AGENCE PALLEN

LUXURY REAL ESTATE

Stylish new construction villa, serenely located on second line at the Magere Schorre in Het Zoute

435 m² | 5 slaapkamers | 4 badkamers

Madeliefjespad 3, 8300 Knokke-Heist

€ 4.495.000







Stunning newly built villa with thatched roof, designed by Arttec and finished by Chrisma, quietly located on the second line at the Magere Schorre in Het Zoute, close to the Royal Zoute Golf Club.

Layout of the villa:
Entrance hall with wardrobe and guest toilet. Open living space with bio-ethanol fireplace, separate TV corner and dining area, with large windows overlooking the garden. Luxury kitchen equipped with Miele appliances.
Utility room with cold storage and laundry area, providing access to the integral garage.
First floor: four spacious bedrooms, each with its own bathroom or shower room and toilet. The master bedroom features a large dressing room and a bathroom with double sink, bathtub, walk-in shower and toilet.
Second floor: versatile space with the possibility to create a fifth bedroom with bathroom, and a technical room.

This beautiful villa is situated on a plot of approximately 666m² with a southwest-facing garden.

The property has an integral garage for two cars and there are several outdoor parking spaces.



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

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Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	435m²
Total surface	666m²
Construction year	2026
General state	Luxurious finishing touch
Electricity	Yes
City water	Yes
Rain water	Yes
Telephone	Yes
Alarm	Yes
Sewerage	Yes
Air-conditioning	Yes
Internet	Yes
Domotics / Home Automation	Yes
Videophone	Yes
Solar panels	Yes
Underfloor Heating	Yes
Septic tank	Yes
Heat pump	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_2024071101/EP02069/E417/D01/SD001
Energy	44 kWh/m²
E-level	E29
Flooding sensitivity	Non-flood zone



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