

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Smaragdhof 9 2 3523 CX Utrecht

Features



67m²

212m³

Energy label C

€ 395.000,- k.k.

Year built 1958



Rotsvast Utrecht

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Features

Transfer

Price: €395.000,-

Status: Available

Offered since: 29 August 2026

Acceptance: In consultation

Build

Construction type: Apartment

Year built: 1958

Roof type: Flat roof

Surface areas and volumes

Volume: 212 m³

External storage: 8 m²

Layout

Number of bedrooms: 4

Number of bathrooms: 1

Number of floors: 1 woonlagen

Energy label: C

Heating: Central heating boiler

Hot water: Central heating boiler

Cadastral municipality: Tolsteeg

Ownership: Full ownership

Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

Description

Bright and surprisingly spacious 4-room corner apartment with two balconies ??? all on one level, a stone's throw from the Smaragdplein shopping center

Located in the quietest spot of Hoograven, in a pleasant courtyard, this spacious apartment sits on the third floor. What immediately stands out is the light: thanks to the wide windows on three sides of the home, the sun streams in almost all day long, offering views of the greenery of the surrounding rows of trees and the shared courtyard. An apartment that, due to its layout with three bedrooms and two balconies, offers remarkably many possibilities ??? as a family home, a live-work combination, or as a first place of your own with room to grow.

Layout

You reach the home via the communal porch. The entrance leads to the hall with two practical storage cupboards and the meter cupboard. The living room is located at the front and is exceptionally bright thanks to the large windows and the light floor; the atmospheric French doors are connected to a bedroom. From that bedroom, you can walk straight onto the first balcony. At the rear is an eat-in kitchen with a kitchen island and space for breakfast, lunch, or a quick evening bite, equipped with a gas hob, extractor hood, refrigerator, and ample cupboard space. Here, too, there is a door to a second balcony ??? ideal for morning coffee.

The home features 2 spacious bedrooms and 1 smaller one: a spacious master bedroom of approximately 2.80 x 3.86 m with its own balcony door, and two rooms that are perfectly suited as a nursery, guest room, or workspace. The bathroom features a shower and washbasin; the toilet is separate and equipped with a hand basin.

Finally, the property includes a private storage unit in the basement.

Location

Between the apartment complexes of Samaragdhof and Barnsteenlaan lies a spacious shared private courtyard, where in the summer months there is room for a swimming pool, trampoline, and sandbox ??? a pleasant spot for residents with children.

Hoograven is a lovely neighborhood within Utrecht South, and not without reason. Smaragdplein Shopping Centre is literally around the corner, with supermarkets, the library, and daily amenities within walking distance. The bustling Rotsoord with its hospitality and creative businesses, Ledig Erf, and the city centre can be reached by bike within ten minutes. Vaartsche Rijn Station is nearby, and the A12 and A27 highways are accessible within a few minutes.

Special features

Private storage unit in the basement

Active and professionally managed Owners' Association

Shared and lockable courtyard

Central heating boiler via hire purchase, details available at move.nl

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