

# AGENCE PALLLEN

LUXURY REAL ESTATE

## Apartment to renovate with side sea view

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

Strandstraat 9, 8300 Knokke

€ 525.000



The apartment is ideally located between Kustlaan and Zeedijk in the prestigious Zoute district, known for its luxury shops, restaurants, and beautiful beaches. The location offers a perfect balance between tranquility and vibrancy, with the sea just a stone's throw away.

### Layout of the Apartment on the 4th Floor:

Spacious and bright living room with large windows that provide pleasant natural light. From the living room, there is a side sea view, creating a serene and relaxing atmosphere. The space offers plenty of possibilities for a cozy sitting area and a dining area. The kitchen is currently functional but offers great potential for renovation.

There is enough space to create a modern, fully equipped kitchen that meets all your culinary needs. The apartment has 2 bedrooms. A spacious bedroom with built-in wardrobes. The second bedroom is ideal as a guest room, children's room, or home office. This room also offers enough space and natural light.

The bathroom is equipped with a bathtub and a sink. Separate toilet in the hallway.

The apartment offers numerous renovation possibilities.

The location between Kustlaan and Zeedijk offers the best of both worlds – easy access to the lively center and the tranquility and beauty of the coast.

This apartment is an excellent investment for those looking for a project and the opportunity to create their dream.



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

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## Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	74m <sup>2</sup>
Total surface	74m <sup>2</sup>
Construction year	1980
General state	To renovate
City water	Yes
Electricity	Yes
Natural gas	Yes
Glazing	Double

## Legal information

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

## Energy

EPC ref.	3208459
Energy	130 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	B
G-score	B
Delineated shoreline zone	Not applicable



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