



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

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LAURENCE@WEDEVELOP.BE



Stunning new-build villa located next to the Duinenwatermeer

500 m² | 5 slaapkamers | 4 badkamers

Address on request

€ 6.350.000



Exclusively for sale at Agence Pallon: A breathtaking new-build villa located next to the Duinenwatermeer.

This exceptional new-build villa, an architectural gem designed by Huysman Architects, is located next to the idyllic Duinenwatermeer. The villa is situated on a perfectly oriented plot of no less than 1227 m² and enjoys breathtaking views of the lake, in a particularly peaceful and green environment.

Upon entering the house, you are welcomed into a spacious entrance hall with cloakroom and guest toilet. The generous living room with gas fireplace forms the heart of the house and exudes warmth and elegance. Adjacent to this is a spacious multipurpose room that can serve perfectly as a separate TV room, office, or playroom. The light-filled dining room connects seamlessly to the impressive open kitchen with a large kitchen island. This is complemented by a practical utility room, equipped with a spacious storage room and a walk-in refrigerator.

On the first floor, there are four full bedrooms and three bathrooms. The spectacular master suite offers an oasis of tranquility with a spacious sleeping area, a large walk-in closet, a desk, and a luxurious bathroom with separate toilet, walk-in shower, bathtub, and double sink. In addition, there is a bedroom with an ensuite bathroom, and two other bedrooms share a stylish bathroom. This floor also has a spacious and practical laundry room.

The second floor features a very spacious multipurpose room, ideal as a fifth bedroom, hobby room, or extra living space. There is also a bathroom and a separate toilet.

The villa will be surrounded by a beautifully landscaped garden and enjoys exceptional views of the Duinenwatermeer. The entire property will be finished to the highest standard with high-quality, luxurious materials, including home automation, a gas fireplace, and other modern amenities.

As the construction work is currently at an early stage, it is still possible to have a say in the finishing and choice of materials. The construction of an outdoor swimming pool can also be discussed in consultation.



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Specifics

Bedrooms	5
Bathrooms	4
Habitable surface	500m ²
Total surface	1227m ²
Bouwjaar	2026
Algemene staat	Luxurious finishing touch

Legal information

Bestemming	Expand residential area
Dagvaarding	Nee
Voorkooprecht	Nee
Verkavelingsaanvraag	Ja
Bouwvergunning	Ja
Beschermd erfgoed	Nee
Geïntariseerd erfgoed	Not applicable

Energy & water

EPC Ref.	EPB bij oplevering
EPC	0 kWh/m ²
Overstromingsgevoeligheid	Non-flood zone
P-score	C
G-score	0
Afgebakende oeverzone	Not applicable



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