FOR SALE



Covers wonen
MAKELAARS

Hoola van Nootenstraat 300

UTRECHT

ASKING PRICE

€ 925,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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FOR SALE · APARTMENT · UPSTAIRS APARTMENT

Hoola van Nootenstraat 300, Utrecht

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

Furnished (soft) · In the centre · Open view · Mechanical ventilation · Lift · Paid parking







HOOLA VAN NOOTENSTRAAT 300, UTRECHT





HOOLA VAN NOOTENSTRAAT 300, UTRECHT

DESCRIPTION

About this property

ELEVATED LIVING IN UTRECHT'S ICONIC WONDERWOODS DEVELOPMENT

Looking for an exceptional home in one of Utrecht's most distinctive new-build developments? This spacious, beautifully finished apartment in the prestigious WonderWoods tower combines luxury, comfort and sustainability with breathtaking views across the city.

A stunning, turnkey apartment in the iconic WonderWoods development in Utrecht!

LIVING AT WONDERWOODS

WonderWoods is an innovative, green residential concept that takes urban living to the next level. Inspired by vertical forests, its iconic towers are a striking addition to Utrecht's skyline. Here, you can enjoy all the benefits of city living whilst surrounded by greenery, tranquillity and innovative amenities.

The development features a communal courtyard garden, an elegant residents' lounge, spacious bicycle storage facilities and sustainable transport options, including shared cars and electric vehicle 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

Situated in a prime location close to Utrecht city centre, the apartment enjoys easy access to an extensive range of amenities. Shops, restaurants and inviting coffee bars are all within walking distance. You can reach the historic city centre in just a few minutes, whilst the beautiful Utrechtse Heuvelrug countryside is also within easy reach for those seeking nature and relaxation.

THE APARTMENT

This contemporary apartment, measuring approximately 115 m², is situated on the 15th floor and offers spectacular views across Utrecht's historic city centre. The property is ready to move into and has been finished to a high standard using quality, sustainable materials.

LAYOUT

Upon entering, you are welcomed into a spacious hallway providing access to the utility room, which has connections for a washing machine and tumble dryer, as well as a separate cloakroom with a washbasin.

The generous living room, featuring a luxurious open-plan kitchen, forms the heart of the home. Large windows flood the space with natural light and make the most of the stunning views. The contemporary kitchen is fitted with high-quality integrated appliances and a kitchen island, making it ideal for both everyday living and entertaining. From the living room, you can step out onto one of the two spacious balconies.

The apartment offers two well-proportioned bedrooms, both with direct access to the second balcony.

The fully equipped bathroom features a walk-in shower, a bathtub, a vanity unit with washbasin and a heated towel rail.

KEY FEATURES

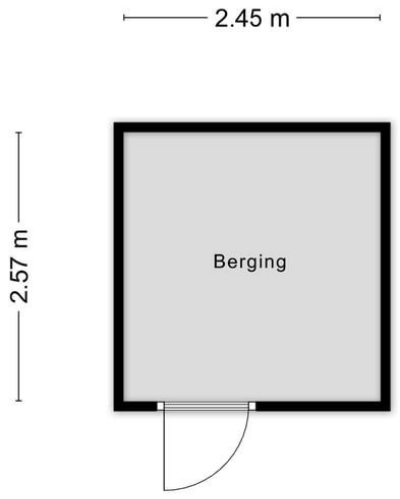
- Approximately 115 m² of living space;
- Situated on the 15th floor, with panoramic city views;
- Two spacious balconies;
- Luxury open-plan kitchen with island;
- Current service charges, including concierge services, are temporarily €674.39 per month. We would be happy to explain these charges in more detail;
- Leasehold has been bought off in perpetuity;
- Well-managed and financially sound owners' association (VvE);
- Ready to move into, with high-quality finishes throughout;
- Sustainable and energy-efficient living;
- Private storage unit and three bicycle parking spaces;
- Located within the iconic WonderWoods development.

In short: a rare opportunity to enjoy contemporary, sustainable and luxurious apartment living in a prime location in Utrecht, with exceptional views and outstanding amenities right on your doorstep.

FLOOR PLANS

Hoola van Nootenstraat 300





Aan de plattegronden kunnen geen rechten worden ontleend
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SPECIFICATIONS

Hoola van Nootenstraat 300, Utrecht

TRANSFER

Asking price	€ 925,000 k.k.
Service costs	€ 674 per month
VvE contribution	€ 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	No garden
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

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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