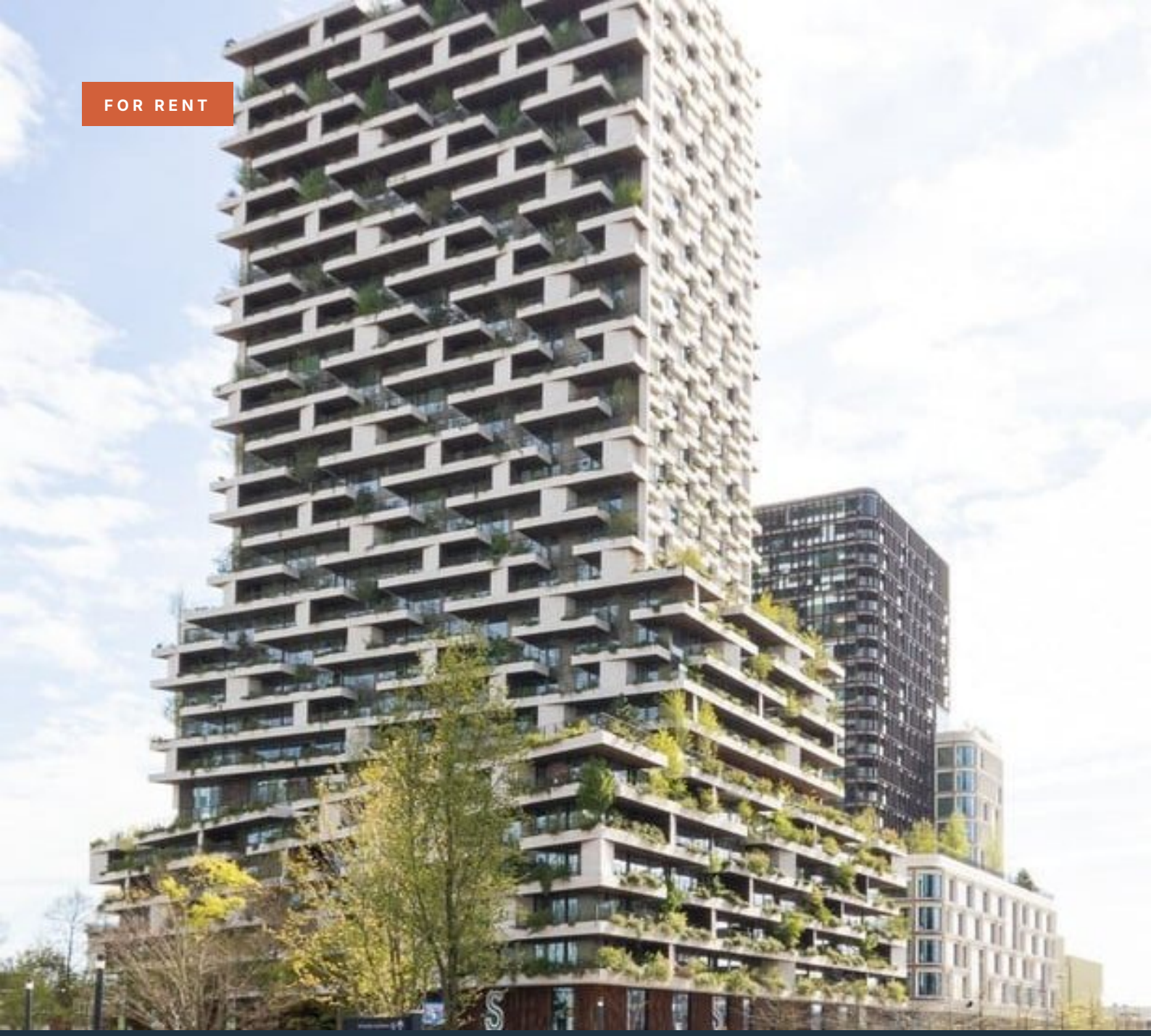


FOR RENT

Covers wonen
MAKELAARS

Hoola van Nootenstraat

UTRECHT

RENT

€ 3,500 per month

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.



FOR RENT · APARTMENT · UPSTAIRS APARTMENT

Hoola van Nootenstraat, Utrecht

112 m²	2	3	A+	370 m³
LIVING AREA	BEDROOMS	ROOMS	ENERGY LABEL	VOLUME

Beautiful and move-in ready apartment in the iconic WonderWoods – Utrecht!

Sun terrace · Furnished (soft) · In the centre · Open view · Mechanical ventilation · Lift







HOOLA VAN NOOTENSTRAAT, UTRECHT





HOOLA VAN NOOTENSTRAAT, UTRECHT







HOOLA VAN NOOTENSTRAAT, UTRECHT

DESCRIPTION

About this property

Living at a high level in one of Utrecht's most exceptional new construction projects? This spacious and move-in ready apartment in the prestigious WonderWoods tower combines luxury, comfort, and sustainability with a breathtaking view over the city.

LIVING IN WONDERWOODS

WonderWoods is a progressive and green living concept that takes urban living to a higher level. The iconic towers, inspired by vertical forests, are a real eye-catcher in Utrecht. Here you live right in the city center, yet surrounded by greenery, tranquility, and innovative amenities. The complex features, among other things, a communal courtyard, a stylish residents' lounge, spacious bicycle storage, and facilities for sustainable transport such as shared cars and charging points.

There is plenty to enjoy in the surrounding Beurskwartier district. The on-site gym is conveniently located on the ground floor of the development, whilst popular restaurants such as The Green House and Yakitori Kawa offer excellent dining options nearby. Kinepolis cinema and the Beatrix Theatre are also just a short walk away. In addition, Hoog Catharijne shopping centre is easily accessible via Utrecht Central Station, just across the road.

LOCATION

Located in a prime location near the center of Utrecht, with every conceivable amenity within easy reach. Shops, restaurants, and cozy coffee bars are within walking distance. Additionally, you can reach the city center within minutes or quickly head towards the Utrechtse Heuvelrug for nature and relaxation. The Apartment

This modern apartment of approximately 115 m² is located on the 15th floor and offers a spectacular view over the Utrecht city center. The property is fully move-in ready and finished to a high standard with sustainable materials.

LAYOUT

Through the entrance, you enter a spacious hall with access to the utility room (with washing machine/dryer connections) and a separate toilet with a washbasin.

The spacious living room with a luxurious open kitchen forms the heart of the home. Thanks to the large windows, you enjoy plenty of natural light and a beautiful view here. The modern kitchen is equipped with high-quality built-in appliances and a kitchen island – perfect for both daily use and social dining. From the living room, you have access to one of the two spacious balconies.

The apartment features two generously sized bedrooms, both with direct access to the second balcony. The bathroom is fully equipped with a walk-in shower, bathtub, vanity unit, and heated towel rail.

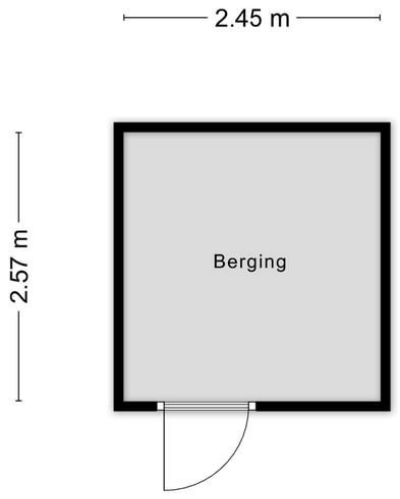
SPECIAL FEATURES

- Rental price € 3.500,00 excl. utilities
- Living area approx. 115 m²;
- Located on the 15th floor with a panoramic view; - Two spacious balconies;
- Luxurious open kitchen with kitchen island;
- Sustainable and energy-efficient living;
- Private storage unit and three bicycle parking spaces;
- Located in the iconic WonderWoods complex.

In short: a unique opportunity to live in a modern, sustainable, and luxurious apartment in a prime location in Utrecht.

Hoola van Nootenstraat





Aan de plattegronden kunnen geen rechten worden ontleend
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SPECIFICATIONS

Hoola van Nootenstraat, Utrecht

TRANSFER

Rent	€ 3,500 per month
Service costs	€ 674 per month
Status	Available
Acceptance	Immediately

CONSTRUCTION

Type of property	Apartment · Upstairs apartment
Built	2021 to 2030
Construction type	New build
Roof	Flat roof
Maintenance inside	Excellent
Maintenance outside	Excellent
Particulars	Furnished (soft)

AREAS AND VOLUME

Living	112 m²
Building-related outdoor space	19 m²
External storage	6 m²
Volume	370 m³

LAYOUT

Number of rooms	3 rooms (2 bedrooms)
Number of bathrooms	1
Bathroom facilities	Bath, Washbasin, Vanity unit, Walk-in shower
Kitchen	Open kitchen, Built-in appliances
Number of floors	30
Located on	Floor 15
Facilities	Mechanical ventilation, Lift

ENERGY

Energy label	A+
Insulation	Fully insulated
Heating	District heating

OUTDOOR SPACE

Location	In the centre, Open view
Garden	Sun terrace
Garden condition	Normal
Shed/storage	With electricity

PARKING

Type of parking	Paid parking

CADASTRAL DETAILS

Ownership	Leasehold, bought off in perpetuity
Parcel	Catharijne D 10995

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

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VIEW THE PROPERTY ONLINE