

AGENCE PALLÉN

LUXURY REAL ESTATE

Fully renovated and sunny corner apartment in small villa residence
located just a few steps from the Zeedijk and Casino

106 m² | 3 slaapkamers | 2 badkamers

Bayauxlaan 70, 8300 Knokke

€ 1.650.000



Luxuriously renovated corner apartment with 3 bedrooms located on the 2nd floor of a stylish villa residence,
located just a few steps from the Casino and the Seafront.

Layout of the apartment:

Entrance hall with checkroom and guest toilet. Spacious and bright living room consisting of a lounge, dining area and fully equipped open kitchen. The whole opening onto a spacious covered terrace with an open view over the Canadasquare. Bedroom 1 with fitted wardrobes, ensuite bathroom (bath, toilet and sink), bedroom 2 with fitted wardrobes and bedroom 3 with fitted wardrobes. Bedroom 2 and 3 share a common shower room (shower and sink). Storage room with washer/dryer connection. Possibility to purchase the present furniture.

Private cellar in the residence. Possibility to purchase a spacious garage box for 2 cars (€150,000).



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

0497 520 196

GILLES@PALLÉN.BE



Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	106m ²
Total surface	110m ²
Construction year	2001
Renovation year	2023
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

Non-indexed cadastral revenue	€ 1600
Destination	Residential area
Subpoena	No
Pre-purchase right	No
Subdivision application	No
Bouwvergunning	Yes
Protected heritage	No

Energy

EPC ref.	20230824-0002585113-RES-2
Energy	137 kWh/m ²
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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