

# AGENCE PALLLEN

LUXURY REAL ESTATE

## New flat a few steps from the beach in Duinbergen

103 m<sup>2</sup> | 2 slaapkamers | 2 badkamers

Astridplein 40, 8300 Knokke

€ 535.000



Spacious and bright flat in recent building (2009) at the Astridplein in Duinbergen close to the beach. Layout: entrance, cloakroom, W.C., bedroom 1, bathroom 1, bedroom 2 with access to rear terrace (spacious, quiet and south-facing terrace of +/- 30 m<sup>2</sup>), bathroom 2 . Pleasant living space with access to front terrace, dining area, open kitchen.

Very good accessibility by tram and train.

Communal bike shed.

Possibility to buy a garage in the building (€ 60.000)

Contact us soon for a visit!



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

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GREGORY@PALLEN.BE



## Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	103m <sup>2</sup>
Total surface	115m <sup>2</sup>
Construction year	2009
General state	Liveable at once

## Legal information

Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	Yes

## Energy

EPC ref.	2860952
Energy	127 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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