

Covers wonen
MAKELAARS

Maliebaan

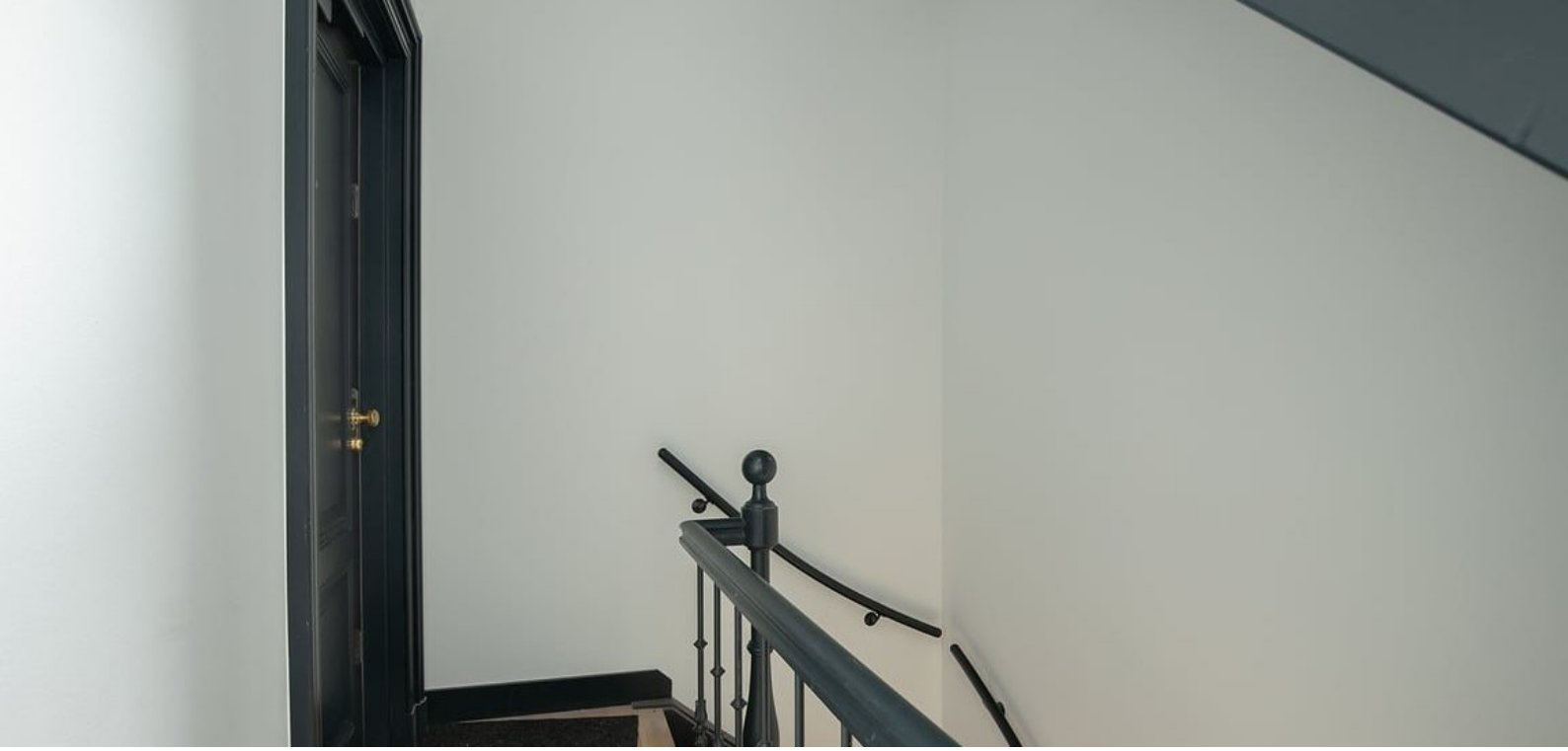
UTRECHT

RENT

€ 2,450 per month

COVERSWONEN.NL
030 - 25 20 500

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FOR RENT · APARTMENT · UPSTAIRS APARTMENT

Maliebaan, Utrecht

69 m²	2	3	245 m³
LIVING AREA	BEDROOMS	ROOMS	VOLUME

Maliebaan 95-D First and second floor with 2 bedrooms and private terrace!

Listed building · Furnished (soft) · Protected townscape · On a quiet road · In the centre · In a residential area







MALIEBAAN, UTRECHT





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MALIEBAAN, UTRECHT

DESCRIPTION

About this property

This beautiful building is located on the stately Maliebaan in Utrecht East at numbers 95 and 97, where 13 great apartments were built in 2021.

Number 95-D is a 3-room apartment (living area 69 m²) with a spacious kitchen and a nice private terrace (7 m²) at the rear adjacent to the kitchen. The apartment has a high-quality finish. This apartment is quietly located on the 1st floor at the front and rear. The apartment is fully furnished. A luxurious and hotel feeling in a beautiful and popular location.

LOCATION

The location is surprisingly good. The Maliebaan has green areas and is located between Burgemeester Reigerstraat and Nachtegaalstraat, among other places, and wonderfully close to Park Lepelenburg, the canals and Wilhelminapark. For daily shopping and nice restaurants, you are always in the right place with the cozy Burgemeester Reigerstraat and the Nachtegaalstraat. An Albert Heyn, butcher, restaurants and more. Public transport (bus stops) are also within walking distance. In addition, arterial roads are also easily accessible for residents with a car. Parking based on parking permits and availability at the municipality of Utrecht.

HISTORY

Centuries ago, the Maliebaan was a hotspot for students and the wealthy bourgeoisie. We can hardly imagine it, but in the Golden Age, Utrecht was a pretty sleepy affair. There was little to do, especially for young people. That is why a group of students asked the city administrators if they could play the Malie game. In a game of Malie, you had to get a ball over a straight path with a wooden stick in as few strokes as possible.

Unfortunately, there was no room for a long straight path within the city walls, so a Maliebaan was built at Lepelenburg.

The construction of the Maliebaan turned out to be a masterstroke, because the avenue quickly turned into a popular spot for students and the well-to-do. Soon, various tents and cafés opened their doors around the Maliebaan and parties continued until the early hours. Rich people who did not live nearby even had holiday homes built around the track. Later, they settled here permanently, which meant that the area around it became full of stately homes.

LAYOUT OF APARTMENT MALIEBAAN 95 D

Entrance, hall, floating toilet with washbasin, spacious kitchen-diner at the rear: the kitchen-diner is fully equipped and equipped with built-in appliances: combi oven, dishwasher, hob, sink, fridge/freezer combination and induction hob. The cosy living room with a is located at the front with a view of the Maliebaan. The spacious bedrooms and luxury bathroom are located on the 2nd floor.

SPECIAL FEATURES OF THE APARTMENTS

- Living area: 69 m²; - Rent: € 2.450,- excl. advance payment water & electricity € 125,-, internet, TV and municipal (tenant) charges per month;
- Service costs, upholstery and a washer-dryer combination are included in the rent;
- Contracts for district heating, internet and television must be concluded by the tenant himself, the apartments are equipped with district heating. Contracts for this must be requested via Eneco;
- Electricity and water by means of advance payment to the landlord;
- Tenant must have a minimum income of three times the monthly rent (gross) or guarantee;
- Deposit 2 months rent;

- Cleaning costs upon departure are for the account of the tenant € 425,- to be deducted from the deposit;
- Communal garden;

SPECIFICATIONS

Maliebaan, Utrecht

TRANSFER

Rent	€ 2,450 per month
Status	Available
Acceptance	From 01-11-2026

CONSTRUCTION

Type of property	Apartment · Upstairs apartment
Built	2021 to 2030
Construction type	Existing build
Roof	Composite roof
Maintenance inside	Excellent
Maintenance outside	Excellent
Particulars	Listed building, Furnished (soft), Protected townscape

AREAS AND VOLUME

Living	69 m²
Building-related outdoor space	7 m²
Volume	245 m³

LAYOUT

Number of rooms	3 rooms (2 bedrooms)
Number of bathrooms	1
Bathroom facilities	Double washbasin, Walk-in shower, Underfloor heating
Kitchen	Kitchen-diner, Built-in appliances, Closed kitchen
Number of floors	2
Located on	Floor 1

ENERGY

Heating	District heating
Hot water	District heating

OUTDOOR SPACE

Location	On a quiet road, In the centre, In a residential area, Open view
Garden	No garden
Balcony/roof terrace	Balcony

PARKING

Type of parking	Public parking, Parking permits

OWNERS' ASSOCIATION (VVE)

Registered with the Chamber of Commerce	Yes
Annual meeting	Yes
Periodic contribution	Yes
Reserve fund	Yes
Maintenance plan	Yes
Building insurance	Yes

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WANT TO KNOW MORE OR VIEW THE PROPERTY?

Get in touch with us

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VIEW THE PROPERTY ONLINE