

# AGENCE PALLEN

LUXURY REAL ESTATE

## Luxurious duplex penthouse with panoramic views

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

Kustlaan 83, 8300 Knokke

€ 1.950.000



Luxurious duplex penthouse with panoramic views for sale, centrally located on the Kustlaan in Knokke-le-Zoute.

### Layout of the apartment:

Entrance. Living room with cosy fireplace and fitted wardrobes opening onto the sun-facing terrace with magnificent view over Knokke. Office corner. Fully fitted kitchen with breakfast corner and dining room with sofa and fitted cupboards. Upstairs there are two full bedrooms with fitted wardrobes, a bathroom with toilet and a shower room with double washbasin. Bicycle storage and private cellar in the building.

This unique duplex is located on the 6th and 7th floors of the contemporary residence Des Lices, which was designed by renowned architects Govaert & Vanhoutte.

From the living area and from the terrace, you enjoy a panoramic view over the villas in Knokke-le-Zoute.

This is a luxury property not to be missed which is perfect as a permanent or second home!



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

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## Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	128m <sup>2</sup>
Total surface	136m <sup>2</sup>
Construction year	2011
General state	Luxurious finishing touch
City water	Yes
Electricity	Yes
Natural gas	Yes
Heating (System)	Natural gas

## Legal information

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

## Energy

EPC ref.	31043-G-2007_373/EP00588/A001/D01/SD006
Energy	171 kWh/m <sup>2</sup>
E-peil	E91
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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