

# ROTSVAST

verhuur, verkoop & vastgoedbeheer

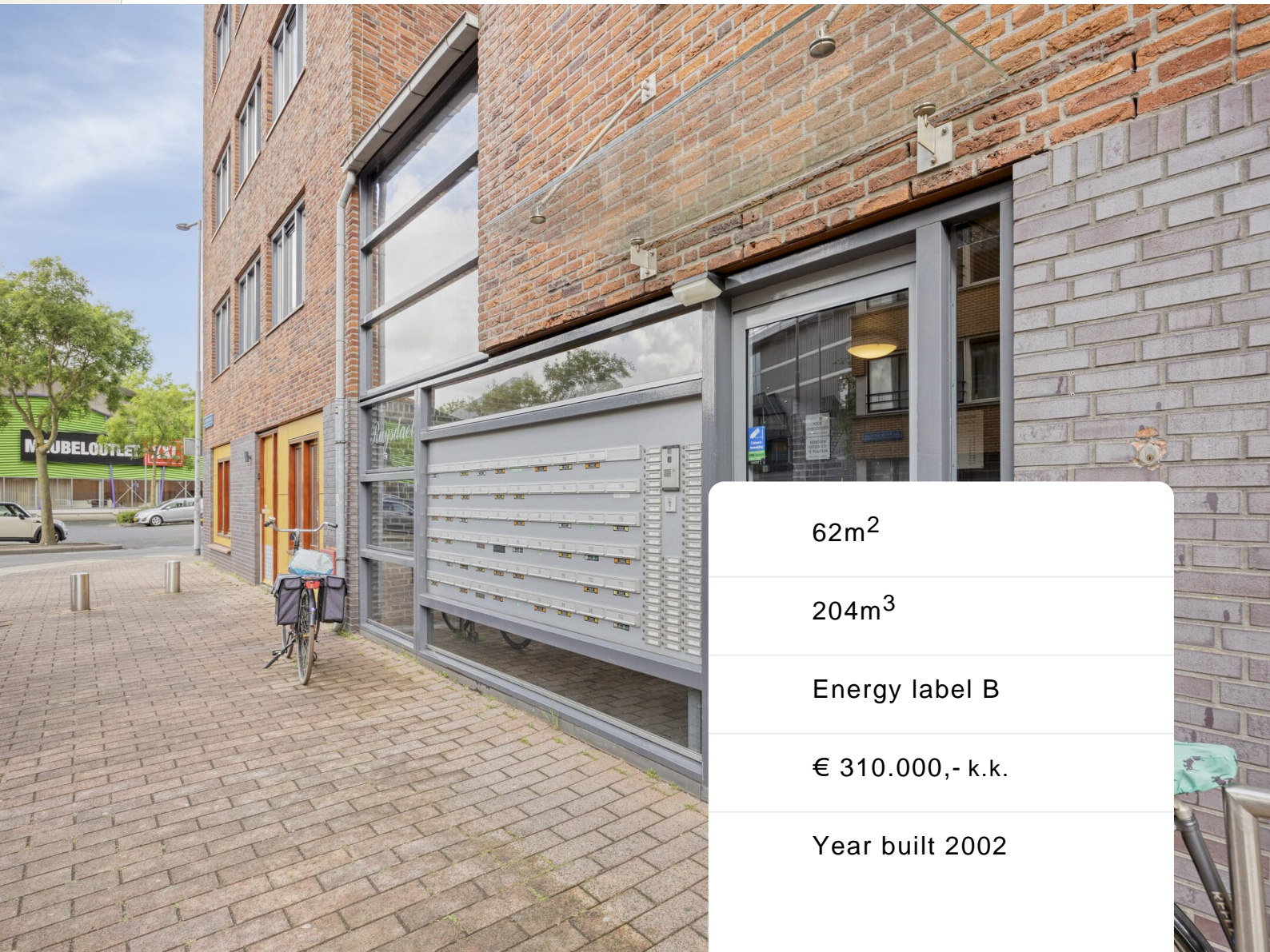


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Jan Pettersonstraat 8 3077 MN Rotterdam



# Features



62m<sup>2</sup>

204m<sup>3</sup>

Energy label B

€ 310.000,- k.k.

Year built 2002



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Gemeubileerd

# Features

## Transfer

Price: €310.000,-

Status: Available

Offered since: 17 June 2026

Acceptance: In consultation

## Build

Construction type: Apartment

Year built: 2002

Roof type: Flat roof

## Surface areas and volumes

Volume: 204 m<sup>3</sup>

External storage: 5 m<sup>2</sup>

## Layout

Number of bedrooms: 2

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Mechanical ventilation, TV cable, lift, sliding door, fiber optic cable

Energy label: B

Insulation: Volledig geisoleerd

Heating: Stadsverwarming

Hot water: Stadsverwarming

Cadastral municipality: Rotterdam

Ownership: Leasehold property

## Facilities

Parking facilities: Parkeervergunningen

Garage types: No garage

# Description

Jan Pettersonstraat 8 – Well-maintained, move-in ready 1-bedroom apartment

Welcome to Jan Pettersonstraat 8. This well-maintained and move-in ready 1-bedroom apartment is located on the second floor of a modern apartment complex in the popular De Veranda district. The property features a bright living room with open kitchen, a spacious bedroom, a complete bathroom, a practical laundry room, a separate toilet and a pleasant balcony. In addition, the apartment has its own storage room in the basement of the complex.

The property is located in De Veranda, a popular residential area along the Maas where peace, water and urban amenities come together. From the apartment, you can easily walk to the boulevard along the Nieuwe Maas, various restaurants, shops and recreational facilities. Thanks to its convenient location, Rotterdam city centre, public transport and major roads are easily accessible.

Layout

Ground floor:

Representative secured entrance with doorbell panel, mailboxes and video intercom system. From the central hall, the elevators, staircase and storage rooms are accessible.

Second floor:

Through the secured entrance gallery, you reach the apartment. Upon entering, you arrive in the central hallway which provides access to almost all rooms.

At the end of the hallway, you enter the spacious living room. Thanks to the large windows, this living area enjoys plenty of natural light, creating a pleasant and spacious atmosphere. The neutral finish provides an excellent basis for various interior styles. Through the sliding door, there is direct access to the balcony, creating a natural connection between indoor and outdoor living.

The open kitchen seamlessly connects to the living room and is finished in a modern style with grey cabinet fronts and a wood-look worktop. The practical corner layout offers plenty of work and storage space and is equipped with various built-in appliances, including a cooktop, extractor hood, combination oven, fridge/freezer, dishwasher and sink. The open connection with the living room makes this space ideal for both everyday use and entertaining guests.

Immediately upon entering the apartment, the separate toilet is located on the right-hand side. In addition, you will find the bathroom and the practical laundry room with connections for both a washing machine and a dryer, ideal for some extra storage and everyday convenience.

On the left-hand side of the hallway is the spacious bedroom. Thanks to its generous dimensions and the built-in wardrobes, there is plenty of space for a comfortable sleeping area with ample storage space.

The bathroom is finished in a light, neutral colour scheme and features a bathtub with shower option, a vanity unit, mirror and radiator.

On the left-hand side, there is a spacious open niche. This offers various possibilities, such as creating a generous walk-in shower, placing additional bathroom furniture or creating practical storage space. As a result, the bathroom can easily be adapted to contemporary living requirements. The light finish provides a fresh and timeless appearance.

In the basement, the apartment has its own storage room, ideal for storing bicycles and seasonal items.

In short: a move-in ready and well-maintained 1-bedroom apartment with modern amenities, a pleasant balcony and storage space in the basement. An ideal property for those looking to live comfortably and carefree.

#### The neighbourhood

De Veranda is a relatively young area that was developed in the late 1990s. It is a place where, on one side, you can enjoy the peace of passing boats and the gently flowing waters of the Nieuwe Maas, while on the other side you experience the lively atmosphere of young Rotterdam visiting De Veranda for entertainment. De Veranda is truly the place-to-be for young and old alike, making it a genuinely Rotterdam neighbourhood! Looking for a bit more greenery and tranquillity? Then you can enjoy a walk along the quay of the Nieuwe Maas or take a stroll around the Island of Brienenoord.

#### Road connections

Via the Varkenoord Viaduct and Laan op Zuid, you can reach Rotterdam's vibrant city centre via the Erasmus Bridge in no time by bicycle or car. Several major roads are also nearby. Via Stadionweg, the Feijenoord entrance to the A16 motorway near the Van Brienenoord Bridge can be reached quickly.

#### Public transport

The neighbourhood offers various public transport facilities, including tram line 23, which runs between P+R Beverwaard and Marconiplein. Rotterdam Zuid railway station is also within walking distance. Looking for a different way to get around? Rotterdam's water taxi can take you to many destinations throughout the city.

### Restaurants and entertainment

To make living in De Veranda even more enjoyable, several restaurants are within walking distance, ranging from delicious pasta dishes at Happy Italy to refined Afghan cuisine at Helai and all-you-can-eat sushi at Shabu Shabu. You will not easily get bored in this neighbourhood, as there is also a large Pathé cinema, a bowling centre and a gym just around the corner.

### Features and particulars:

Year of construction: 2002

Living area: approximately 61.6 m<sup>2</sup>

Ground lease paid off until 16-12-2049

Homeowners' Association contribution 2025: approximately €114,- per month

Heating and hot water via district heating

Energy label: B

Private storage room on the ground floor: approximately 5.4 m<sup>2</sup>

Completion: in consultation, can be arranged quickly

Furnishings / furniture: available for takeover.

# Media



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