

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Cannerplein Ong 6214 BA Maastricht



# Features



€ 875.000,- k.k.



Rotsvast Maastricht

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# Features

## Transfer

Price: €875.000,-

Status: Available

Offered since: 15 April 2026

Acceptance: In consultation

## Build

Construction type: Overigog

## Surface areas and volumes

## Layout

Cadastral municipality: Maastricht

Ownership: Full ownership

## Facilities

# Description

## Location

Situated at Cannerplein 3 in Maastricht, in the Mariaberg / Eastern city district. This location offers a quiet residential environment combined with excellent accessibility and urban amenities.

## Property Description

- Investment property consisting of 6 self-contained, furnished studios with floor areas between approximately 25 m<sup>2</sup> and 30 m<sup>2</sup>. Suitable for individual tenants such as students or young professionals (has never experienced vacancy).
- Each studio is fully equipped: living/sleeping area, kitchen unit, bathroom. Example: studio of 25 m<sup>2</sup> with separate kitchenette and bathroom.
- Energy label A according to the new 2025 scoring system.
- Well-maintained property – the roof is insulated.
- Equipped with shared facilities: in the basement a washing machine, dryer, and ironing board/ironing facilities for communal use.
- Front side: garden with bicycle storage – a major asset in a student/tenant market.
- Rental appeal: optimal due to the furnished self-contained studios and its favorable location near universities and supermarkets.

## Technical Details

- Year of construction: approx. 1920.
- Surface area per unit: approx. 25–30 m<sup>2</sup>.
- Number of units: 6.
- Condition: good; insulated roof, energy label A – resulting in lower energy costs and reduced maintenance risks.
- Target rental market: expats and students.
- Accessibility: good public transport connections in the vicinity (e.g., bus stop at or near Cannerplein).

Total Gross Revenue 2025: €60,060  
Total Net Revenue 2025: €50,822.23  
Factor: 15

# Media



# Media





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