AGENCE PALLEN

LUXURY REAL ESTATE

# Sunny new-construction apartment near the beach in Duinbergen

67 m² | 2 slaapkamers | 1 badkamer

Duinbergenlaan 24/12, 8301 Duinbergen

**€ 1.115**







New-construction first-floor apartment in Duinbergen, within walking distance of the beach. Living room with terrace, open kitchen equipped with appliances, storage room, separate toilet,
2 bedrooms, 1 bathroom with tub, shower, and toilet, parking space no. 2 (with car lift), private basement on level -1, and 3 bike spaces. Unfurnished. Common area fees: €110 (including maintenance of ventilation system D); utilities and second-home taxes are the tenant’s responsibility.



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

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## Specifics

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 1 |
| Habitable surface | 67m² |
| Total surface | 70m² |
| Construction year | 2024 |
| General state | New Status |
| Electricity | Yes |
| City water | Yes |
| Sewerage | Yes |
| Internet | Yes |
| Fiber | Yes |
| Solar panels | Yes |
| Underfloor Heating | Yes |
| Heat pump | Yes |
| intercom | Yes |

## Legal information

| | |
|---|---|
| Stedenbouwkundige bestemming | Residential area |
| Dagvaarding en herstelvordering | No |
| Right of first refusal | No |
| Verkavelingsvergunning | No |
| Stedenbouwkundige vergunning | Yes |
| Protected heritage | No |
| Listed heritage | Not applicable |

## Energy

| | |
|---|---|
| EPC ref. | 31043-G-OMV_2022096915/EP07996/A001/D02/SD004 |
| Energy | 20 kWh/m² |
| E-level | E13 |
| Flooding sensitivity | Non-flood zone |
| P-score | B |
| G-score | C |
| Delineated shoreline zone | Not applicable |



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