

# AGENCE PALLEN

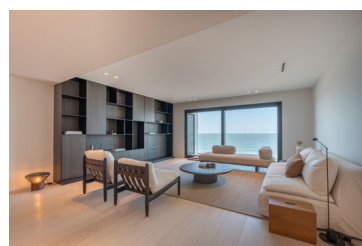
LUXURY REAL ESTATE

## Luxurious apartment with frontal sea view located on the Wandeldijk...

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

Zeedijk-Het Zoute 842, 8300 Knokke

€ 4.645.000



Superb apartment with high finishes and 3 bedrooms located on the Wandeldijk, on the 2nd floor of the prestigious residence "Lekkerbek". The apartment enjoys both a spacious front terrace with beautiful views of the sea, the beach and the dunes and a south facing rear terrace with open views of the greenery.

### Layout of the apartment:

Spacious entrance hall with checkroom and guest toilet. Spacious living space consisting of a lounge opening onto a terrace (with storage space) enjoying a wide view of the sea, the beach and the surrounding dunes. Luxurious and fully equipped open kitchen in natural stone with adjoining dining area. Night hall. Bedroom 1 with fitted wardrobes and ensuite bathroom (double sink, bath and toilet). Bedroom 2 with fitted wardrobes and ensuite shower room (sink and walk-in shower). Bedrooms 1 and 2 open onto a spacious south facing terrace with open views of the greenery. Bedroom 3 equipped with fitted wardrobes. Separate shower room with walk-in shower, sink and toilet. Storage room with connection provided for washer/dryer.

Spacious private basement and communal bicycle storage. Concierge present.  
Possibility to purchase a spacious garage box for 2 cars in the underground garage of the residence.

Visit warmly recommended for this rare opportunity!



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

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## Specifics

Bedrooms	3
Bathrooms	3
Habitable surface	123m²
Total surface	140m²
Construction year	1972
Renovation year	2024
General state	Luxurious finishing touch
City water	Yes
Distribution	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	Yes
Telephone	Yes
Heating (System)	Natural gas

## Legal information

Non-indexed cadastral revenue	€ 2416
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

## Energy

EPC ref.	20220724-0002645272-RES-1
Energy	121 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	C
G-score	C
Delineated shoreline zone	Not applicable



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