

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Atelierstraat 228 5041 AA Tilburg



# Features



49m<sup>2</sup>

164m<sup>3</sup>

Energy label A+++

€ 350.000,- k.k.

Year built 2025



Rotsvast Tilburg

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# Features

## Transfer

Price: €350.000,-

Status: Available

Offered since: 30 May 2026

Acceptance: In consultation

## Build

Construction type: Apartment

Year built: 2025

## Surface areas and volumes

Other indoor space: 2 m<sup>2</sup>

Volume: 164 m<sup>3</sup>

## Layout

Number of bedrooms: 1

Number of floors: 1 woonlagen

Energy label: A+++

Heating: Vloerverwarming geheel, warmtepomp, warmte terugwininstallatie

Cadastral municipality: Tilburg

Ownership: Full ownership

## Facilities

Parking facilities: Public parking

Garage types: No garage

# Description

## ATELIERSTRAAT 228 – TILBURG

An Apartment That Instantly Feels Like Home.

Welcome to the Ketelhuis in the Spoorzone – once the beating industrial heart of Tilburg, now a thriving hotspot for urban living. This brand-new apartment has everything it takes to make you say, "Yes, this is it." Light? Check. Comfort? Check. A location that never gets boring? Double check.

You'll be living in a building full of history, but completely future-proof: an A+++ energy label, heat pump, underfloor heating, a brand-new kitchen, and floor-to-ceiling windows. Oh – and it's never been lived in. You're the first to turn this blank canvas into your own masterpiece.

## THE SPOORZONE – WHERE IT'S ALL HAPPENING

The LocHal around the corner, RAW almost downstairs, De Houtloods next door, Spoorpark just a short walk away... Welcome to the Tilburg everyone's talking about. And yes – Tilburg Central Station is less than a minute's walk from your front door.

Soon, even the Ketelhuis itself will feature its own hospitality spots. That means: stepping out without really having to leave. Love that.

## THE FLOW THROUGH THE HOME

### ENTRANCE

You enter into a bright, tidy hallway – just the right size, with space for a coat rack that won't trip you over your own shoes.

On your left? The bathroom.

Walk a little further and you're right in the living room.

To the right of that passage is a storage/utility room, neatly tucked away but easy to reach. It holds the heat pump and washing machine hookup – everything in place, no hassle.

### LIVING ROOM – WALL-TO-WALL LIGHT

Step into the living room and you'll feel it immediately: this space glows. Thanks to those extra-large windows, the room is flooded with daylight.

Morning sun? Check. Evening glow? You bet.  
And the view over the Spoorzone? Always inspiring.

#### KITCHEN – READY TO COOK AND IMPRESS

On your left, the brand-new kitchen awaits. Complete with induction hob, combi-oven, and dishwasher. Sleek, stylish, and practical – now all you need to decide is what's cooking on day one.

#### BEDROOM – YOUR MORNING SPOT WITH A VIEW

To the right of the living room you'll find the bedroom, upgraded during construction for that perfect finish. And the view? Overlooking the city centre and St. Dionysius Church – the kind of view that makes waking up feel romantic every day.

#### BATHROOM – SIMPLE, FRESH, FUNCTIONAL

Clean white tiles, a modern hanging toilet, a walk-in shower, and a sink. Bright, efficient and ready to use.

#### STORAGE SPACE

In the utility room: everything technical out of sight, and space for your washer and dryer.

#### BIKE STORAGE & SHARED ROOFTOP TERRACE

At the back of the building, there's a shared bicycle storage with charging points for e-bikes. And don't forget the rooftop terrace – the perfect place for a quiet coffee, a good book, or just a breath of fresh air.

#### FACTS THAT MAKE YOU SMILE

- Built in 2025
- Approx. 50 m<sup>2</sup> of living space
- Energy label A+++
- Heat pump & underfloor heating
- Apartment in the iconic Ketelhuis
- Shared rooftop terrace & bike storage
- Optional parking subscription at PG Spoorzone Zwijsen
- NEN2580 measurement report available
- VvE (HOA) fees – € 85,00 monthly

#### READY TO COME SEE IT?

You're not the only one who's excited about this apartment – so don't wait too long. Book a viewing today and experience the space, light and vibe in real life. It's always better than the photos.

Online only? Not a chance – this one deserves to be felt.

# Media



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