

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Vlierpad 2 2803 JB Gouda

Features



22m²

39m²

63m³

€ 79.500,- v.o.n.



Rotsvast Gouda

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Features

Transfer

Price: €79.500,-

Status: Available

Offered since: 26 November 2025

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Surface areas and volumes

Plot area: 39 m²

Volume: 63 m³

External storage: 5 m²

Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Air conditioning, natural ventilation

Heating: Electric heating

Hot water: Electric boiler (owned)

Cadastral municipality: Gouda

Ownership: Full ownership

Main garden: Back garden

Main garden area: 16m²

Main garden location: North

Facilities

Parking facilities: Public parking

Garage types: No garage

Description

Rotsvast offers you the unique opportunity to find your own home at an affordable price! Thanks to an innovative housing solution with financing options, you can soon become the proud owner of a detached home. Curious? Read on!

AT A GLANCE

Compact and complete: Newly built home of 22 m², including leasehold land for 10 years, starting from the date of completion.

Permit already granted: Municipality of Gouda issued a permit on October 3, 2025.

Fully customizable: Design your home through an online configurator. Will you choose a carbon-colored façade or go for off-white?

Shared shed: For bicycle storage and other purposes.

Financing options: In collaboration with a partner bank, financing possibilities are available.

Unique locations: Green, rural, and urban settings across the Netherlands. This specific listing concerns homes in Gouda, South Holland.

Immediately available: A ready-to-live housing concept with approved permits and allocated land.

Valuation insight: Indicative appraisal value available upon request for prospective buyers.

Free advisory meeting: Upon agreement between buyer and seller, the buyer will receive a free consultation with a mortgage advisor to assess financing options.

VISION

In the Netherlands, there are plenty of opportunities to create housing faster and more efficiently. This concept was developed by thinking outside the box. Through collaborations with private landowners and municipalities, a variety of green, rural, peaceful, and urban sites have been made available for the construction of detached homes. These often concern unused plots of land that are now given a sustainable new purpose.

For the property in this listing, preliminary agreements have already been reached with both the municipality and the landowner. Once a buyer is found, the final permits will be applied for and construction will begin.

In the municipality of Gouda, the 10-year leasehold term starts upon the home's completion.

This offer represents an exclusive opportunity to own a home in Gouda, South Holland.

THE OFFER

At Vlierpad in Gouda, a modern detached new-build home is offered with a living area of 22 m². The home features a spacious garden and shared storage area. The house number has already been assigned.

Turnkey delivery: The homes are move-in ready upon completion and fully comply with current Dutch building regulations.

Sustainable and energy-efficient: Expected energy label C thanks to a heat recovery system (WTW), green roof, and sustainable materials. Energy label A is possible with optional solar panels (additional cost).

Modern and stylish: Natural materials create a harmonious exterior, complemented by a sleek, contemporary interior.

Fully equipped kitchen: Includes countertop, cabinets, built-in fridge with freezer, induction cooktop, combination microwave oven, and stainless-steel extractor hood.

Smart layout: Washing machine and dryer connections conveniently placed in the kitchen.

Bathroom: Equipped with a walk-in shower, washbasin with cabinet, radiator, and wall-mounted toilet.

Optional comfort: Underfloor heating available as an upgrade, eliminating the need for radiators.

Through the configurator, you can choose colors and materials yourself. Luxury features can be added or omitted as desired, which will affect the final price.

OWNERSHIP & LEASEHOLD

As the buyer, you will own the house, while the land is leased for 10 years under a sub-leasehold agreement.

The monthly leasehold payment is €250, plus €9.95 administration costs per month (2025/2026), indexed annually. Depending on the success of the project and municipal policy, extension or even permanent residence may become possible.

HOMES FOR SALE

Property 2025-0015 | 24 m² | Turnkey | Plot 1 – 22 m² | Starting at €79,500 (freehold price)

The asking price includes the completed permit application, foundation, utility connections, land preparation, construction, and delivery of the home.

THE PROCESS

Interested?

Contact Rotsvast Gouda and include basic information about your financial position so the agent can assess your eligibility. After initial contact, you'll receive additional documentation and access to the online configurator.

If buyer and seller reach an agreement, three contracts will be drawn up:

Purchase agreement

Construction agreement

Sub-leasehold agreement

After signing and the statutory reflection period, the buyer has five weeks to arrange financing.

Once financing is secured, the final permit application is submitted and construction begins.

Delivery can take place within a relatively short time frame, as the permit has already been issued.

FINANCING

Financing is possible through a partner bank; however, personal funds are required due to the short mortgage term.

Expect a personal contribution of 10–15%. Further details will be provided by phone.

KEY POINTS SUMMARY

Financing available, own contribution required.

Unique housing solution in green, rural locations.

Turnkey and energy-efficient.

Maximum of 16 weeks from sale to delivery.

Indicative appraisal value available.

Possible buy-back option by the seller after the leasehold period, according to a predetermined depreciation schedule.

DISCLAIMER

This advertisement is non-binding.

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