

Covers wonen
MAKELAARS

Diamantweg 97

UTRECHT

ASKING PRICE

€ 595,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

This brochure has been compiled with care from the information provided by the seller and the agent. No rights can be derived from its contents; measurements are indicative and may differ. A viewing gives the best impression of the property.

SOLD · APARTMENT · WALK-UP APARTMENT

Diamantweg 97, Utrecht

87 m²	2	3	2012	A	287 m³
LIVING AREA	BEDROOMS	ROOMS	BUILT	ENERGY LABEL	VOLUME

Experience modern, sustainable, high-quality living with the beautiful historic city of Utrecht right at your doorstep. This 3-room apartment offers just that, featuring a balcony with sweeping city views and the option to take over a parking space in the underground garage.

Sun terrace | Accessible for the elderly | Accessible for the disabled | Mechanical ventilation | Cable TV | Lift

DESCRIPTION

About this property

Situated on the sixth and top floor of the "De Ontdekking" complex, this comfortable three-room apartment combines spaciousness and comfort with a unique location and panoramic views of Utrecht. The entire apartment has been renovated and features modern finishes, creating a contemporary and comfortable living environment.

The location is every bit as appealing as the apartment itself. From "De Ontdekking," you can easily walk to the lively Rotsoord and Oosterkade areas, home to various restaurants, cafés, and inviting terraces. Vaartsche Rijn station is just a short walk away, and the Oosterkade offers easy access to Ledig Erf and the charming Twijnstraat, where you will find a wide range of shops and amenities. Utrecht's historic city center is also close by, and major roads and public transport links are easily accessible.

As soon as you step into the living room, the abundance of natural light immediately catches your eye. Its top-floor position offers a stunning view of the Utrecht skyline, featuring the iconic Dom Tower as a recognizable centerpiece. French doors open from the living room onto the balcony—a delightful spot to start your day with a cup of coffee or to enjoy the afternoon sun and city views after work.

The open-plan kitchen blends seamlessly with the living room and features a practical island with a sink. This creates a wonderful space for both cooking and socializing. The kitchen is equipped with various built-in appliances, and its modern finish complements the apartment's updated look.

The apartment features two good-sized bedrooms, both with a Juliet balcony. The bathroom and toilet have also been completely renovated and feature modern finishes.

The bathroom includes a spacious walk-in shower, a bathtub, and a double vanity unit. The toilet features a small sink and matches the style of the rest of the home.

Additionally, the apartment includes an internal storage/laundry room and a private storage unit on a lower floor.

A private parking space in the underground garage is available for purchase with the apartment.

LAYOUT

GROUND FLOOR

Access to the complex is via the communal entrance, which houses the mailboxes, video intercom system, staircase, and elevator.

SIXTH FLOOR

Entrance providing access to the various rooms. Hallway with the utility cupboard and a fully renovated toilet with a small sink. Adjacent is a spacious internal storage room with connections for the washing machine and the central heating boiler.

The bright living room is spacious and offers a beautiful view of Utrecht thanks to the large windows. The open-plan kitchen features a sink island and various built-in appliances. French doors in the living room open onto the balcony, where you can enjoy the morning and afternoon sun and the panoramic view.

The two bedrooms are accessible from the hallway. Both bedrooms feature a Juliet balcony. The modern, fully renovated bathroom features a walk-in shower, a bathtub, and a double vanity unit.

A private storage unit equipped with electricity is located in the basement.

In addition, the apartment comes with a private parking space in the secure parking garage—dry, safe, and guaranteed a spot! This space is available for purchase separately.

In short: a bright and comfortable apartment situated at a great height, featuring modern, updated finishes throughout, a private storage unit, the option to purchase a parking space, and a view that never loses its special appeal.

KEY FEATURES

- Energy label A;
- Private parking space available for purchase in the underground garage;
- Solar panels;
- Built in 2012;
- Private storage unit in the basement;
- Fully insulated apartment;
- Completion date to be agreed upon.

SPECIFICATIONS

Diamantweg 97, Utrecht

TRANSFER

Asking price	€ 595,000 k.k.
VvE contribution	€ 145 per month
Status	Sold
Acceptance	By arrangement

CONSTRUCTION

Type of property	Apartment · Walk-up apartment
Built	2012
Construction type	Existing build
Roof	Flat roof
Maintenance inside	Good to excellent
Maintenance outside	Good to excellent
Particulars	Accessible for the elderly, Accessible for the disabled

AREAS AND VOLUME

Living	87 m²
Building-related outdoor space	14 m²
External storage	15 m²
Volume	287 m³

LAYOUT

Number of rooms	3 rooms (2 bedrooms)
Number of bathrooms	1
Bathroom facilities	Bath, Shower, Washbasin, Vanity unit, Walk-in shower
Kitchen	Open kitchen, Kitchen-diner, Built-in appliances
Number of floors	6
Located on	Floor 6
Facilities	Mechanical ventilation, Cable TV, Lift, Fibre optic cable, Solar panels, Natural ventilation

ENERGY

Energy label	A
Insulation	Roof insulation, Wall insulation, Floor insulation, Double glazing, Fully insulated
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Gas, Owned

OUTDOOR SPACE

Garden	Sun terrace
Balcony/roof terrace	Balcony

PARKING

Type of parking	Parking garage, Parking permits
Garage	Parkeerkelder
Note	Onderliggende parkeergarage

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Utrecht P 5253

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

Covers wonen
MAKELAARS

WANT TO KNOW MORE OR VIEW THE PROPERTY?

Get in touch with us

Covers Wonen Makelaars
Nieuwegracht 26
3512 LS Utrecht

030 - 25 20 500
info@coverswonen.nl
coverswonen.nl

VIEW THE PROPERTY ONLINE