

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Energy-efficient new construction villa in a residential neighborhood

620 m<sup>2</sup> | 5 slaapkamers | 4 badkamers

Eglantierenlaan 2, 8300 Knokke-Heist

€ 3.750.000



This unique villa is located in a quiet residential area, equipped with the latest technologies and high-quality materials.

Layout of the newly built villa:

Upon entering, you are welcomed in a spacious entrance hall with a passenger elevator (Herbolifts). Impressive staircase of solid oak. Bright living space, with dining and sitting area, equipped with an attractive gas fireplace. Open, fully installed Siematic kitchen. Practical storage room, equipped with a separate entrance. South facing garden with infinity pool. Guest toilet available.

Second floor: Here are three full bedrooms. Master bedroom with ensuite bathroom (toilet, shower, bathtub and double sink). Second bedroom with ensuite bathroom (walk-in shower and sink). Third bedroom with ensuite bathroom (walk-in shower and sink). Also, each bedroom is equipped with numerous built-in closets. One of the bedrooms has a south-facing terrace overlooking the garden. In addition, there is an extra room at the front, ideal as an office space or extra bedroom.

Second floor: Spacious bedroom with an ensuite bathroom (walk-in shower and sink) and a large multipurpose room of about 44 m<sup>2</sup>, suitable as an additional bedroom, gym, playroom, etc.

The villa has an indoor garage, accessible via a car elevator, with space for four cars and several bicycles. There are three charging stations installed. There are also a wine cellar, storage room and a technical room. Several parking spaces are available in front of the villa. In addition, every room in the house is air-conditioned. All



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

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## Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	620m <sup>2</sup>
Total surface	649m <sup>2</sup>
Construction year	2023
General state	
Air-conditioning	Yes
Alarm	Yes
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Heat pump	Yes
Natural gas	Yes
Rain water	Yes
Sewerage	Yes
Solar panels	Yes
Underfloor Heating	Yes

## Legal information

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

## Energy

EPC ref.	31043-G-OMV_2020113976/EP15199/SV/A001/D01
Energy	32 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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