



Connect

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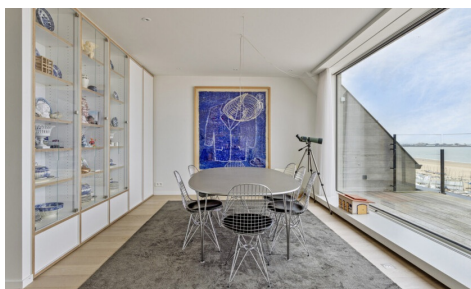
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## FOR SALE - DUPLEX

Zeedijk-Albertstrand 439 B82, 8300 Knokke-Heist

€ 3.250.000

Ref. 6758322



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 183m<sup>2</sup>

Surf. Plot: 528m<sup>2</sup>

Neighbourhood: sea view

PEB/EPB: 87kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 3.250.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.916,00

### BUILDING

Habitable surface: 183,00 m<sup>2</sup>

Fronts: 2

Construction year: 2017

State: Very good state

Floor: 8

Number of floors: 9

Orientation facade: North

### COMFORT

Furnished: No

Elevator: Yes

### ENERGY

EPC score: 87.94

EPC code: 31043-G-

2013\_186/EP14854/SB/A001/D01

EPC class: A

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

### LOCATION

Environment: Sea view, sea front

### TERRAIN

Ground area: 528,00 m<sup>2</sup>

Garden: No

Orientation terrace 1: South

### LAYOUT

Kitchen: Yes, hyper equipped

Bureau: Yes

Bedroom 1: 16,63 m<sup>2</sup>

Bedroom 2: 11,62 m<sup>2</sup>

Bedroom 3: 14,45 m<sup>2</sup>

Bathroom type: All comfort

Toilets: 2

Laundry: Yes

Cellar: Yes

### PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

### PARKING

Garage: 1

Parkings outside: 0

Parkings inside: 2