

# AGENCE PALLÉN

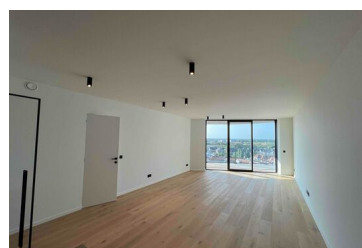
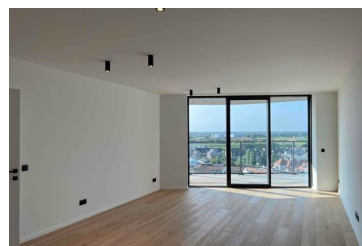
LUXURY REAL ESTATE

## Lake District - The Tower new construction apartment °104

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

Duinenwater 4, 8300 Knokke

€ 1.850



The sublime combination of comfort, style and a breathtaking view offers a unique opportunity to experience the best of Knokke

### Two-Bedroom Apartment with Panoramic View of Knokke

Layout of the apartment located on the 10th floor:

Entrance hall with cloakroom and guest toilet. Bright living room with adjoining spacious sun terrace, offering unique open views. Fully equipped open kitchen with island. Practical storage room. Master bedroom with built-in wardrobes and desk, with ensuite bathroom (bathtub with shower, double sink, and toilet). Second bedroom with built-in wardrobes and ensuite shower room (walk-in shower, sink). Each bedroom also has access to the outdoor terrace with a breathtaking view.

Private cellar and 4 bicycle hooks included in the rent.

Garage box: €180/month

General charges: €100/month

The sublime combination of comfort, style, and a breathtaking view offers a unique opportunity to experience the best of Knokke. The entire unit offers unique and breathtaking views over all of Knokke and Duinenwater, even reaching the port of Zeebrugge.



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

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## Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	90m <sup>2</sup>
Total surface	111m <sup>2</sup>
Construction year	
General state	
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Heat pump	Yes
Underfloor Heating	Yes
Glazing	Double
Heating (System)	Heat pump
Ventilation	D

## Legal information

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

## Energy

EPC ref.	EP02727
Energy	41 kWh/m <sup>2</sup>
E-peil	E31
Flooding sensitivity	Non-flood zone
P-score	C
G-score	C
Delineated shoreline zone	Not applicable



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