



verhuur, verkoop & vastgoedbeheer



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Nieuwstraat 3 07 5021 WS Tilburg



# Features



126m<sup>2</sup>

416m<sup>3</sup>

Energy label A+

€ 525.000,- k.k.

Year built 2003



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# Features

## Transfer

Price: €525.000,-

Status: Sold

Offered since: 24 February 2026

Acceptance: As of date

## Build

Construction type: Apartment

Year built: 2003

## Surface areas and volumes

Volume: 416 m<sup>3</sup>

External storage: 23 m<sup>2</sup>

## Layout

Number of bedrooms: 3

Number of floors: 1 woonlagen

Energy label: A+

Insulation: Roof insulation, wall insulation, floor insulation, double glazing

Heating: Central heating boiler

Hot water: Central heating boiler

Cadastral municipality: Tilburg

Ownership: Full ownership

## Facilities

Parking facilities: Paid parking, parkeergarage, on private property, op afgesloten terrein

Garage types: Parkeerkelder, no garage

# Description

BRIGHT, SPACIOUS AND COMFORTABLE LIVING ??? SCHEDULE YOUR VIEWING AT  
NIEUWSTRAAT 3-07

At Nieuwstraat 3-07 you will find an apartment where comfort, space, natural light and a pleasant layout come together. A wonderful place to live, featuring two balconies, two bedrooms and a quiet setting, while the city is literally just around the corner.

## LAYOUT ??? ENTRANCE & HALL

Via the central entrance you enter the spacious hallway of the apartment. From here, all rooms are accessible: the living room, both bedrooms, the guest toilet and the storage/laundry room. Both sanitary areas are accessible via the bedrooms. The layout is logical and well-organized, immediately creating a calm and comfortable living experience.

## LIVING ROOM & KITCHEN

The living room is generously sized and practically designed. Large windows allow for plenty of natural light, giving the space an open and pleasant feel. There is ample room for a comfortable seating area and optionally a workspace or reading corner.

The semi-open kitchen is connected to the living room and is arranged in an L-shape with sufficient countertop and storage space. It is equipped with various built-in appliances, including a cooktop, extractor hood, combination oven, refrigerator and dishwasher. The finish is sleek and neutral, suitable for a variety of interior styles.

## DINING AREA & BALCONY

Adjacent to the living room is the dining area, with space for a large dining table. French doors provide access to the first balcony, overlooking the greenery of the renovated Stadspark Oude Dijk???a pleasant spot to relax outdoors.

## BEDROOMS

The apartment features two well-proportioned, quietly located bedrooms.

Bedroom 1 is the master bedroom and includes an en-suite bathroom with a bathtub, shower cabin, toilet, washbasin with vanity, tall cabinet and designer radiator.

Bedroom 2 has direct access to the second balcony and adjoins a spacious toilet room with a wall-mounted toilet, washbasin and wall cabinet. This space may offer possibilities for creating an additional bathroom.

## STORAGE / LAUNDRY ROOM

A separate storage room with connections for a washing machine and dryer, plus additional storage space.

## LOCATION

The location on Nieuwstraat combines peace and quiet with urban amenities. The completely renovated Stadspark Oude Dijk is right outside the door, while shops, restaurants, the Saturday market, the Theatre & Concert Hall, Piushaven and the Central Station are all within short distance. Major access roads are also easily reachable.

## SPECIAL FEATURES

- Plenty of natural light due to large windows
- Sleek finish with tiled flooring and plastered walls
- Two private balconies
- Use of a shared balcony
- Secured underground parking garage with electric access gate, including a private parking space and shared bicycle storage
- Spacious private storage unit in the basement
- Visitor parking available in the inner courtyard
- Energy label A+
- Homeowners??? association (VvE) contribution: ???247.62 per month

## DISCLAIMER & MEASUREMENT INSTRUCTIONS (NEN 2580)

This information has been compiled with care. No rights can be derived from any inaccuracies, incompleteness or deviations. Surface areas and volumes are indicative and measured in accordance with the NEN 2580 measurement standard. Minor differences due to interpretation or rounding may occur.

# Media



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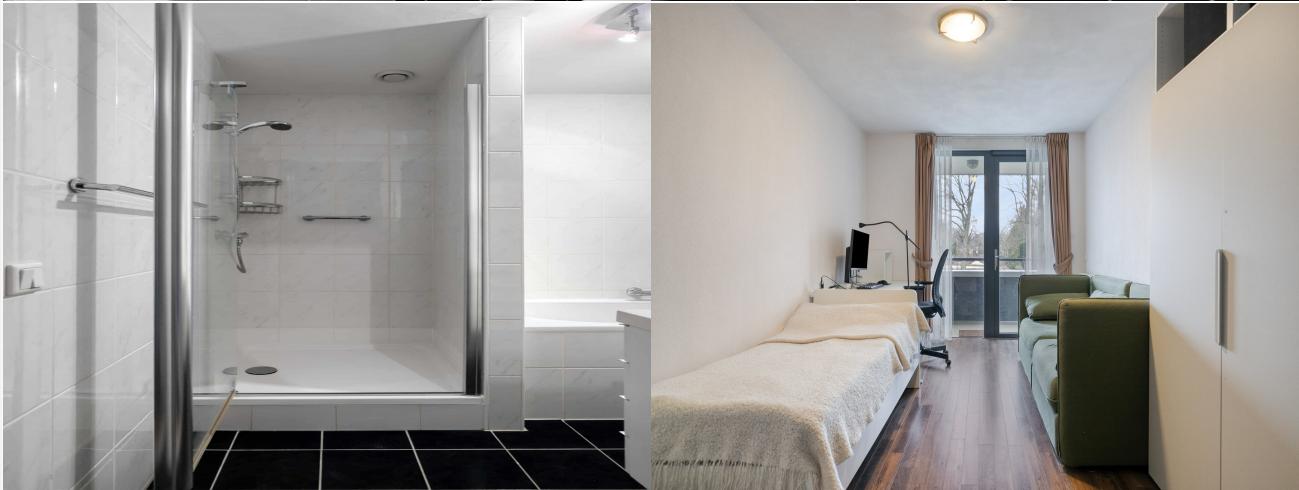
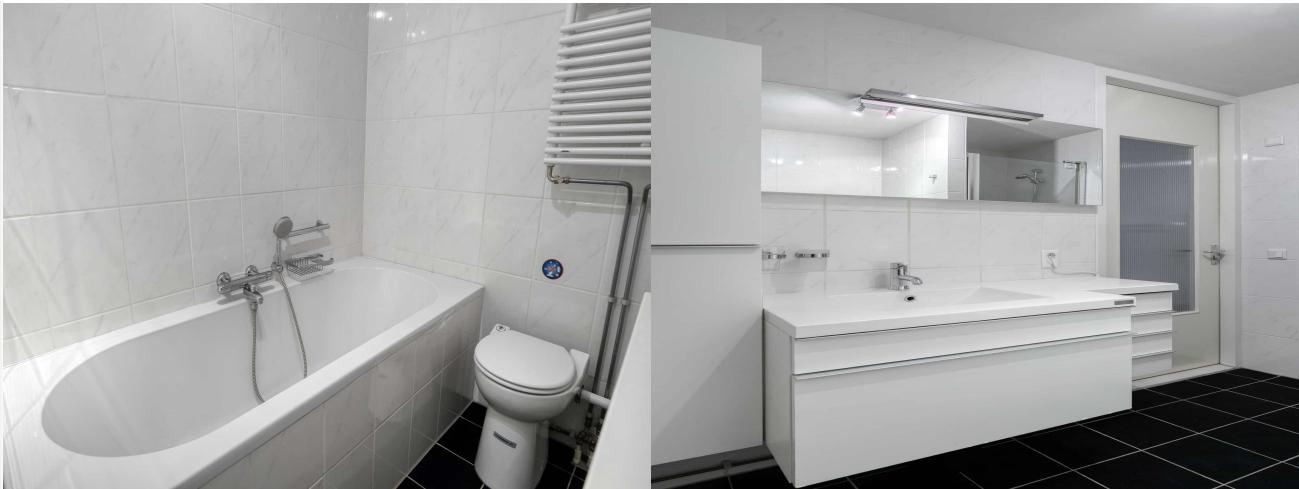
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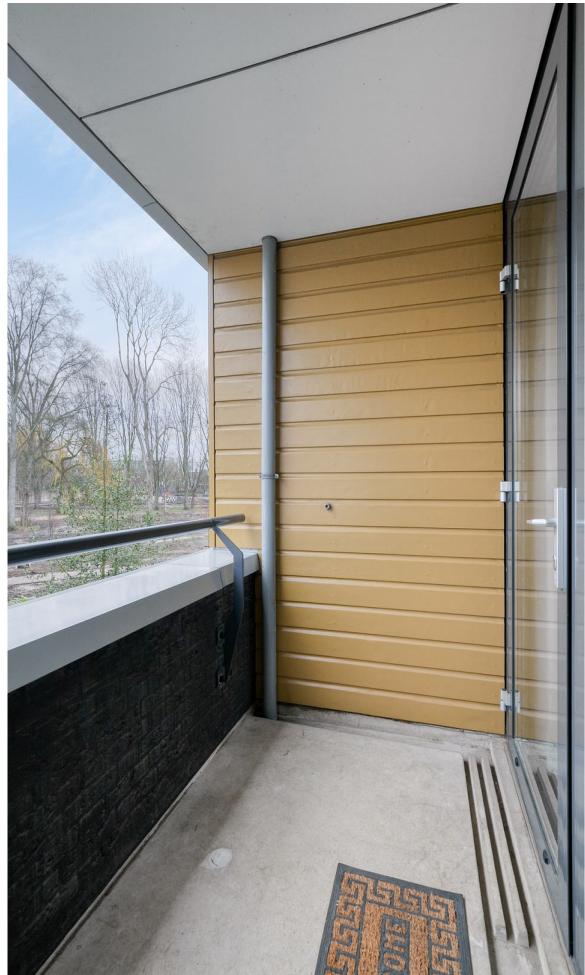
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