

# AGENCE PALLEN

LUXURY REAL ESTATE

## Spacious ground floor apartment on the Zwinlaan with direct access to the beach

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

Zwinlaan 7, 8300 Knokke

€ 2.950



This beautiful ground floor apartment, located on Zwinlaan, offers an exceptional living experience with an ideal location and numerous amenities. A charming path leads directly to the beach.

The apartment features a generous garden of 120m<sup>2</sup>, completely south facing.

### Layout:

Spacious entrance hall, equipped with a guest toilet and a checkroom. The living space has a wooden floor and offers access to a cozy covered terrace and garden. The fully fitted kitchen is equipped with modern appliances. The apartment has two bedrooms. The master bedroom has a dressing room and desk with adjacent bathroom with walk-in shower, sink and toilet. The second bedroom equipped with built-in closets in which there is a double folding bed, as well as a desk with folding table. There is also a second bathroom equipped with a bathtub and a sink.

A spacious storage room offers additional storage space and there is also a garden shed, perfect for storing garden equipment.

Private basement on floor -1 of the building, along with a closed tandem garage box that can accommodate two cars.



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

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## Specifics

Bedrooms	2
Bathrooms	2
Habitable surface	107m²
Total surface	227m²
Construction year	1979
Renovation year	2018
General state	New Status
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
intercom	Yes
Natural gas	Yes
Glazing	Double

## Legal information

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

## Energy

EPC ref.	20180129--000202858-2--1
Energy	207 kWh/m²
Flooding sensitivity	Non-flood zone
P-score	
G-score	
Delineated shoreline zone	Not applicable



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