

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Kathleen 33

87 m<sup>2</sup> | 2 slaapkamers | 1 badkamer

Duinbergenlaan 79, 8300 Knokke

€ 849.000



Stylishly renovated corner flat with a beautiful sun terrace a stone's throw from the sea in Duinbergen.

Layout: entrance with cloakrooms and guest toilet, a spacious and bright living room, the fully fitted bespoke kitchen - natural stone worktop and with all Siemens appliances (dishwasher, combi-oven, microwave, large fridge/freezer and induction hob with integrated extractor hood).

From the living room and kitchen, there is access to the terrace with open views over the Duinbergen villas. The sleeping area includes the master bedroom with fitted wardrobes and access to a second terrace, the guest bedroom with bespoke wardrobes and the central shower room with spacious walk-in shower and washbasin. Spanish concrete ciré flooring throughout the flat. The apartment has a large private cellar with connection for washing machine and dryer.

Heating is individual with a heat pump whereby each room can be heated and cooled separately.

Shared bicycle storage. Possibility to buy a closed garage box in the residence (90,000 euros).

Visit warmly recommended!



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

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## Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	87m <sup>2</sup>
Total surface	97m <sup>2</sup>
Construction year	1985
Renovation year	2024
General state	Luxurious finishing touch

## Legal information

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

## Energy

EPC ref.	20240710-0003306587-RES-3
Energy	100 kWh/m <sup>2</sup>
Flooding sensitivity	select
P-score	
G-score	
Delineated shoreline zone	



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