

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Utrechtsestraatweg 4 12 3438 AK Nieuwegein

Features



60m²

232m³

Energy label A pp

€ 325.000,- k.k.



Rotsvast Utrecht

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Features

Transfer

Price: €325.000,-

Status: Available

Offered since: 20 May 2026

Acceptance: In consultation

Build

Construction type: Apartment

Surface areas and volumes

Other indoor space: 5 m²

Volume: 232 m³

External storage: 4 m²

Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 2 woonlagen

Facilities: Mechanical ventilation, TV cable, fiber optic cable, solar panels

Energy label: A pp

Insulation: Volledig geïsoleerd, HR glass

Heating: Vloerverwarming geheel, warmtepomp

Cadastral municipality: Jutphaas

Ownership: Full ownership

Facilities

Garage types: No garage

Description

Living in a national monument from 1894 — a convent home with a real story

In the heart of historic Jutphaas, along the Merwedekanaal, you'll find 'De Lantaern' — a former convent dating from 1894, designed by celebrated architect Alfred Tepe (known for the adjacent St. Nicholas Church). In 2020 this national monument was lovingly transformed into 15 luxury apartments, with the authentic soul of the building skilfully preserved: stained-glass windows, neo-Gothic pointed arches, original ceiling beams and wooden trusses. Living as it was, with the comfort of today; label A++.

From the front door you're on the A27 or A2 within 5 minutes, and the fast tram (stop within walking distance) takes you to Utrecht Centraal in 15 minutes, or onwards to Utrecht Science Park. By bike, you're at Ledig Erf in Utrecht in twenty minutes — coffee, terraces, canals.

And closer to home:

The Merwedekanaal with its characteristic houseboats is right around the corner — lovely for an evening stroll

Cityplaza shopping centre, Theater De Kom, cinema and library: all within cycling distance

Park Oudegein for running loops, picnics and fresh air

The picturesque village of Vreeswijk with its historic locks and quayside terraces: also 20 minutes by bike

Layout

The apartment is located within the renovated central volume of the convent complex and extends over two floors, with a void on the upper level that overlooks the living room below. This allows the spatial character of the original convent building to remain palpable throughout the home.

Entrance

You enter the complex through the monumental communal entrance beneath the neo-Gothic stepped gable with stained-glass window. From the central corridor, you reach the private front door of the apartment.

First floor — living level

Hallway

A spacious hallway with herringbone PVC flooring, preserved black-lacquered ceiling beams and stained-glass accents that immediately set the tone. The hall provides access to all rooms. The ceiling height is 2.74 metres.

Living room

The generous living room of approximately 3.66×5.71 metres offers an exceptional sense of height: with ceiling heights rising to 3.65 metres and a void opening towards the upper floor, a loft-like space is created. The characteristic steel ceiling beams are finished in black, accentuating the structure. One wall is finished in warm lime paint, giving a calm, classic appearance. At the rear, French doors open onto the inner courtyard.

Dining area with open kitchen

Adjoining the living room is the dining area with integrated kitchen, measuring approximately 4.06×5.71 metres. The kitchen is executed in a sleek, white design with a black-speckled granite worktop, stainless steel extractor hood, built-in oven, induction hob and sink with black tap. The originally preserved stained-glass window featuring depictions of Sancta Clara and B. Crescentia, together with a commemorative plaque from the Francois Heytink-Baesjou Foundation, form a beautiful historical counterpoint to the modern finish.

Toilet and bathroom (first floor)

The separate toilet is fitted with modern sanitary installations. The bathroom (approx. 1.68×2.65 m) is luxuriously finished with a solid surface vanity unit, a round LED mirror with brass accents, and walls clad in handmade sea-green tiles in a herringbone pattern. Lighting and taps are executed in matte gold.

Second floor — sleeping level with void

An open oak staircase leads to the second floor. This bedroom is truly unique: situated beneath the original pointed-arch vault of the convent, with preserved black-lacquered woodcarvings and wainscoting from 1894. The barrel-vaulted ceiling is finished in white, allowing the black Gothic arches to contrast beautifully. The void opening connects this space with the living room below — a design that respects the spatial feel of the original chapel.

Ongoing monumental restoration

As a national monument, De Lantaern is continuously invested in for preservation and restoration. The owners' association has currently taken out a loan with the National Restoration Fund (NRF) for painting works and roof maintenance — a favourable low-interest loan (approximately 1.3%) with a 20-year term, specifically available for listed monuments.

For this apartment, this represents a very limited share: 34/1,400th of the total loan sum of € 200,000, amounting to approximately € 4,860 in total, spread over 20 years. Within the monthly service charge, this translates to just a few tens of euros per month — and in return, you benefit from a fully restored national monument. Detailed figures and the current owners' association documents are available upon request.

Media



Media



Media



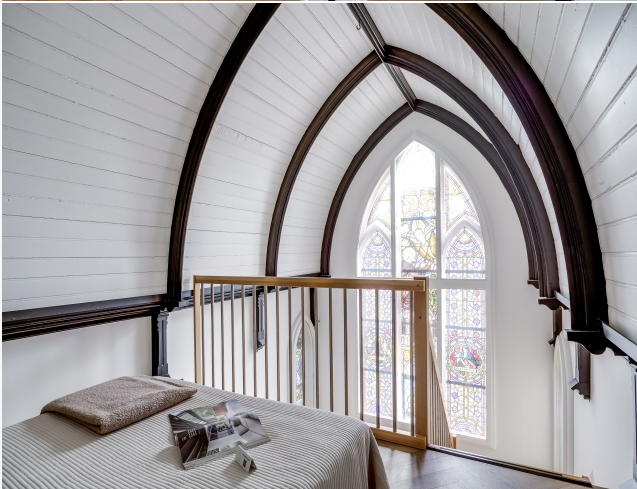
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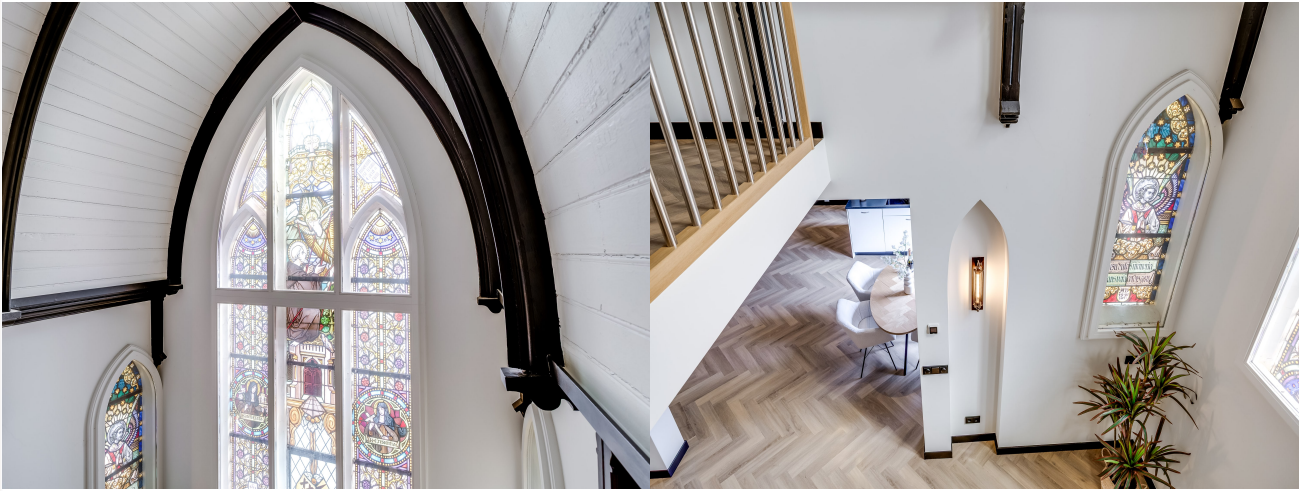
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Klooster

Dit voormalige klooster is in 1894 gebouwd naar ontwerp van de architect Alfred Tepe. De zusters Franciscanessen van de Congregatie Heythuysen trokken in 1895 in het klooster en namen de onderwijstaak voor hun rekening. In 1921 werd de meisjesschool aan de noordkant (rechts) met een verdieping verhoogd, waarbij de architectuur voor de verdieping een volledige kopie is van de begane grond. De zusters verlieten in 1954 het klooster. De kleuterschool werd in 1966 gesloten.

4136/00



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