

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Wielstraat 11 4284 VM Rijswijk (nb)



# Features



51m<sup>2</sup>

171m<sup>2</sup>

130m<sup>3</sup>

Energy label A++

€ 195.000,- v.o.n.



Rotsvast Gouda

T: +3118-2591900  
E: [gouda@rotsvast.nl](mailto:gouda@rotsvast.nl)  
[www.rotsvast.nl](http://www.rotsvast.nl)

# Features

## Transfer

Price: €195.000,-

Status: Sold

Offered since: 06 June 2026

Acceptance: In consultation

## Build

Property type: Single-family house

Construction type: Residential house

Roof type: Lessenaardak

## Surface areas and volumes

Other indoor space: 4 m<sup>2</sup>

Plot area: 171 m<sup>2</sup>

Volume: 130 m<sup>3</sup>

## Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Energy label: A++

Cadastral municipality: Altena

Ownership: Erfpacht

Main garden: Tuin rondom

## Facilities

Parking facilities: On private property

Garage types: No garage

# Description

Rotsvast offers you a unique opportunity to find your own home at an affordable price!

Thanks to an innovative housing solution, including financing options, you could soon become the proud owner of a detached home.

Curious? Read on!

## AT A GLANCE

**Compact and complete:** Newly built home with 51 m<sup>2</sup> of living space, including leasehold land. A permit has been granted for a period of 15 years.

**Fully customizable:** Design your home with online configurator. Will you choose a carbon-colored façade or go for natural wood?

**Financing options:** In collaboration with a bank, the developer offers financing possibilities.

**Unique locations:** Green, rural, or urban settings across the Netherlands. This specific offering concerns homes in Rijswijk, North Brabant.

**Immediately available:** A ready-made housing concept with short-term permitting and available land.

**Free consultation:** Upon agreement between buyer and seller, the buyer is offered a free consultation with a mortgage provider to assess financing possibilities.

## VISION

In the Netherlands, there are many opportunities to realize housing faster and more efficiently. This concept was developed by thinking outside the box. Through collaborations with private landowners and municipalities, various green, rural, quiet, and urban locations have been made available for the construction of detached homes. These are often plots without a specific designated use, now given a sustainable purpose.

This offering concerns an exclusive opportunity for a home in Rijswijk, North-Brabant province

## THE OFFER

Located on Wielstraat in Rijswijk (North Brabant), this spacious plot offers a rural setting. Five modern detached new-build homes (51 m<sup>2</sup> each) are being offered here. All homes feature a private garden and share a communal plot that will be arranged as a shared parking area. The permit for construction has already been granted, and completion is expected in October 2026.

Turnkey delivery: Homes are ready for immediate occupancy and comply with current building regulations.

Sustainable and energy-efficient: Expected energy label A++ thanks to solar panels, heat recovery system (HRV/WTW), green roof, and sustainable materials.

Modern and stylish: Natural materials create a harmonious exterior, while the interior is sleek and contemporary.

Fully equipped kitchen: Includes countertop, cabinets, built-in fridge with freezer compartment, dishwasher, induction hob, combi microwave, and stainless steel extractor hood.

Smart layout: Washer and dryer connections in the kitchen. Bathroom includes a walk-in shower, vanity unit, radiator, and wall-mounted toilet.

Optional comfort: Underfloor heating available as an option, eliminating the need for radiators.

Using the configurator, you determine colors and materials yourself. Luxury options can be added or omitted, affecting the final price.

## OWNERSHIP & LEASEHOLD

As a buyer, you own the home, while the land is issued under a sublease (leasehold) agreement for 15 years.

The monthly ground rent is €325, excluding €9.95 administrative costs (2026), and is indexed annually.

Depending on project experience and municipal policy, an extension of the permit may be requested.

## HOMES FOR SALE

Property | 51 m<sup>2</sup> | Turnkey | Plot 1 | SOLD

Property | 51 m<sup>2</sup> | Turnkey | Plot 2 | SOLD

Property | 51 m<sup>2</sup> | Turnkey | Plot 3 | SOLD

Property | 51 m<sup>2</sup> | Turnkey | Plot 5 | €195,000 (costs buyer included / v.o.n.)

Property | 51 m<sup>2</sup> | Turnkey | Plot 6 | SOLD

The asking price includes foundation, utility connections, and site preparation. Plot sizes may vary slightly due to cadastral requirements ( $\pm 10\%$ , see floor plan).

## THE PROCESS

Interested? Contact Rotsvast Gouda and provide basic information about your financial position, so the agent can assess eligibility. After contact, you will receive additional documentation and access to the online configurator.

If buyer and seller reach agreement, two contracts will be drawn up:

Construction agreement  
Draft leasehold agreement

After signing and the statutory cooling-off period, the buyer has 5 weeks to arrange financing.  
Construction takes approximately 2 months, with expected completion around October 2026.

#### FINANCING

Financing through a bank is possible, but personal funds are required due to the short mortgage term.  
Please take into account a minimum own contribution of 30%–40%.

#### KEY POINTS

Financing possible, but own funds required  
Unique housing concept in green, rural locations  
Turnkey and energy-efficient  
Possible buy-back by the seller after the leasehold period, based on a predefined depreciation schedule

#### DISCLAIMER

This advertisement is entirely non-binding. Rotsvast has compiled this information with the utmost care but accepts no liability for inaccuracies. No rights can be derived from the content of this advertisement, including photos, text, and property features.

Photos shown are from a similar project by the same developer (also 52 m<sup>2</sup> homes) at a different location. Finishes may differ from the promotional material. Images are indicative of quality; homes are subject to ongoing development and quality improvements.

#### INTERESTED?

Contact Rotsvast Gouda!

# Media



# Media



# Media



# Media



# Media



# Media



# Media



## Legenda

1. Woning 13,6m x 4,41m (buitenmaten)  
Afmetingen in mm weergegeven

- Oppervlakte perceel 1: 209,197m<sup>2</sup>
- Oppervlakte perceel 2: 193,625m<sup>2</sup>
- Oppervlakte perceel 3: 201,667m<sup>2</sup>
- Oppervlakte perceel 4: 268,015m<sup>2</sup>
- Oppervlakte perceel 5: 170,123m<sup>2</sup>
- Oppervlakte perceel 6: 160,743m<sup>2</sup>



Wielstraat 11, Rijswijk

Formaat: A3

Schaal: 1:500

Datum: December 2025

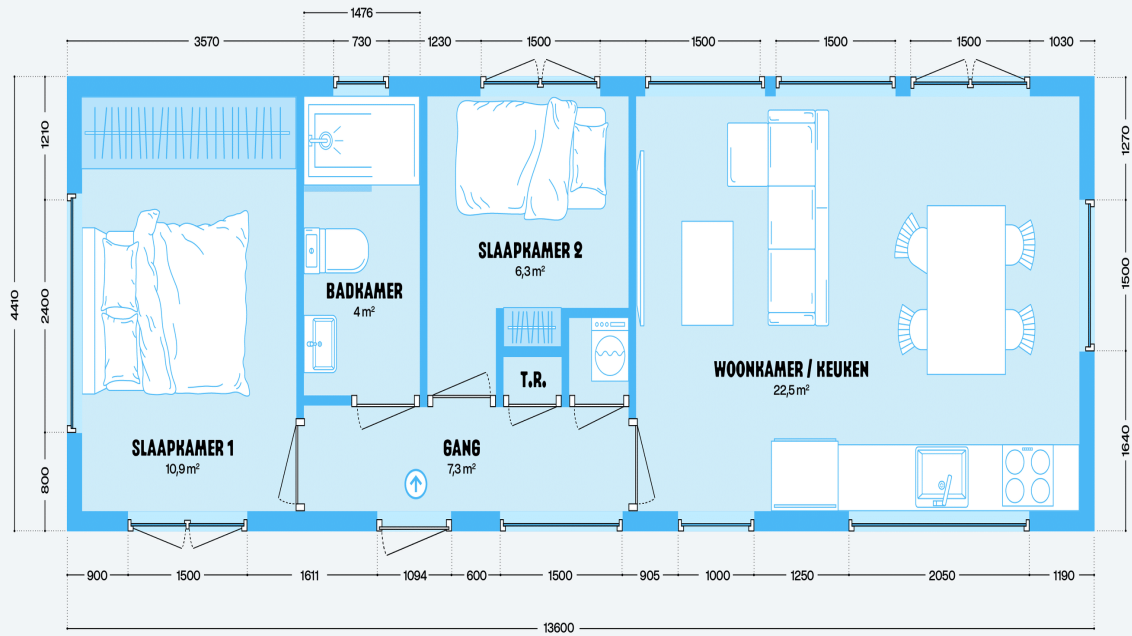


Almelo, Groningen, Utrecht, Zwolle

0548 404666 | info@bjz.nu | www.bjz.nu

# Media

**Plexat 60**  
Comfort



**Oppervlakte: 60 m<sup>2</sup>**  
Woonoppervlakte: 51 m<sup>2</sup>



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