AGENCE PALLEN

LUXURY REAL ESTATE

# Renovated duplex apartment with 3 bedrooms

96 m² | 3 slaapkamers | 2 badkamers

Leopoldlaan 104-106/5B, 8300 Knokke

**€ 1.075.000**







Renovated duplex apartment with 3 bedrooms and 2 spacious terraces, centrally located between the Lippenslaan and the Rubensplein and near the Zeedijk.

Spacious bright living room with dining area that has several built-in closets and an integrated TV cabinet, opening onto the first spacious terrace. Fully equipped open kitchen opening onto the second terrace. Separate storage room and guest toilet.

Duplex floor: Master bedroom with ensuite bathroom (shower and single sink). Second bedroom with a double bed. Third bedroom with an integrated bunk bed. Each bedroom has built-in closets. Bathroom with shower and single sink. Separate toilet.

Possibility of purchasing a parking space nearby.



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

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## Specifics

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2 |
| Habitable surface | 96m² |
| Total surface | 110m² |
| Construction year | 2001 |
| Renovation year | 2024 |
| General state | Renovated |
| Electricity | Yes |
| Natural gas | Yes |
| City water | Yes |
| Air-conditioning | Yes |
| Videophone | Yes |

## Legal information

| | |
|---|---|
| Non-indexed cadastral revenue | € 1282 |
| 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. | 20250109-3501349-RES-2 |
| Energy | 125 kWh/m² |
| Flooding sensitivity | Non-flood zone |
| P-score | C |
| G-score | C |
| Delineated shoreline zone | Not applicable |



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