

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Beneluxlaan 44 3527 HT Utrecht



# Features



76m<sup>2</sup>

249m<sup>3</sup>

Energy label B

€ 325.000,- k.k.



Rotsvast Utrecht

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# Features

## Transfer

Price: €325.000,-

Status: Available

Offered since: 10 April 2026

Acceptance: In consultation

## Build

Construction type: Apartment

## Surface areas and volumes

Volume: 249 m<sup>3</sup>

External storage: 7 m<sup>2</sup>

## Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Mechanical ventilation, TV cable

Energy label: B

Insulation: Double glazing

Heating: Stadsverwarming

Hot water: Electric boiler (rental)

Cadastral municipality: Utrecht

Ownership: Full ownership

Main garden: Sun terrace

Main garden area: 4m<sup>2</sup>

Main garden location: Southwest

## Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

# Description

Spacious and charming gallery-style apartment located in Transwijk.

The property features a living area of 75m<sup>2</sup>, with 40m<sup>2</sup> dedicated to the living room, and offers 1 bedroom (formerly 2 bedrooms). Ideal for first-time buyers, singles, and couples.

**Location & Surroundings** Located on the Beneluxlaan in Transwijk within a pleasant living environment. Public transport facilities can be found nearby, as well as gyms, a shopping center, and supermarkets.

**Building Layout** Central entrance with a doorbell panel and intercom system. The residential floors and the storage units in the basement are accessible via the elevator and staircase.

**Apartment** The spacious living room of 40m<sup>2</sup> is situated on the main floor. Additionally, there is a separate kitchen of 6m<sup>2</sup>, equipped with all necessary features.

The apartment offers 1 comfortably sized bedroom. You also have access to a bathroom of 4m<sup>2</sup>, equipped with a bathtub and a sink.

## Key Features & Additional Information

Living area: 75m<sup>2</sup>

Energy label: B

VvE (HOA) service charges: ??? 338.27 (including water)

# Media



# Media



# Media



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# Media



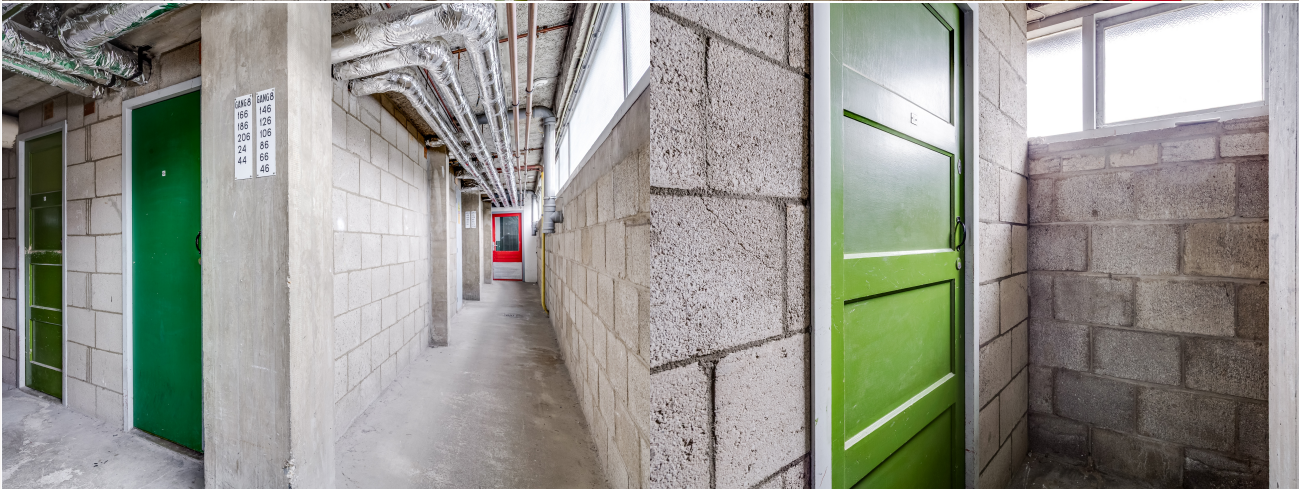
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