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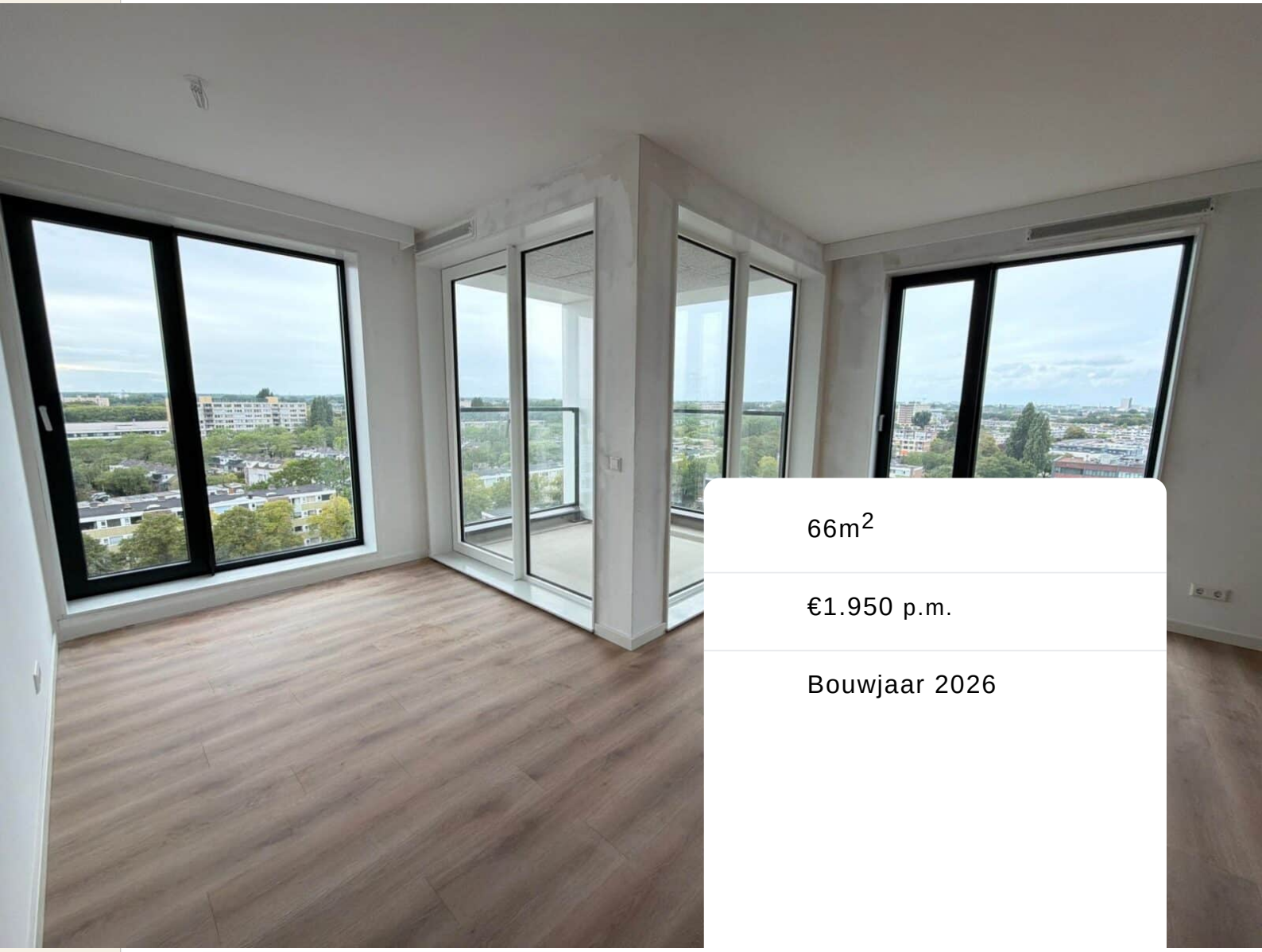
# Rooseveltstraat 277 Leiden

# Features



66m$^2$

€1.950 p.m.

Bouwjaar 2026

Rotsvast Leiden

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# Features

## Transfer

Price: €1.950 p.m.
Status: Nieuw
Interior: Upholstered

## Build

House type: Apartment, Apartment, Apartment
District: Gasthuiswijk
Year built: 2026

## Surface areas and volumes

Living area: 66m$^2$

## Indeling

Number of living rooms: 3
Number of bedrooms: 2
Number of bathrooms: 1
Total of rooms: 3
Bathroom facilities: Bathtub, Double sinks, Entire floor heating, Shower, Washbasin furniture
Number of kitchens: 1
Number of toilets: 1

## Features

Pets: No
Other facilities: TV cable, Elevator, Fiber optic cable, Mechanical ventilation, Natural ventilation
Maintenance indoor: excellent
Maintenance outdoor: excellent
Public transport: No

# Description

**Modern new-build flat on the 10th floor with a loggia and a luxury bathroom**

**This apartment is part of the new-build complex Blei Huren. Is this not the sort of property you’re looking for? You’ll find more properties on the bleileiden.nl website – please get in touch with us to arrange a viewing!**

High-rise living, modern comfort and sustainable living come together in this stunning new-build flat at 277 Rooseveltstraat in Leiden. Built in 2026, this flat is situated on the 10th floor and offers approximately 66 m² of living space, two bedrooms and a charming loggia of approximately 5 m². With an A++ energy rating, modern finishes and high-quality fittings, this is an exceptionally comfortable and energy-efficient flat.

**Comfortable living with everything within easy reach**

Thanks to its location on the 10th floor, the spacious living room has a unique character and is directly connected to the modern open-plan kitchen. The kitchen is fitted with a range of built-in appliances, making it a practical and stylish space for cooking and socialising.

From the living room, you step out onto the loggia, which measures approximately 5 m². Facing north-west, the loggia offers a lovely spot to sit outside and enjoy the view and the surroundings. Thanks to its sheltered position, it is also a pleasant outdoor space to use at various times of the day.

The flat has two bedrooms. This makes it ideal for a single person or a couple, but it also offers possibilities for a small family, a home office or an extra guest room.

The spacious bathroom is luxuriously fitted and features both a shower and a bath, a double washbasin with vanity unit and a towel radiator. A comfortable space where you can start and end your day in relaxation.

### Sustainable and high-quality finishes

The flat is completely gas-free and fitted with a heat pump. Underfloor heating is fitted throughout the property, combined with underfloor cooling. This ensures you can enjoy a pleasant indoor climate all year round. The PVC flooring gives the space a modern look and provides a low-maintenance surface. In addition, the living room has curtain rails and the bedrooms are fitted with blackout curtains.

### Living in a vibrant neighbourhood

Rooseveltstraat is situated in a vibrant neighbourhood with a range of amenities in the immediate vicinity. Shops, supermarkets, restaurants, sports facilities and public transport are all easily accessible. The centre of Leiden and the main roads are also just a short distance away.

### A brand-new home high above the city

Rooseveltstraat 277 is a modern, fully-furnished flat for those seeking comfortable, sustainable and contemporary living. The combination of its 10th-floor location, two bedrooms, luxury bathroom, energy-efficient features and private loggia makes this property particularly attractive.

Curious about the views, the space and the comfort of this beautiful flat? Get in touch with us for more information or book a viewing straight away. Perhaps Rooseveltstraat 277 will soon be your new home in Leiden!

**Details:**
- Rent of € 1.950,- excludes energy costs, council charges and TV/Internet
- Additional service charges of € 125,- per month
- Additional costs of € 103.36 per month for Eteck (space heating, space cooling and hot water)
- Option to rent a parking space in the garage for € 110,- per month
- Security deposit equivalent to 2 months’ rent
- There is a communal roof garden measuring 1.985 m²
- Energy rating: A++
- WWS points: 207
- No flat-sharers

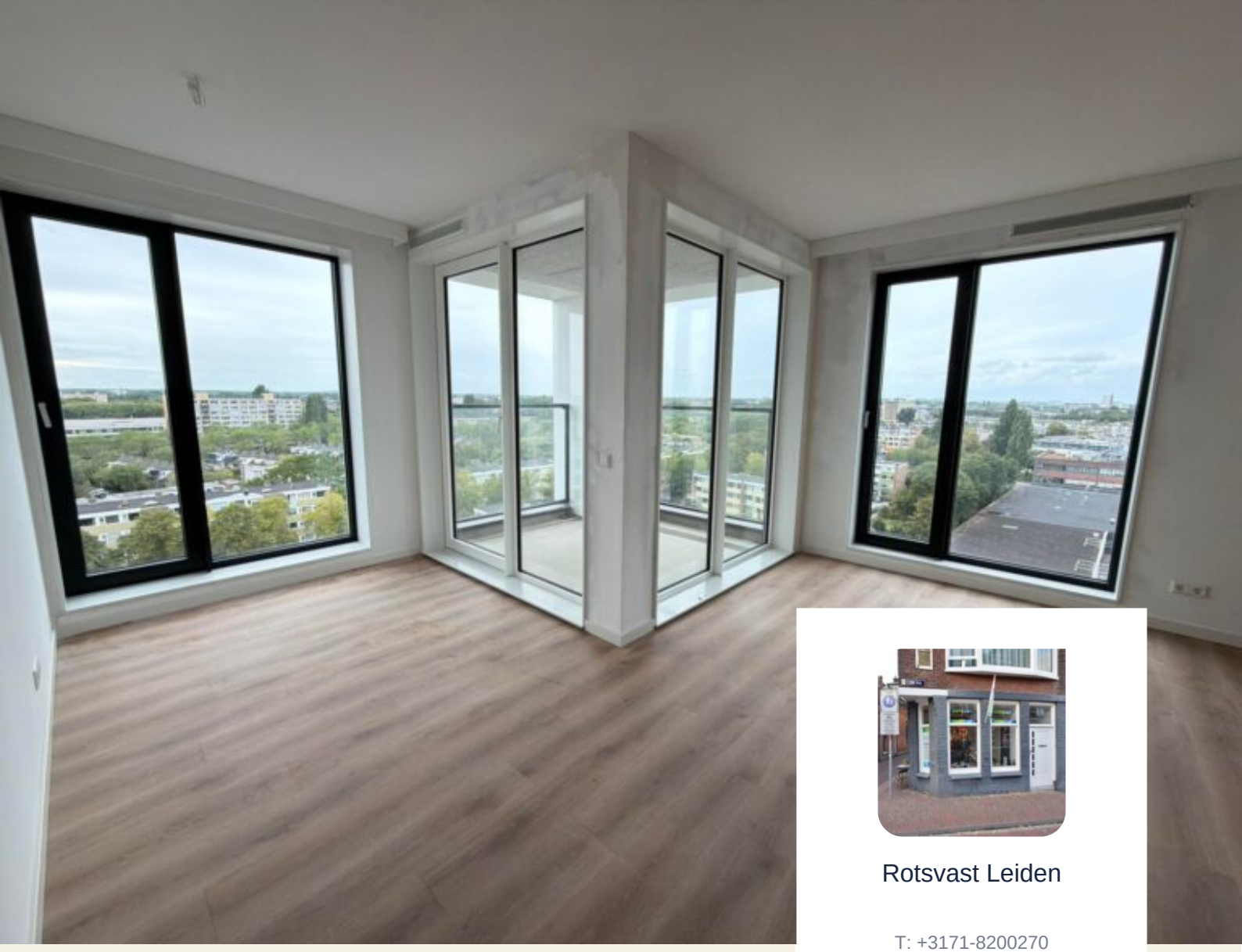
# Media

# Media

# Media

N

Type B2



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