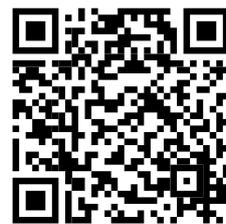


ROTSVAST

verhuur, verkoop & vastgoedbeheer



Scan the QR code and view
this object on rotsvast.nl

Plein 1944 68 6511 JE Nijmegen

Features



97m²

215m³

Energy label C

€ 389.500,- k.k.

Year built 1951



Rotsvast Nijmegen

T: +3124-2122095
E: nijmegen@rotsvast.nl
www.rotsvast.nl

Gedeeltelijk gestoffeerd, beschermd stads of dorpsgezicht

Features

Transfer

Price: €389.500,-

Status: Available

Offered since: 07 March 2026

Acceptance: In consultation

Build

Construction type: Apartment

Year built: 1951

Surface areas and volumes

Volume: 215 m³

Layout

Number of bedrooms: 4

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Natuurlijke ventilatie

Energy label: C

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Nijmegen

Ownership: Full ownership

Facilities

Garage types: No garage

Description

For sale: Spacious apartment with balcony and potential – Plein 1944 68, Nijmegen

Looking to live in one of Nijmegen's most central and vibrant locations? This spacious apartment at Plein 1944 offers you the chance to live right in the heart of the bustling city center. The apartment features large windows with abundant natural light, a balcony with city views, and a balcony at the rear of the complex. The apartment has a practical layout thanks to the large hallway that provides access to all rooms. Compared to other recently sold homes in this complex, this property stands out for its authentic details and spacious layout, providing an excellent base for a buyer who wants to personalize the home.

Layout

- **Reception:** Central entrance with mailboxes and access to the apartment complex. A large staircase leads to the first floor, followed by a staircase on the right to access the apartment on the third floor.
- **Living room:** Very spacious and bright living room with a french balcony. The large windows offer expansive views of the urban surroundings and allow plenty of natural light to enter. The room is currently equipped with a ceiling fan.
- **Kitchen:** Functional kitchen with a straight layout featuring light fronts and a dark countertop. The kitchen is equipped with a gas cooktop, extractor hood, and refrigerator. There is space for a dishwasher. The kitchen provides direct access to the balcony with a storage room containing the central heating boiler.
- **Bedrooms:** The apartment has three bedrooms. One of the bedrooms opens onto a balcony through French doors.
- **Bathrooms:** The bathroom is fully tiled in a light color scheme and features a bathtub with shower combination, a vanity with wooden accents, and a large mirror. There is a separate toilet with a small sink.

Important note: Floor insulation

For sustainability and noise reduction purposes, the floor needs to be insulated. The buyer should note that the existing flooring (wood and laminate) must be completely removed before this insulation can be installed. This offers you the unique opportunity to immediately install a floor finish tailored to your own taste and choice.

Area

The apartment is located on the well-known Plein 1944. From the balcony, you have a view of the surrounding buildings and the characteristic city architecture, including the nearby Waal Bridge in the distance. All conceivable city amenities, such as shops, restaurants, and public transport, are right on your doorstep.

Extras or special features

- Outdoor space: Covered balcony adjacent to the kitchen, at the rear of the complex. Compact second balcony accessible from the bedroom overlooking Houtstraat.
- Natural light: The large windows make the apartment feel very spacious.
- Sustainability: By installing floor insulation at the start, the apartment will immediately retain its value and be future-proof.

Conditions

- The apartment is sold in its current condition ("as-is").

- Buyer acknowledges that the existing floors must be removed for insulation work.
- Acceptance upon consultation.

Viewing

If you're interested in viewing this apartment in more detail, please feel free to contact us through the website. If there's significant interest, we'll schedule a viewing.

Media



Media



Media



Media



Media



Media

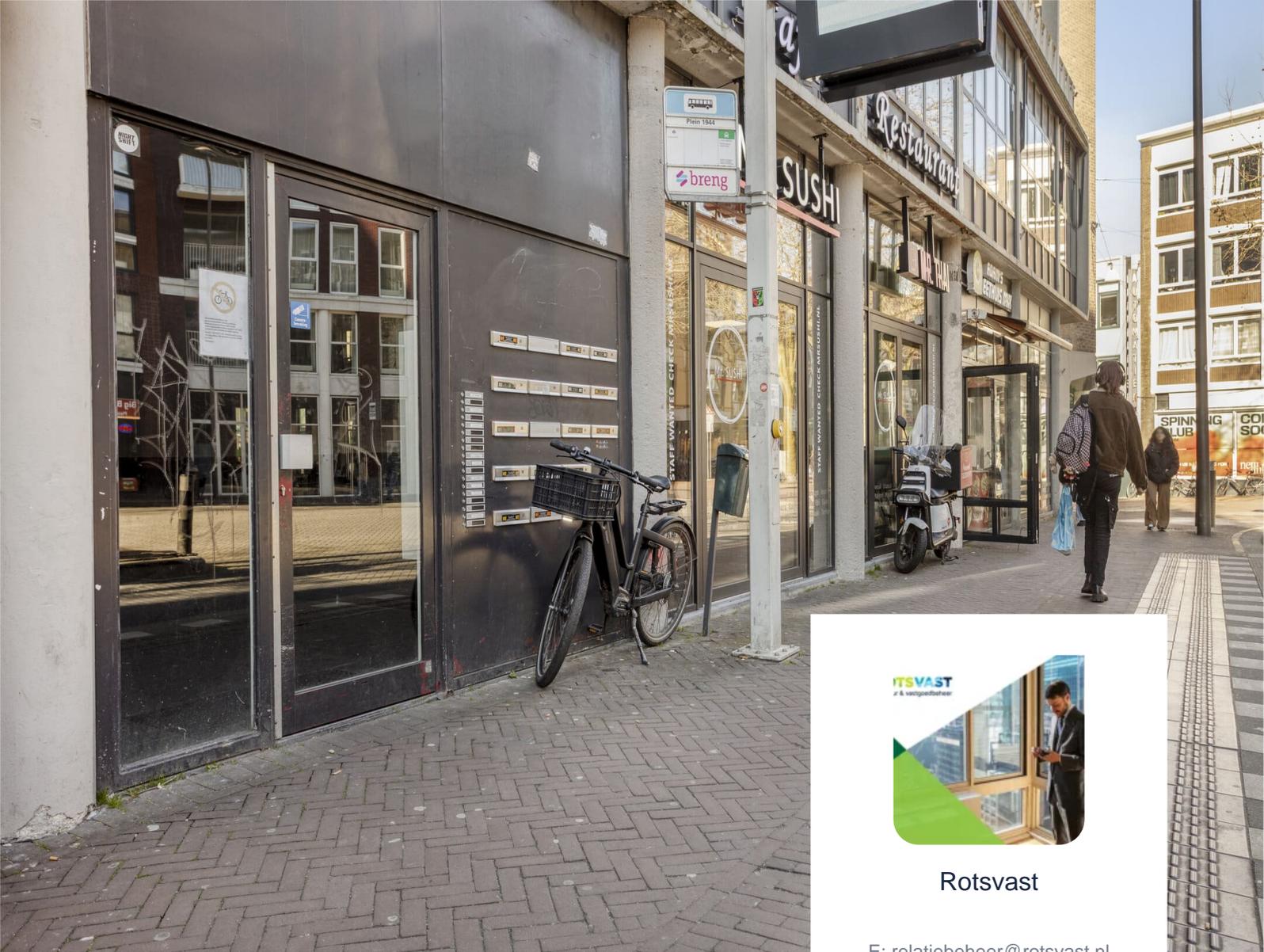


Media



Media





Rotsvast

E: relatiebeheer@rotsvast.nl

www.rotsvast.nl

ROTSVAST

verhuur, verkoop & vastgoedbeheer