

## Unique penthouse with 3 bedrooms and sea view

**€ 895.000**

Albert I Laan 342, 8620 Nieuwpoort



3



95 m²



Unique penthouse apartment on the 15th floor located on the dike with endless sea view and beautiful view of dunes. Move-in ready and fully equipped / furnished apartment with 3 bedrooms (15m² & 13m² & 7m²). Fully equipped open kitchen and bathroom with sink and walk-in shower. Terrace (3m²) at the front and 2nd terrace (7,5m²) at the rear. High quality finishes including parquet flooring, gas condensing boiler with floor heating and favorable EPC + compliant electrical installation. Possibility to purchase a closed garage box (+ 85,000) in a nearby building. This gem on the Belgian coast is a dream for people looking for an exceptional apartment without noise or intrusion in a unique setting. Ideal for both full-time living and a possible 2nd residence.

## Characteristics

### GENERAL

|                      |                                      |
|----------------------|--------------------------------------|
| Address:             | Albert I Laan 342<br>8620 Nieuwpoort |
| Price:               | € 895.000                            |
| Habitable surface:   | 95 m²                                |
| Number of bedrooms:  | 3                                    |
| Number of bathrooms: | 1                                    |
| Number of garages:   | 1                                    |
| Renovation year:     | 2012                                 |
| Cadastral income:    | €0                                   |

### LAYOUT

|             |        |
|-------------|--------|
| :           | 8 m²   |
| Living:     | 27 m²  |
| Bedroom 1:  | 15 m²  |
| Bedroom 2:  | 13 m²  |
| Bedroom 3:  | 7 m²   |
| Kitchen:    | 7 m²   |
| Toilet 1:   | 1 m²   |
| Bathroom 1: | 4 m²   |
| Terrace:    | 3 m²   |
| Terrace:    | 7.5 m² |

### COMFORT

|                 |              |
|-----------------|--------------|
| Heating:        | Individual   |
| Kitchen:        | All built-in |
| Glazing:        | Double       |
| Window frame:   | Pvc          |
| Comfort inside: | Intercom     |

### EPC

|            |            |
|------------|------------|
| EPC:       | 145 kWh/m² |
| EPC level: | B          |

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### ADDITIONAL INFORMATION

|                             |                   |
|-----------------------------|-------------------|
| Urban planning destination: | Living area       |
| Urban planning permits:     | Yes               |
| Summons and recovery claim: | Not applicable    |
| Pre-emption right:          | Not applicable    |
| Subdivision permit:         | No                |
| Flood-sensitive area:       | Not yet requested |