boasts a large double garage and several private parking spaces for the residence.



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

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Specifics

Bedrooms	5
Bathrooms	3
Habitable surface	311m²
Total surface	742m²
Construction year	2025
General state	Luxurious finishing touch

Legal information

Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstelvordering	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
E-level	E30
Flooding sensitivity	Non-flood zone
P-score	B
G-score	A
Delineated shoreline zone	Not applicable



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