

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Utrechtsestraatweg 4 12 3438 AK Nieuwegein

Features



60m²

232m³

Energy label A++

€ 325.000,- k.k.



Rotsvast Utrecht

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Features

Transfer

Price: €325.000,-

Status: Sold

Offered since: 10 July 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++

Insulation: Volledig geisoleerd, 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 former monastery residence with a real story. In the heart of old Jutphaas, along the Merwede Canal, lies 'De Lantaern' — a former monastery from 1894, designed by national architect Alfred Tepe (known for the adjacent St. Nicholas Church). In 2020, this national monument was lovingly transformed into 15 luxury apartments, skillfully preserving the building's authentic soul: stained-glass windows, Neo-Gothic pointed arches, original main beams, and wooden trusses. Living as it used to be, with modern comfort; A++ label.

Location:

The Merwede Canal with its characteristic houseboats is just around the corner — perfect for an evening stroll. Cityplaza shopping center, Theater De Kom, cinema, and library: within cycling distance. Oudegein Park for jogging, picnics, and getting a breath of fresh air. Picturesque Vreeswijk, with its lock complex and quays lined with terraces, is also just a 20-minute bike ride away.

From the front door, you are on the A27 or A2 within 10 minutes, and by public transport, you can reach Utrecht Central Station within half an hour or continue on to Utrecht Science Park. By bike, you are at Ledig Erf in Utrecht in twenty minutes — coffee, terraces, canals.

Layout

The apartment is situated in the renovated central volume of the monastery complex and extends over two floors, featuring a mezzanine on the second floor overlooking the living room below. This ensures that the spacious character of the original monastery building remains palpable throughout the home.

Entrance

You enter the complex via the monumental communal entrance beneath the Neo-Gothic gable with a stained-glass window. From the central hallway, you reach the apartment's private front door. First floor — living level

Hall

A spacious hall with a herringbone PVC floor, preserved black-lacquered main beams, and stained-glass accents that immediately set the atmosphere. All rooms are accessed from the hall. The ceiling height is 2.74 meters.

Living room

The generous living room offers an exceptional difference in height: with ceiling heights rising to 3.65 meters and a void opening to the upper floor, a loft-like space is created. The characteristic steel main beams are finished in black and accentuate the structure. One wall is finished in warm lime paint, giving a calm, classic appearance. At the rear, French doors provide access to the courtyard.

Dining room with open kitchen

Adjacent to the seating area is the dining area with an integrated kitchen. The kitchen features a sleek white design with a black-speckled granite worktop, stainless steel extractor hood, built-in oven, induction hob, and sink with a black tap. The preserved original stained-glass window featuring images of Sancta Clara and B. Crescentia, plus a commemorative plaque from the Francois Heytink-Baesjou Foundation, form a beautiful historical counterpoint to the modern finish.

The bathroom is luxuriously finished with a solid surface vanity unit, a round LED mirror with brass accents, and walls finished with handmade sea-green tiles in a herringbone pattern. Lighting and faucets are finished in matte gold.

Second floor — sleeping floor with mezzanine

You reach the second floor via an open oak staircase. This bedroom is truly unique: situated beneath the monastery's original pointed arch vault, with preserved black-lacquered woodcarvings and paneling from 1894. The barrel-vaulted ceiling is finished in white, creating a beautiful contrast with the black Gothic arches. The mezzanine opening connects this space to the living room downstairs — a design that respects the sense of space of the original chapel. Ongoing Monumental Restoration

As a national monument, De Lantaern continuously invests in preservation and restoration. Currently, the Owners' Association has taken out a loan from the Restoration Fund (NRF) for painting and roofing work — a favorable low-interest loan (approximately 1.3%) with a term of 20 years, specifically available for monuments.

For this apartment, this means a very limited share: 34/1,400ths of the total loan amount of €200,000, or approximately €4,860 in total, spread over 20 years. In terms of the monthly Owners' Association contribution, this amounts to just a few tens of euros per month — and in return, you get a fully renovated national monument. Concrete figures and the current Owners' Association documents are available upon request.

Media



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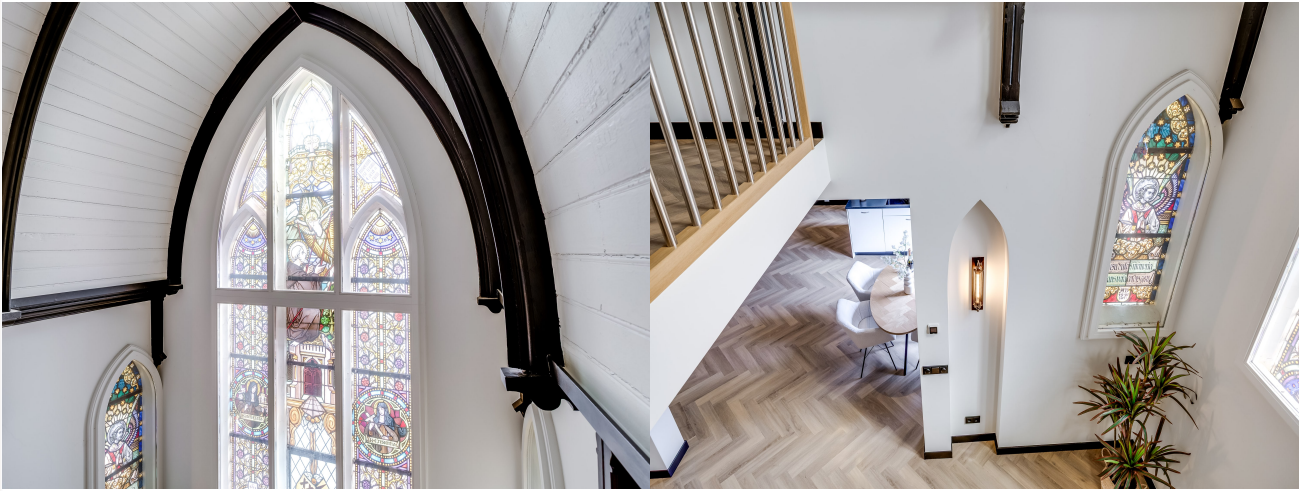
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Klooster

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.

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