

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Spacious and luxuriously finished apartment with frontal sea view

138 m<sup>2</sup> | 3 slaapkamers | 2 badkamers

Zeedijk-Het Zoute 784, 8300 Knokke

**Price upon request**



Spacious and luxuriously renovated apartment with frontal sea view and 3 bedrooms located in the prestigious residence "Phenix", within walking distance from the Albertplein. One of the best locations on the Zeedijk in the Zoute.

### Layout of the apartment:

Spacious entrance hall with checkroom and guest toilet. Luminous and wide living space (+/- 6m) consisting of living room opening onto terrace with frontal view of the sea and the beach, dining area and fully equipped lockable kitchen (Obumex). Night hall. Master bedroom with adjacent dressing room and shower room with double washbasin, walk-in shower and toilet. Bedroom 2, at present fitted with many fitted wardrobes, it is also perfectly possible to fit a double bed, subject to removal of middle wardrobes. Bedroom 3 for double bed. Separate bathroom with double sink, bathtub and connection for washer and dryer. There is also a separate storage room with connection for washing machine and dryer. Air conditioning. Shared bicycle storage and private cellar. Possibility to purchase as many as 3 car parking spaces in the residence's garage. Rare offer!



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

0497 520 196

GILLES@PALLLEN.BE



## Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	138m <sup>2</sup>
Total surface	145m <sup>2</sup>
Construction year	1959
Renovation year	2020
General state	Luxurious finishing touch
City water	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Videophone	Yes
Heating (System)	Natural gas

## Legal information

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

## Energy

EPC ref.	20240404-0003203076-RES-1
Energy	98 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	B
G-score	B
Delineated shoreline zone	Not applicable



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

0497 520 196

GILLES@PALLEN.BE

