

# AGENCE PALLEN

LUXURY REAL ESTATE

## Turnkey corner apartment in the center of Knokke

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

Leopoldlaan 70A, 8300 Knokke

€ 600.000



Turnkey and bright corner flat located in the centre of Knokke between Lippenslaan and Rubensplein.

### Layout of the flat:

Entrance hall with cloakroom and guest toilet. Separate storage room for washing machine and tumble dryer.

Open kitchen with island. Bright living room consisting of dining area and lounge. Bedroom 1 with adjoining shower room with double washbasin. Bedroom 2 with fold-out bunk bed. Private cellar. Contact Agence Pallen to schedule a visit.



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

0497 520 196

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## Specifics

Bedrooms	2
Bathrooms	1
Habitable surface	55m²
Total surface	55m²
Construction year	
Renovation year	2022
General state	Liveable at once
City water	Yes
Distribution	Yes
Electricity	Yes
Internet	Yes
Natural gas	Yes
Sewerage	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.	872542187545
Energy	164 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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