

# AGENCE PALLEN

LUXURY REAL ESTATE

## Zoute Schorre - New construction villa lot °32

281 m² | 3 slaapkamers | 2 badkamers

Jan Devischstraat 61, 8300 Knokke

€ 1.140.000



Beautiful new construction villa with perfect orientation in the allotment "Zoute Schorre".

Layout:

Entrance hall with guest toilet and checkroom. Large living room with access to the south facing garden, dining area and kitchen with adjacent practical storage room.

Second floor: landing with separate toilet, 3 luxurious bedrooms each with a terrace, 2 bath and/or shower rooms.

Second floor: large attic which can be converted into an extra bedroom.

Large underground garage with storage room and parking for approximately 2 cars.



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

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## Specifics

Bedrooms	3
Bathrooms	2
Habitable surface	281m <sup>2</sup>
Total surface	186m <sup>2</sup>
Construction year	
General state	Luxurious finishing touch
City water	Yes
Domotics / Home Automation	Yes
Electricity	Yes
Heat pump	Yes
Rain water	Yes
Septic tank	Yes
Sewerage	Yes
Spring water	Yes
Underfloor Heating	Yes
Glazing	Double
Heating (System)	Heat pump
Ventilation	D

## Legal information

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

## Energy

EPC ref.	bij oplevering
Energy	0 kWh/m <sup>2</sup>
Flooding sensitivity	Non-flood zone
P-score	A
G-score	A
Delineated shoreline zone	Not applicable



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