

ROTSVAST

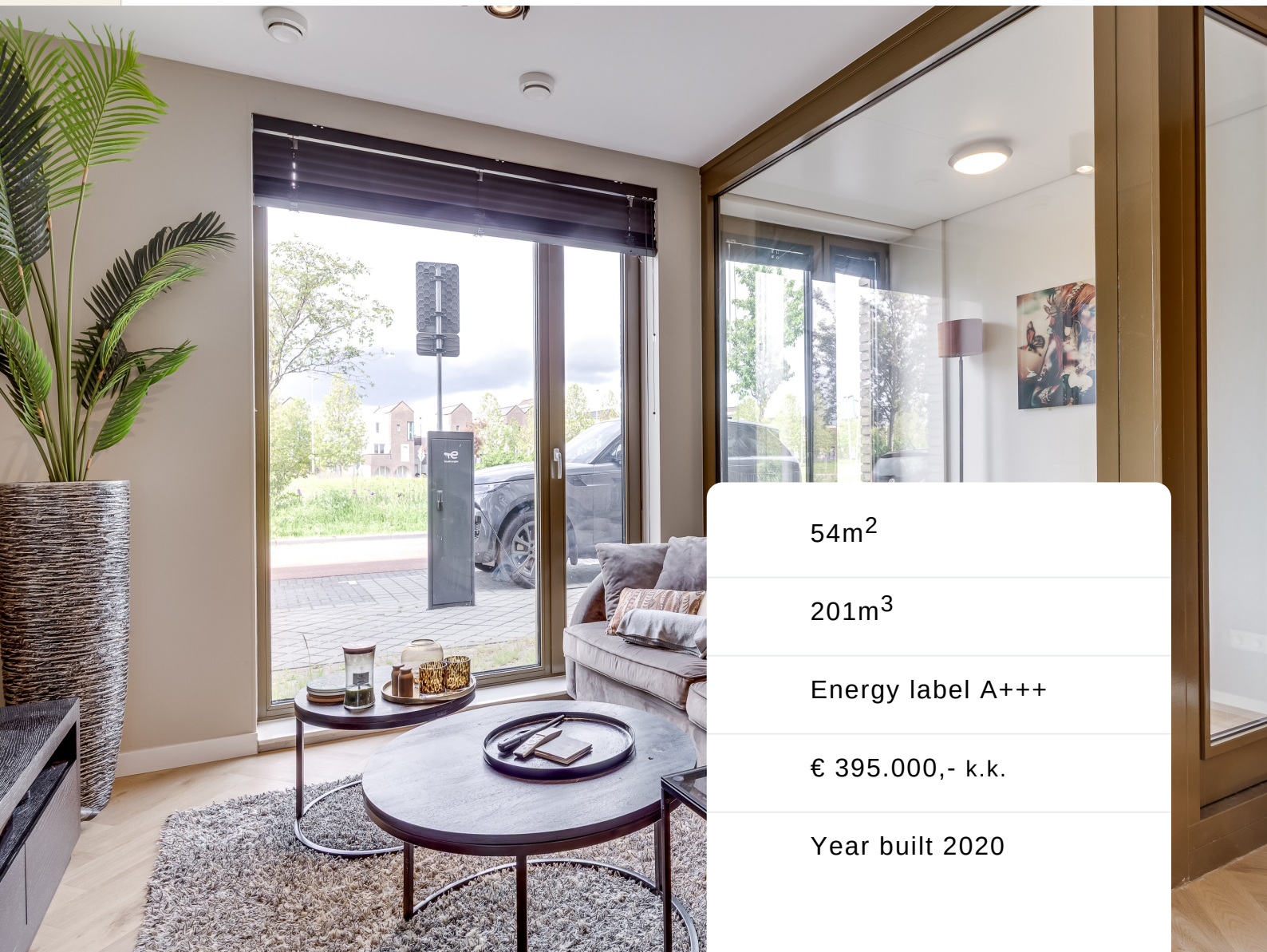
verhuur, verkoop & vastgoedbeheer



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Zilveren Florijnlaan 247 3541 HA Utrecht

Features



54m²

201m³

Energy label A+++

€ 395.000,- k.k.

Year built 2020



Rotsvast Utrecht

T: +31 30 21 44 346
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Features

Transfer

Price: €395.000,-

Status: Sold

Offered since: 17 September 2026

Acceptance: In consultation

Build

Construction type: Apartment

Year built: 2020

Surface areas and volumes

Volume: 201 m³

External storage: 5 m²

Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Mechanical ventilation, TV cable, lift

Energy label: A+++

Insulation: Wall insulation

Heating: Stadsverwarming

Hot water: Stadsverwarming

Cadastral municipality: Catharijne

Ownership: Full ownership

Main garden: Patio atrium

Main garden area: 4m²

Main garden location: Southwest

Facilities

Garage types: No garage

Description

Single-level living in a prime location in Leeuwesteyn!

Looking for a modern, move-in-ready apartment where everything is within easy reach — no stairs, with your own outdoor space? This bright apartment combines a spacious living room with open kitchen, a comfortable bedroom and a luxurious bathroom, all on a single floor. Plus a private patio, a private parking space and a generous storage unit. Living in the green, young Leeuwesteyn neighbourhood, a stone's throw from Utrecht Leidsche Rijn station: it hardly gets more comfortable or convenient.

Location

The apartment is located in Leeuwesteyn, part of Leidsche Rijn in Utrecht — a green, lively and relatively young residential neighbourhood. Utrecht city centre, a supermarket and Utrecht Leidsche Rijn train station are all within cycling distance, and the nearest motorway access (A2/A12) is just a few minutes away by car. Whether by public transport or by car, you're perfectly connected, while all everyday amenities are right around the corner.

Apartment layout

Entrance into the central hallway, which provides access to nearly all rooms. At the front is the bedroom (approx. 3.41×3.64 m). The luxurious bathroom features a walk-in shower and double washbasin, with a separate toilet alongside. The hallway also leads to the utility room, with connections for a washing machine/dryer and the technical installations.

At the rear is the spacious, light-filled living room (ceiling height approx. 2.62 m) with the adjoining open-plan corner kitchen. The living room opens directly onto the private patio — a pleasant, sheltered outdoor space (approx. 1.78×2.51 m), perfect for dining outside on summer evenings.

Features

Private parking space (2.50×5.00 m)

Generous external storage unit (2.02×2.45 m, ceiling height 3.16 m)

Luxurious bathroom with walk-in shower and double washbasin + separate toilet

Separate utility room with appliance connections

Recently built, energy-efficient and well-insulated

HOA (Owners' Association / VvE)

For the maintenance and upkeep of the building itself, there is an Owners' Association (VvE). For the entire block, there is a jointly owned common property arrangement (mandeligheid). Both organisations are professionally managed, and the documents are available in the Move environment.

VvE contribution (complex): €139.86 per month

Contribution for the entire block: €25.92 per month (jointly owned common property / mandeligheid)

Media



Media



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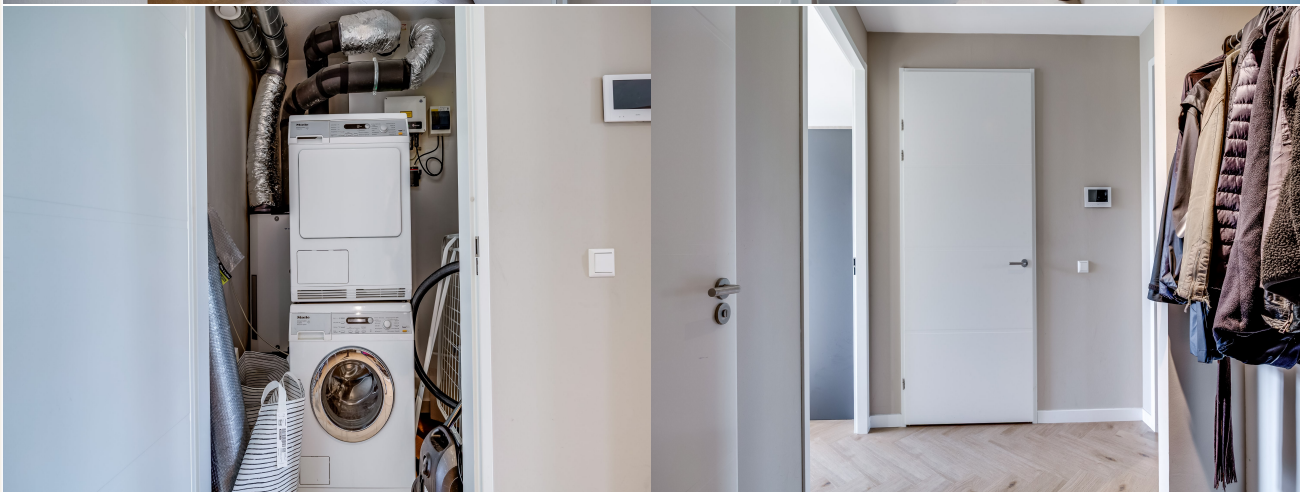
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