

Asking price
€ 469.000,- k.k.

EINDHOVEN
Meerwater 55

Characteristics & specifications



Volume of house: $\pm 319 \text{ m}^3$
Living area: $\pm 97 \text{ m}^2$
External storage unit: $\pm 6 \text{ m}^2$
Exterior space: $\pm 22 \text{ m}^2$

- ✓ Located in the center of Meerhoven
- ✓ Fully equipped with underfloor heating
- ✓ Modern kitchen and bathroom
- ✓ Air conditioning in the living room
- ✓ Spacious south-facing balcony (approx. 22 m^2)
- ✓ HOA (VvE) costs: approx. €201 per month
- ✓ Parking in the garage with a residence permit (approx. €68)
- ✓ Energy label A, valid until November 15, 2027



Introduction

Looking for a move-in-ready apartment in the center of Meerhoven? Meerwater 55 is now for sale! This corner apartment features two spacious bedrooms, a modern kitchen and bathroom, a bright living room with air conditioning, and a neat floor with underfloor heating.

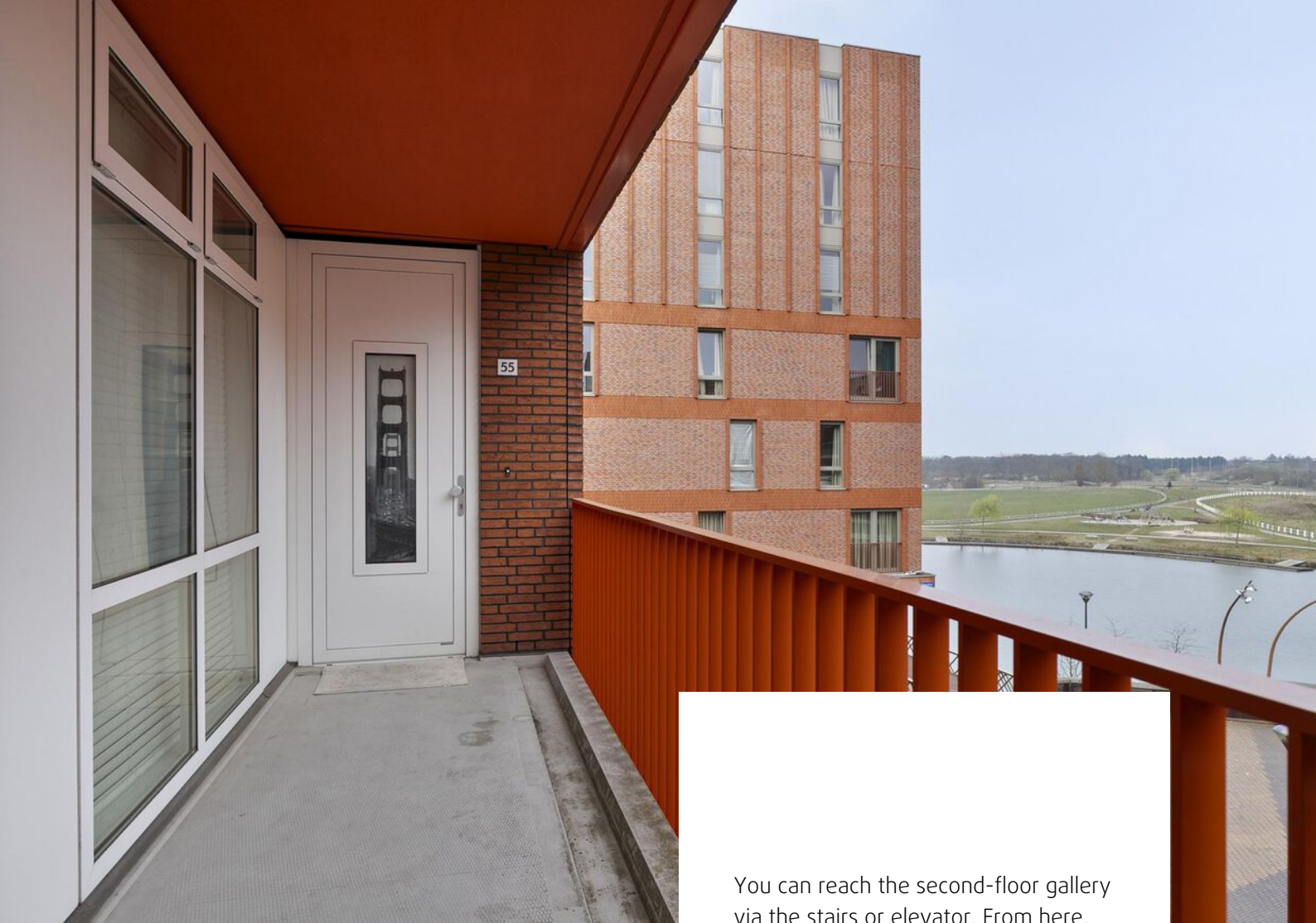
Thanks to its central location in Meerhoven, all necessary amenities, such as supermarkets, a bakery, a butcher, and various shops, are within walking distance. This also includes a general practice with a pharmacy and a dentist. Additionally, Meerhoven Park and various sports facilities are easily accessible.

The location in Meerhoven also provides excellent access to the road network. The N2, A2, A50, A58, and A67 highways can all be reached within minutes, allowing quick access to companies and institutions such as ASML, the High Tech Campus, and TU/e. Eindhoven city center is also easily reachable via a frequent bus connection within walking distance.

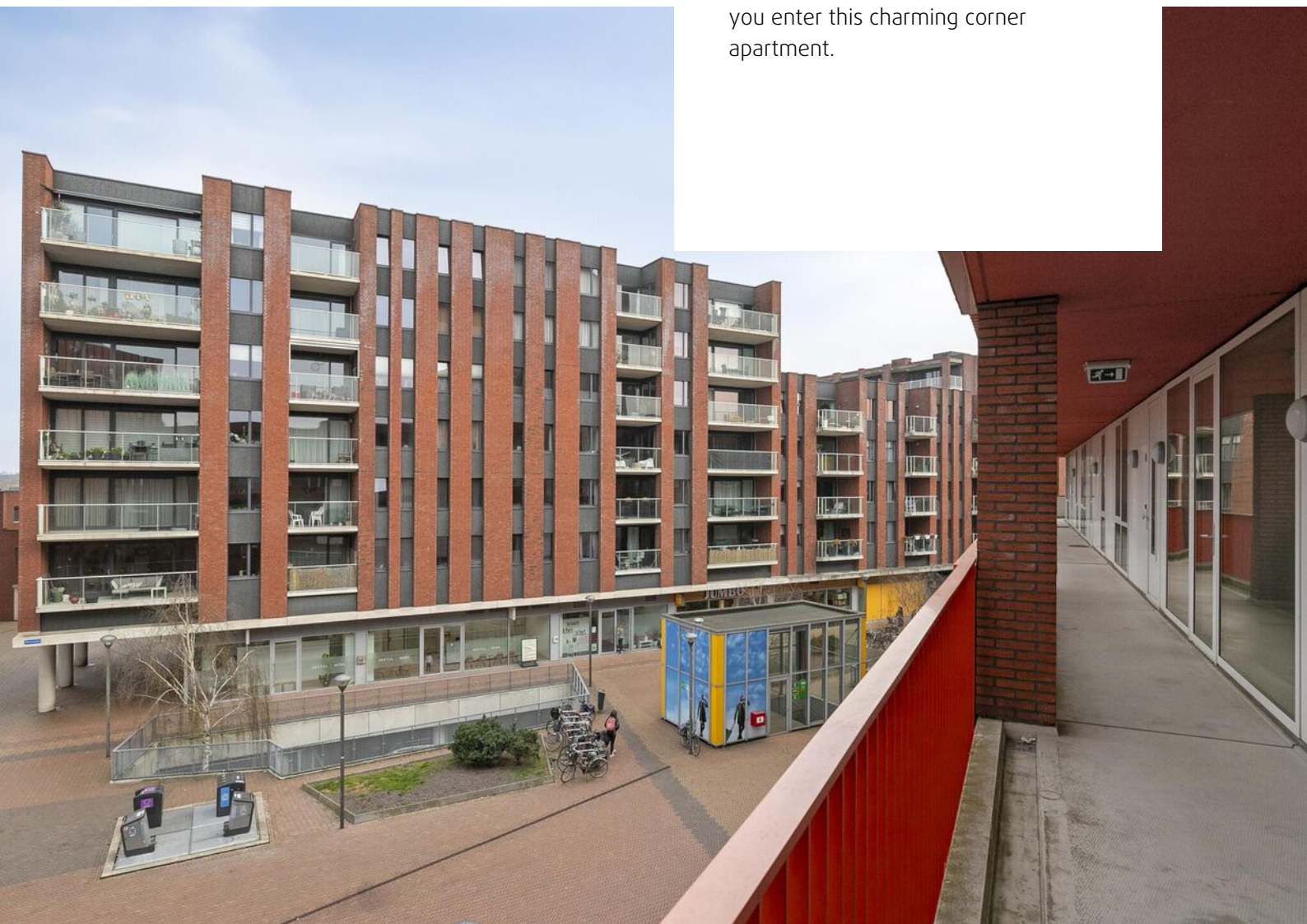


Situated in the lively center of Meervoven, the Meerwater 55 apartment is located in a prime area. The square in front of the building features various shops, access to the parking garage, and the entrance to the complex. The main entrance leads to a central hall with mailboxes, an elevator, and a stairwell.



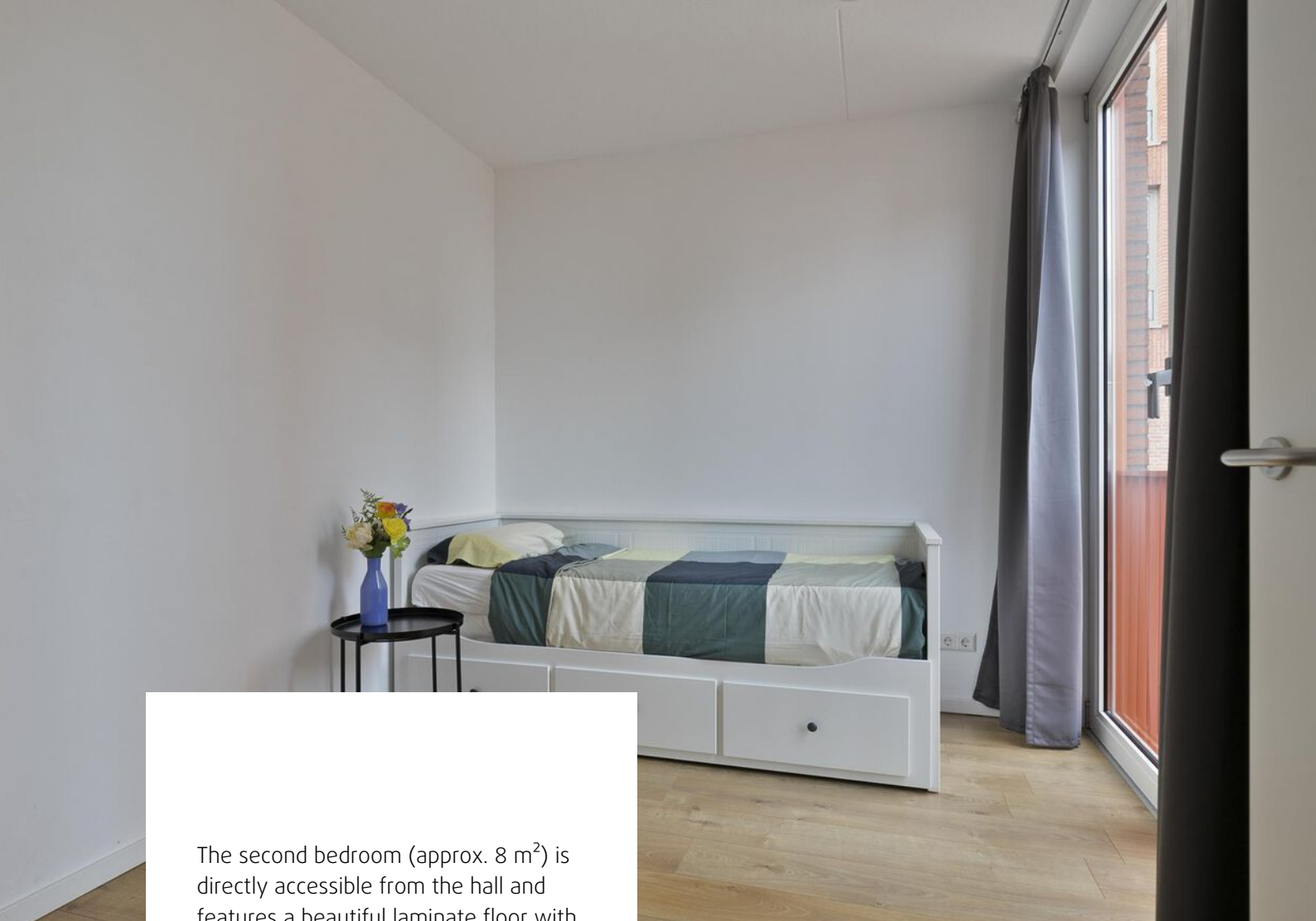


You can reach the second-floor gallery via the stairs or elevator. From here, you enter this charming corner apartment.

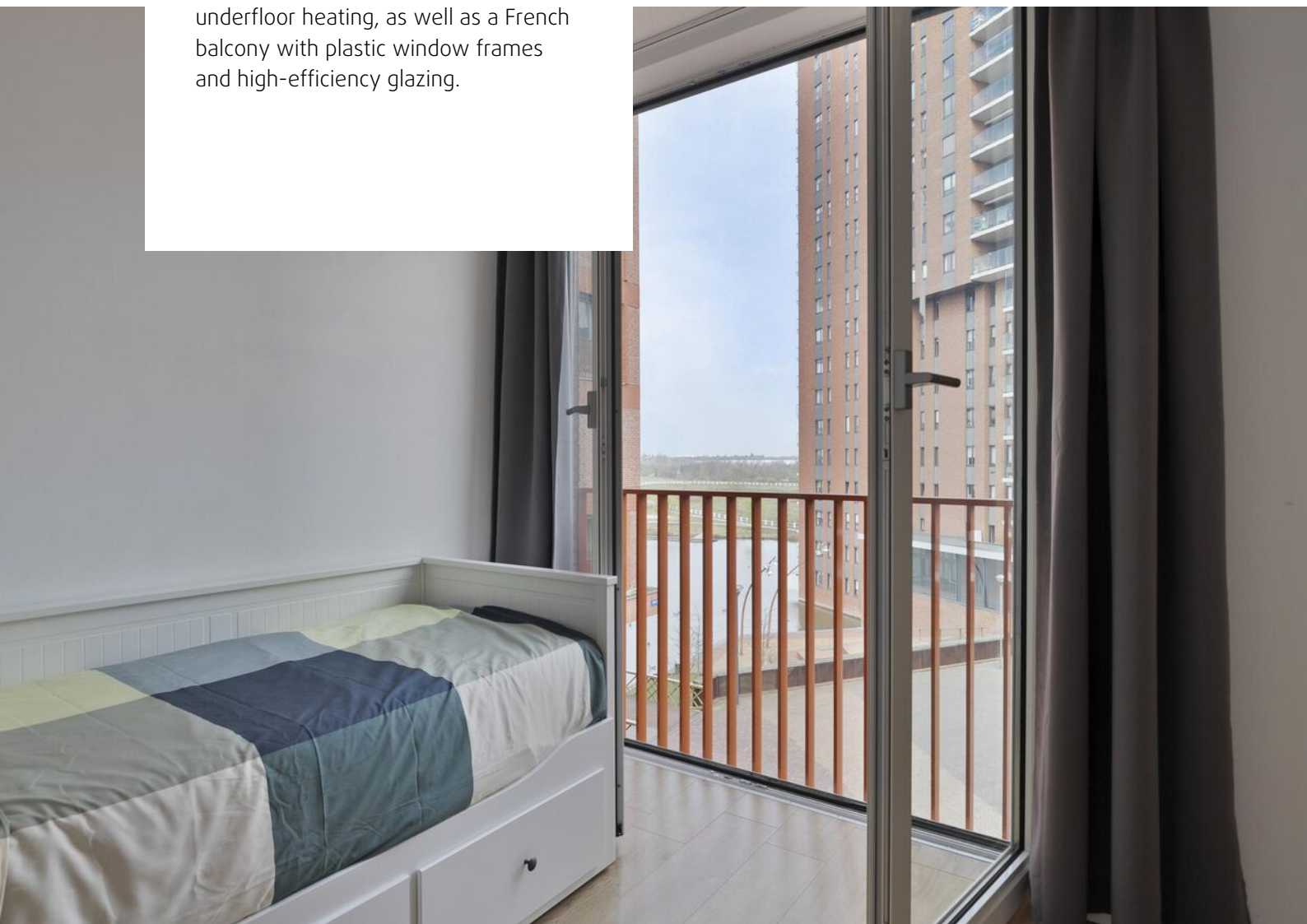


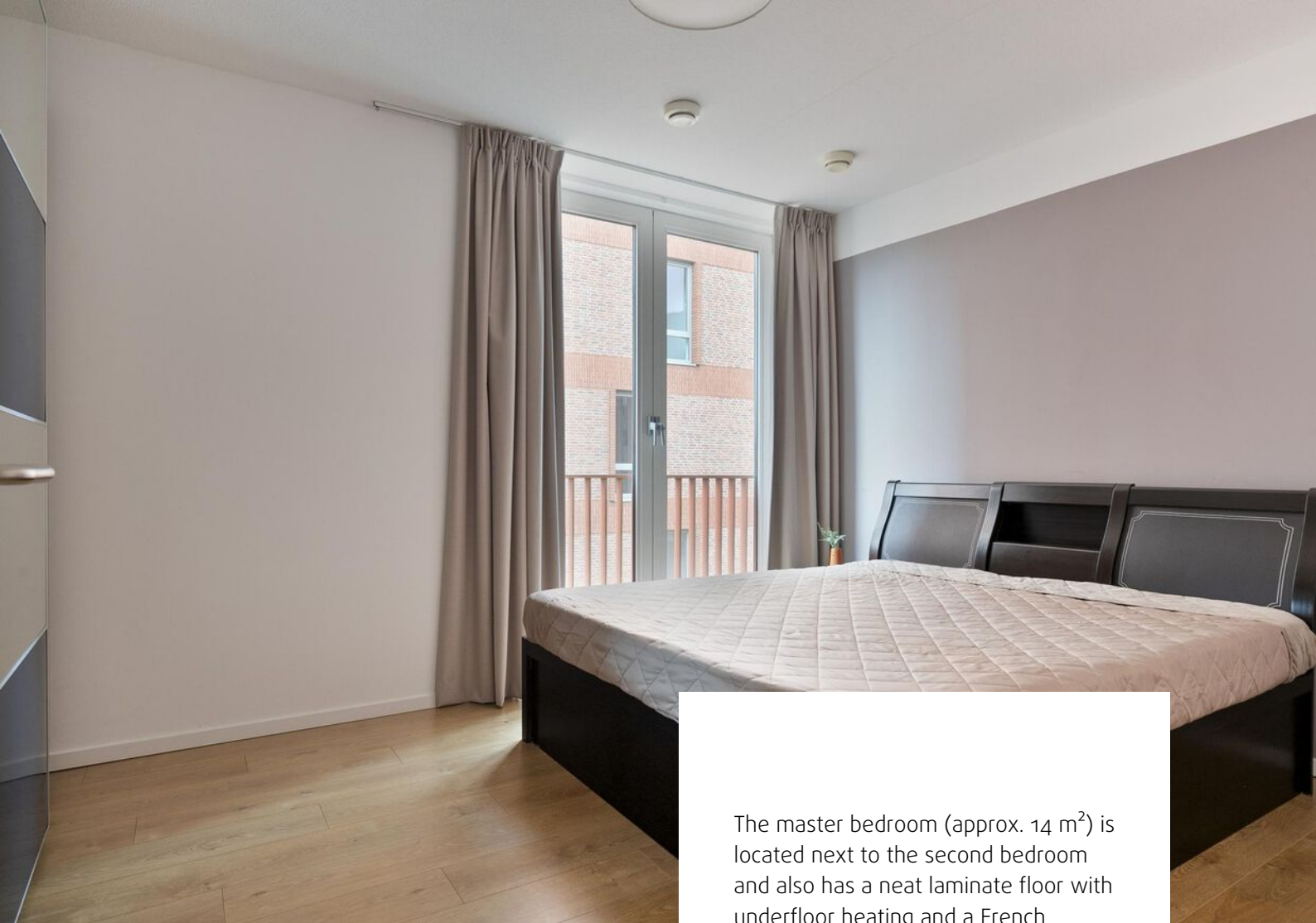


The hallway, like the rest of the apartment, has high ceilings and plenty of natural light. It is finished with a neat laminate floor with underfloor heating and provides access to all rooms. Near the entrance, there are two built-in closets housing the district heating unit and the electrical system.

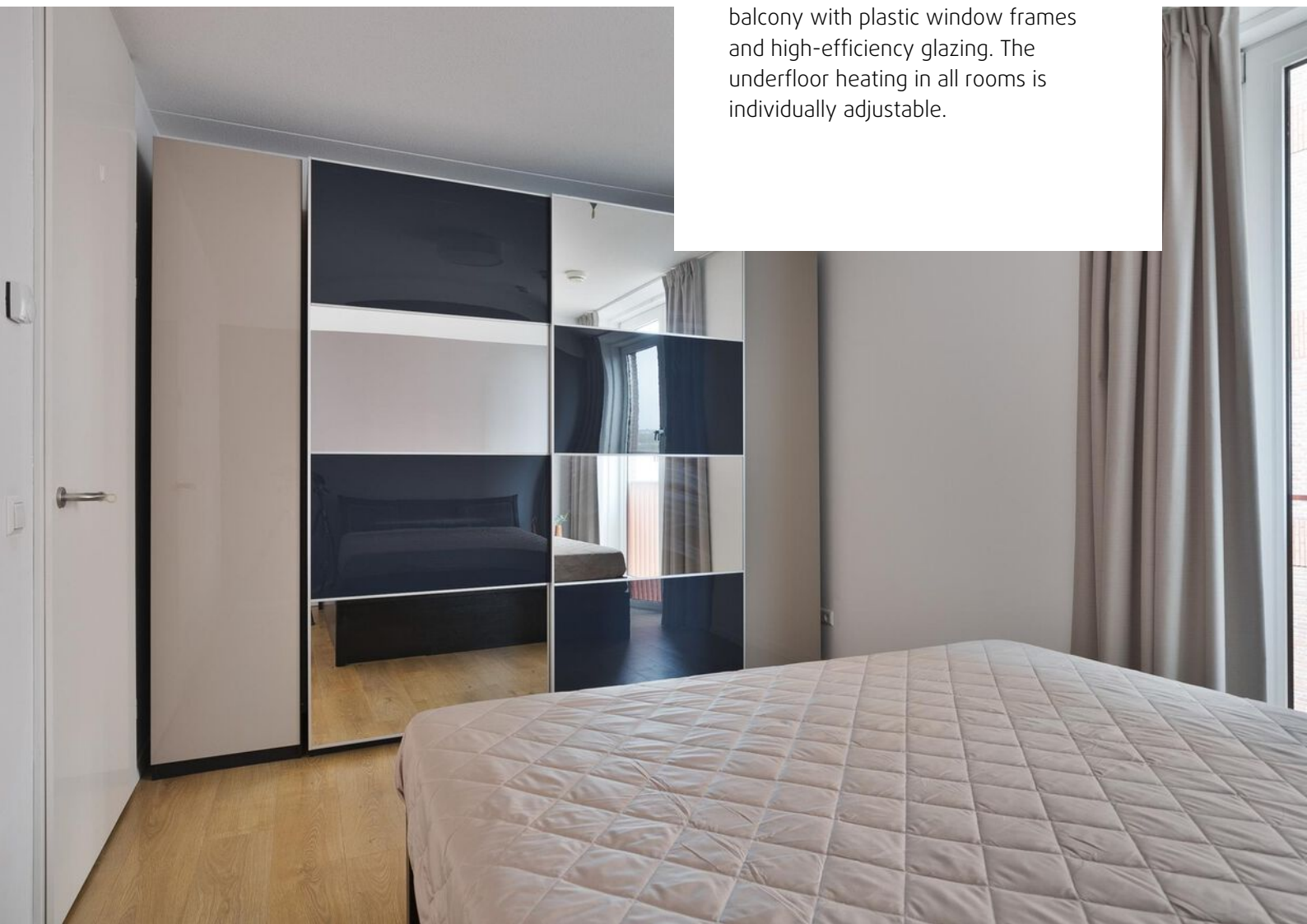


The second bedroom (approx. 8 m²) is directly accessible from the hall and features a beautiful laminate floor with underfloor heating, as well as a French balcony with plastic window frames and high-efficiency glazing.





The master bedroom (approx. 14 m²) is located next to the second bedroom and also has a neat laminate floor with underfloor heating and a French balcony with plastic window frames and high-efficiency glazing. The underfloor heating in all rooms is individually adjustable.



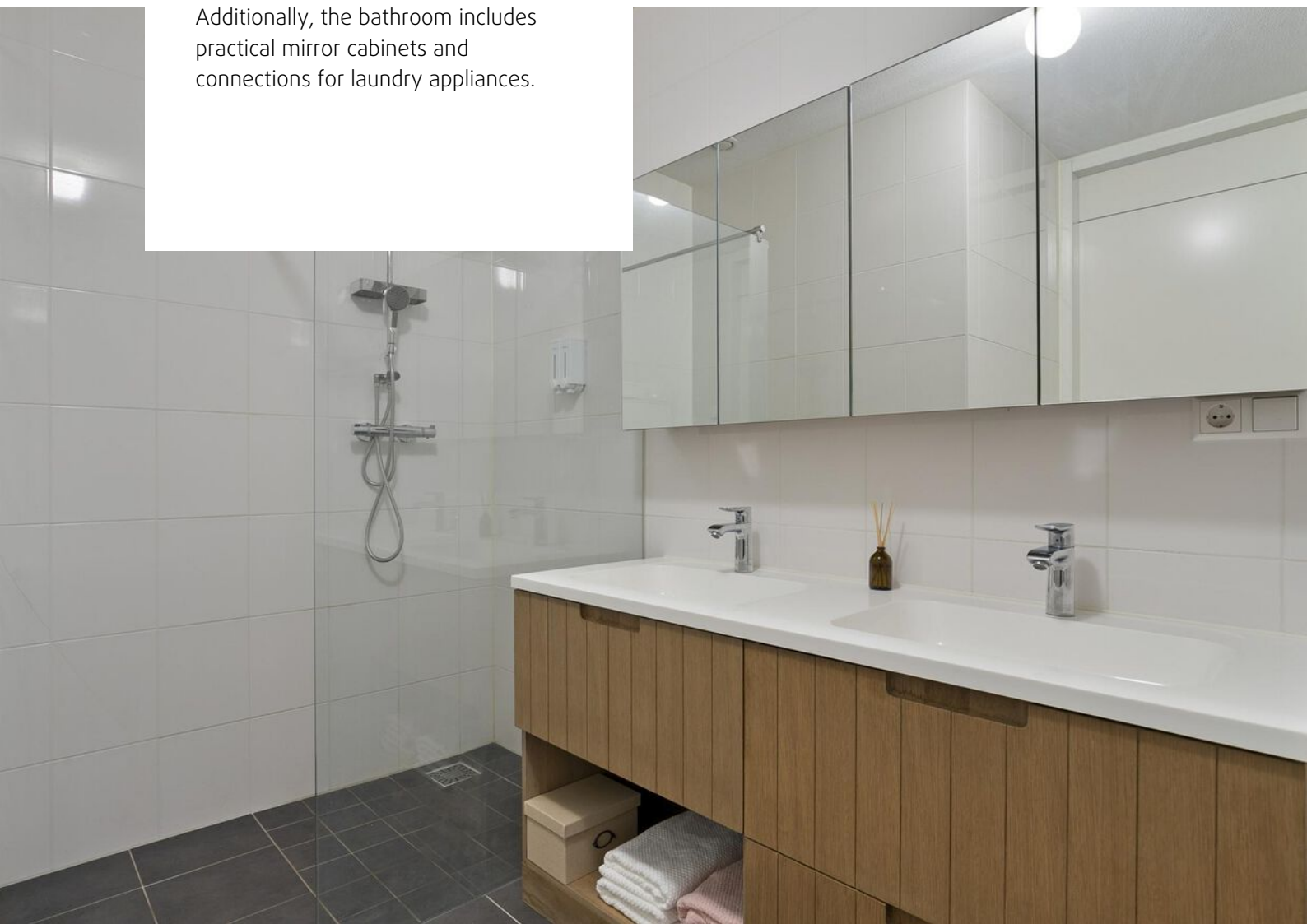




Next to the storage room, there is a separate modern toilet, which is neatly tiled and features a floating toilet and a small sink.



The modern bathroom (renovated in 2022) is fully tiled and equipped with a walk-in shower, a double sink with vanity unit, and a stylish bathtub. Additionally, the bathroom includes practical mirror cabinets and connections for laundry appliances.

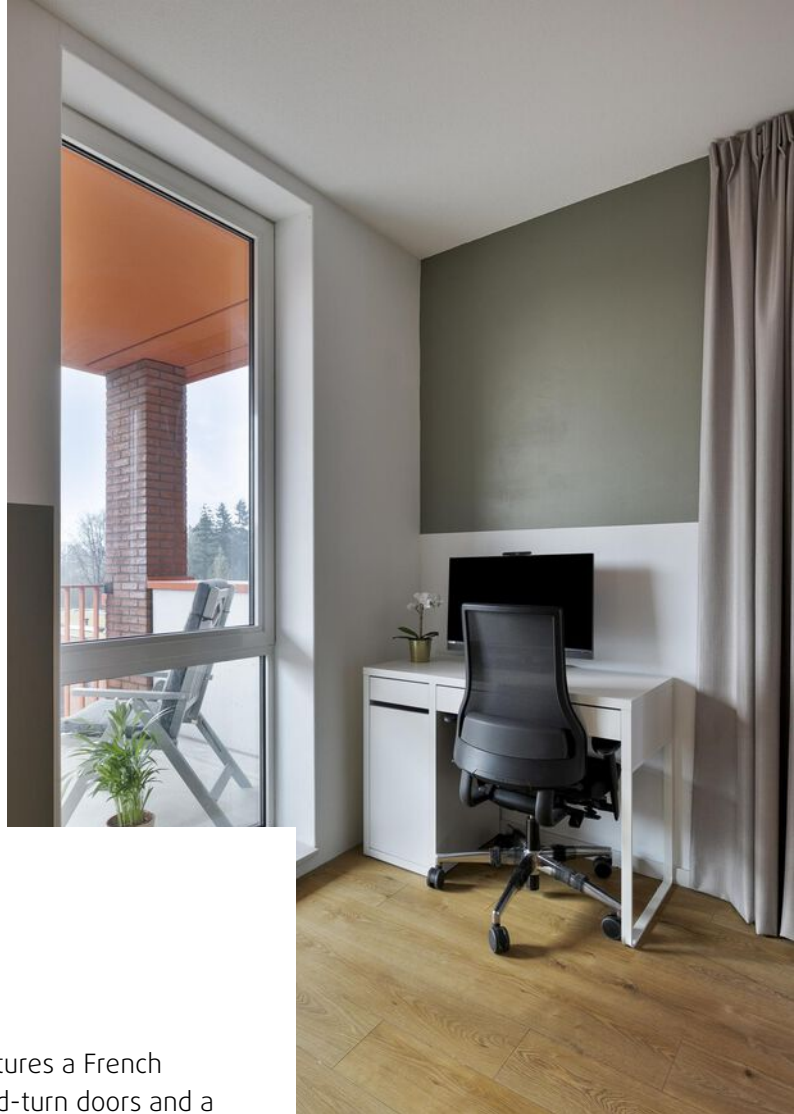




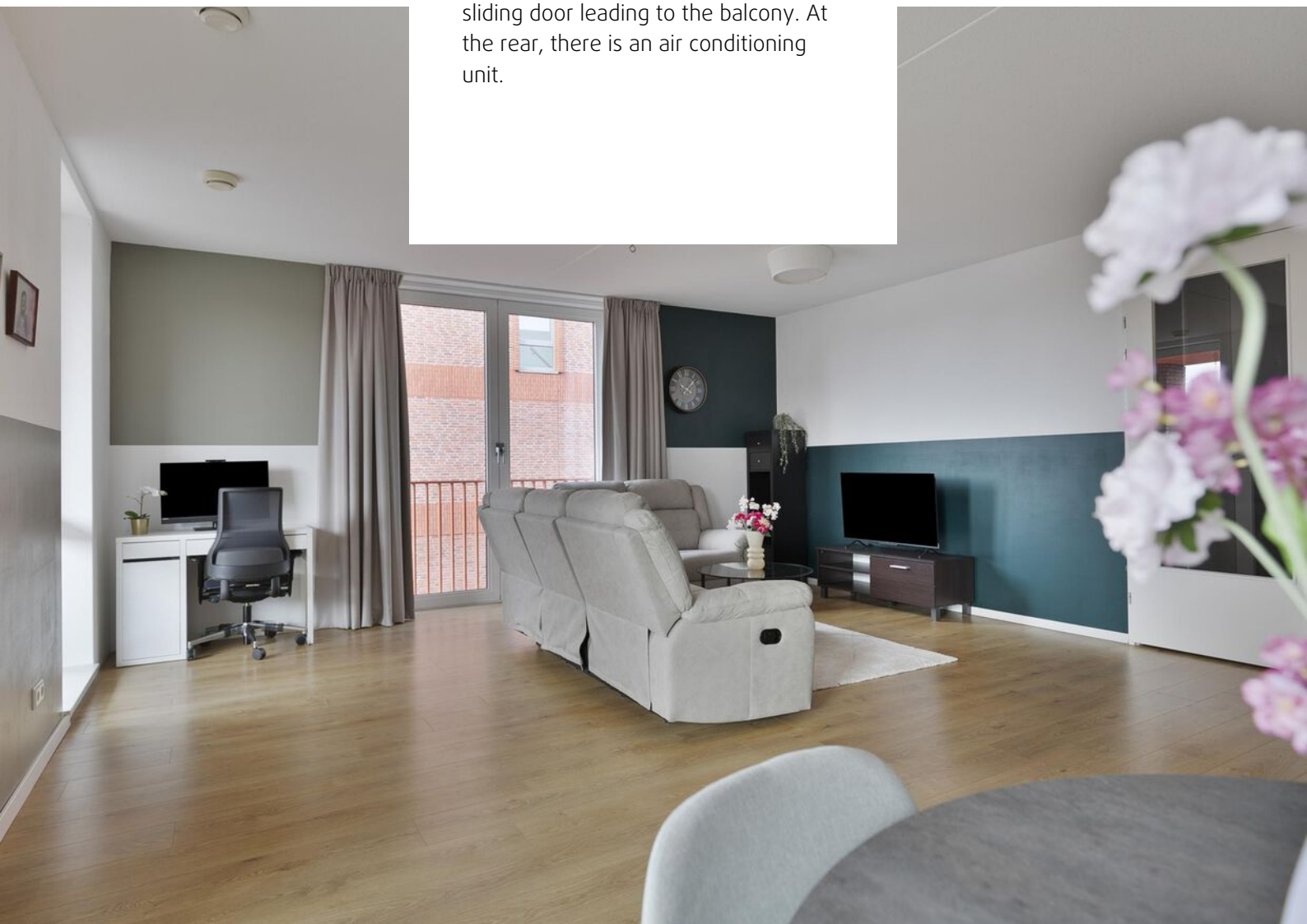


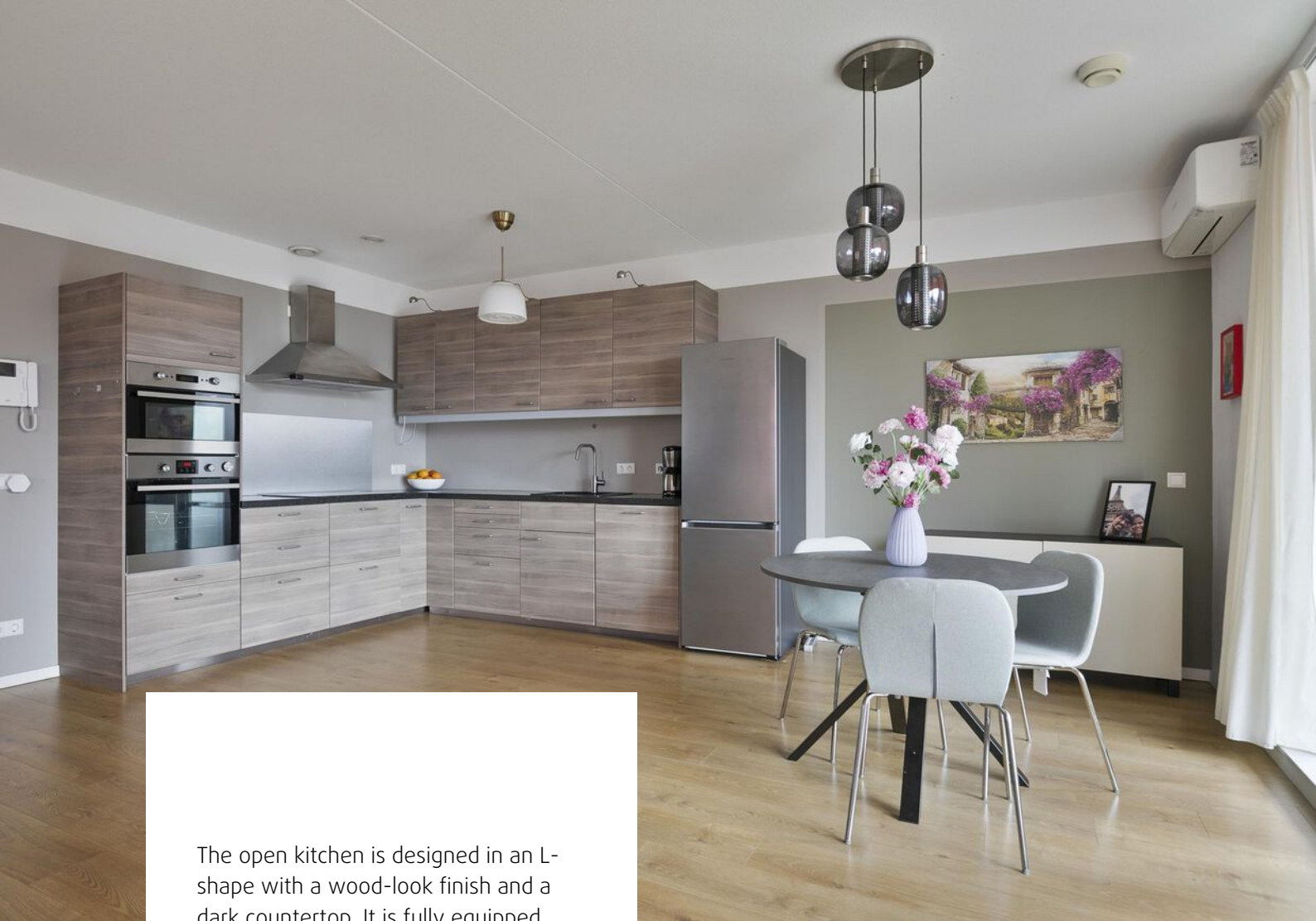
The living room is spacious and bright, thanks to floor-to-ceiling windows. Like the rest of the apartment, it has a neat laminate floor with underfloor heating and plastic window frames with high-efficiency glazing.



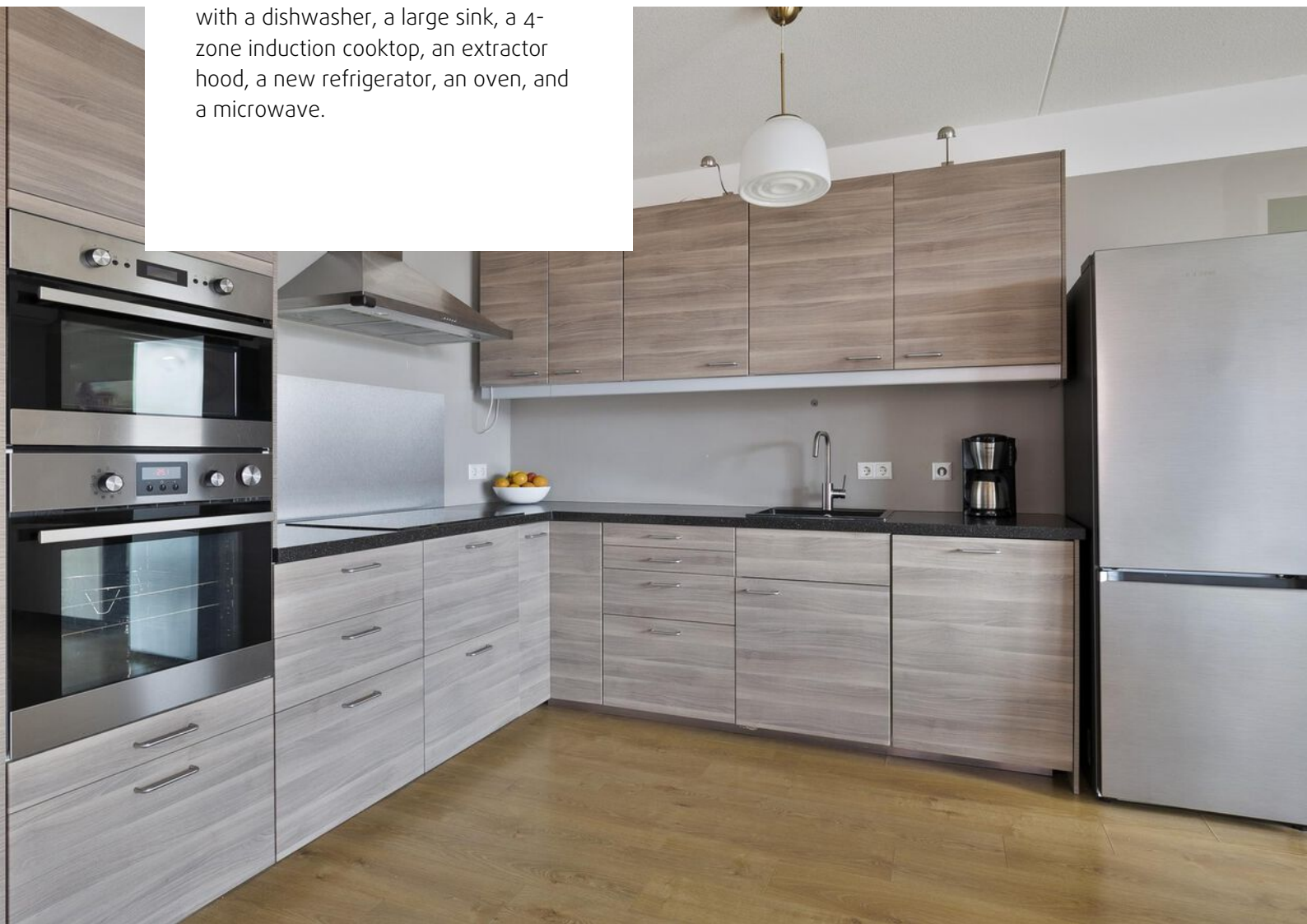


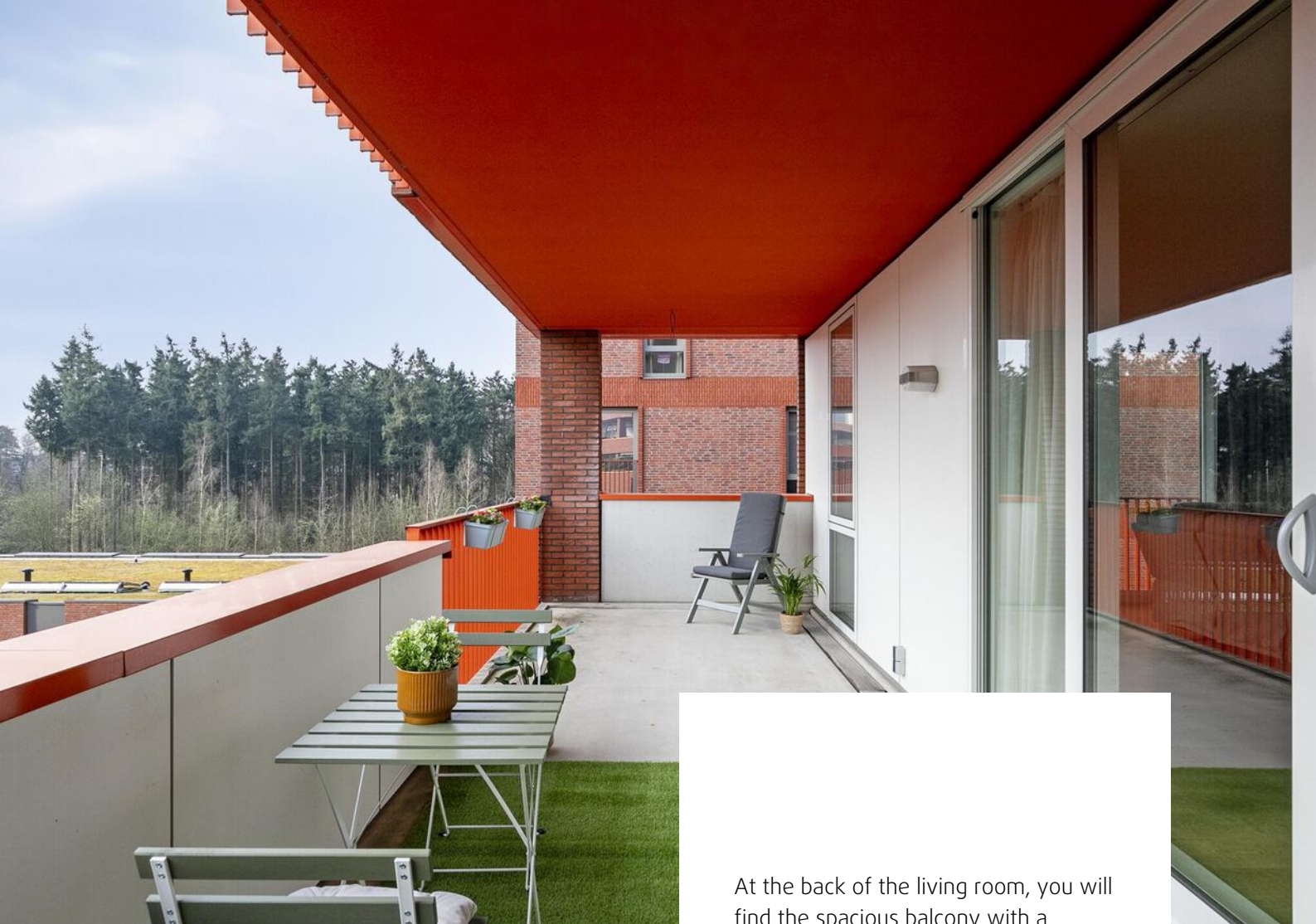
The living room features a French balcony with tilt-and-turn doors and a sliding door leading to the balcony. At the rear, there is an air conditioning unit.



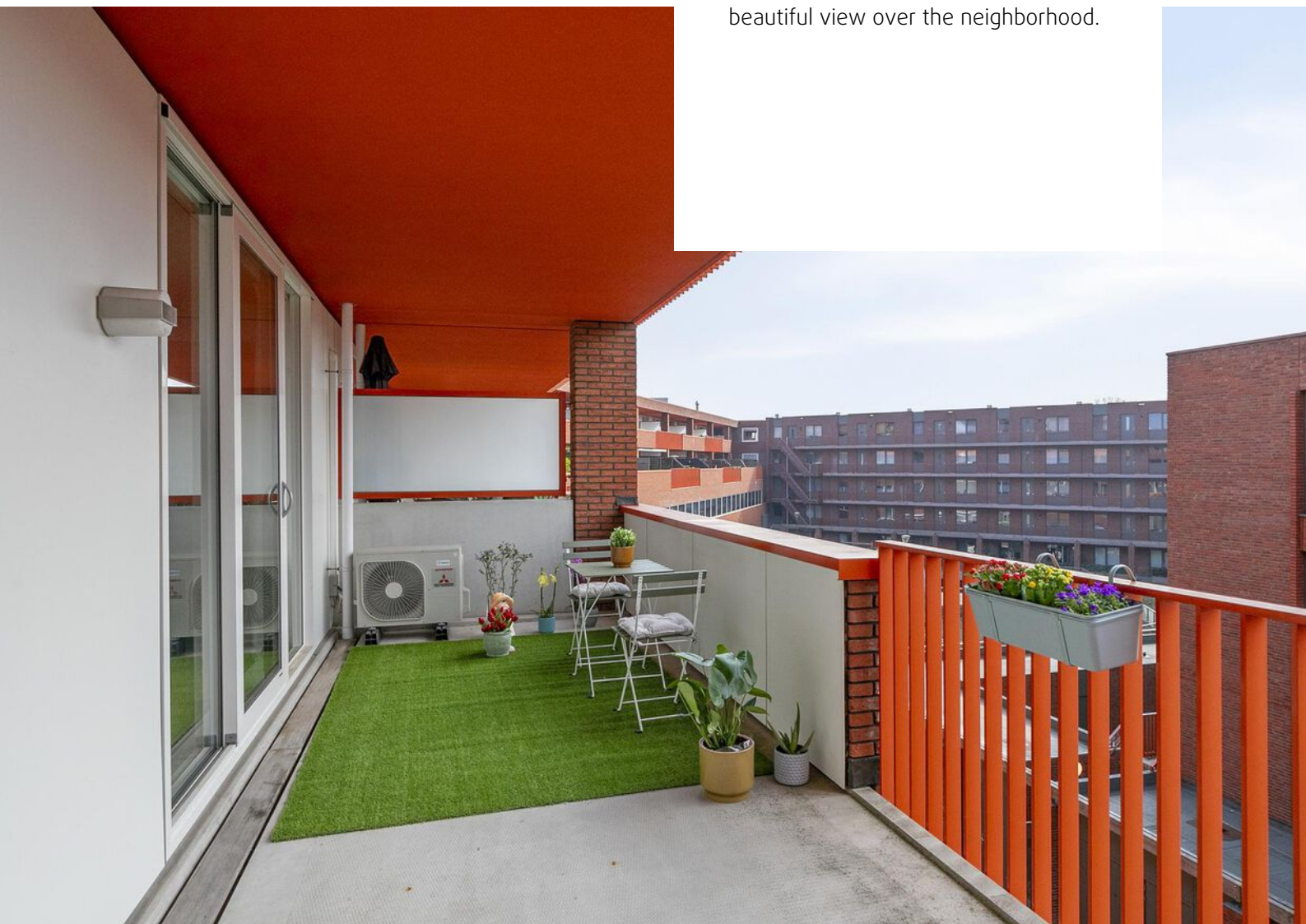


The open kitchen is designed in an L-shape with a wood-look finish and a dark countertop. It is fully equipped with a dishwasher, a large sink, a 4-zone induction cooktop, an extractor hood, a new refrigerator, an oven, and a microwave.

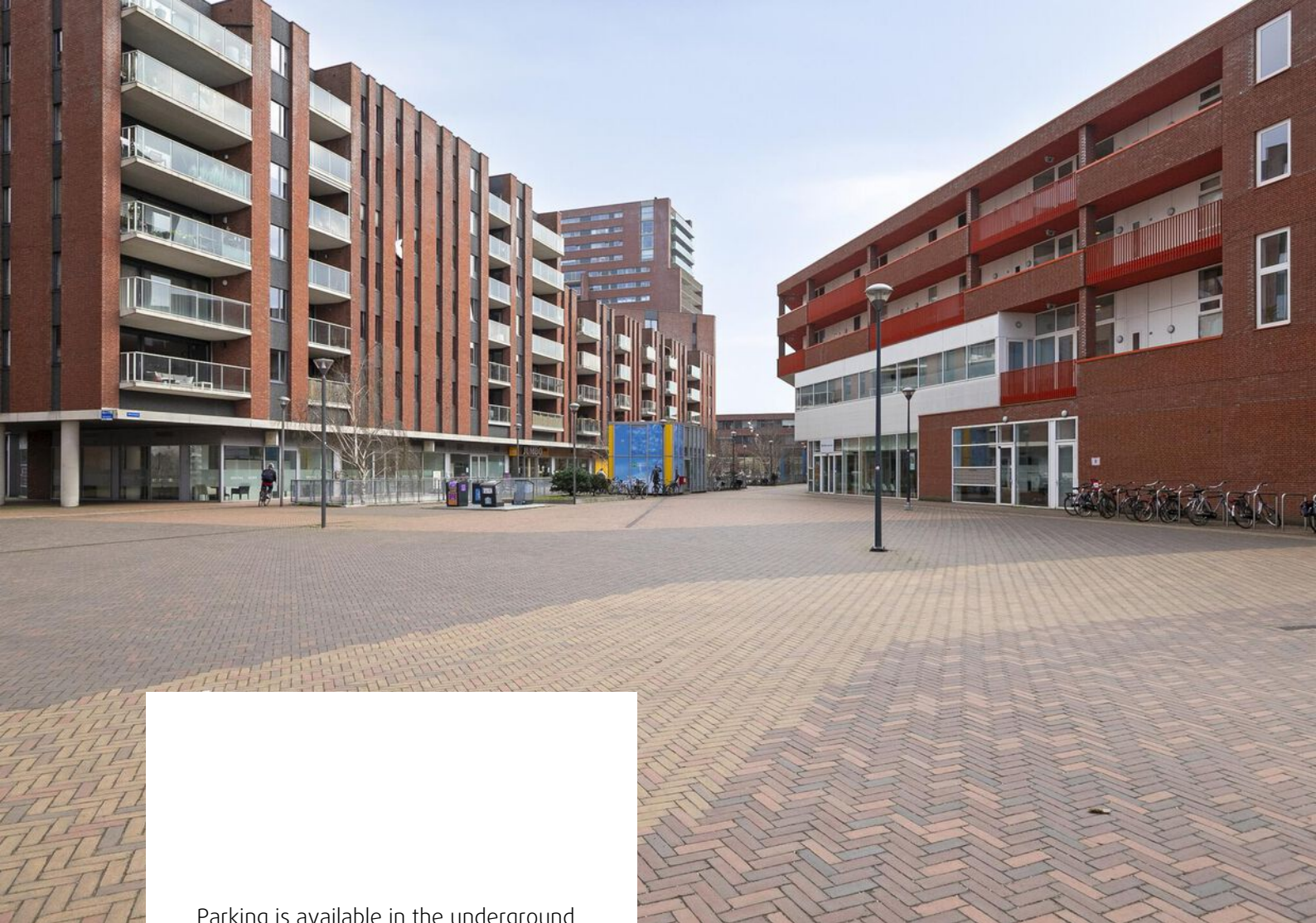




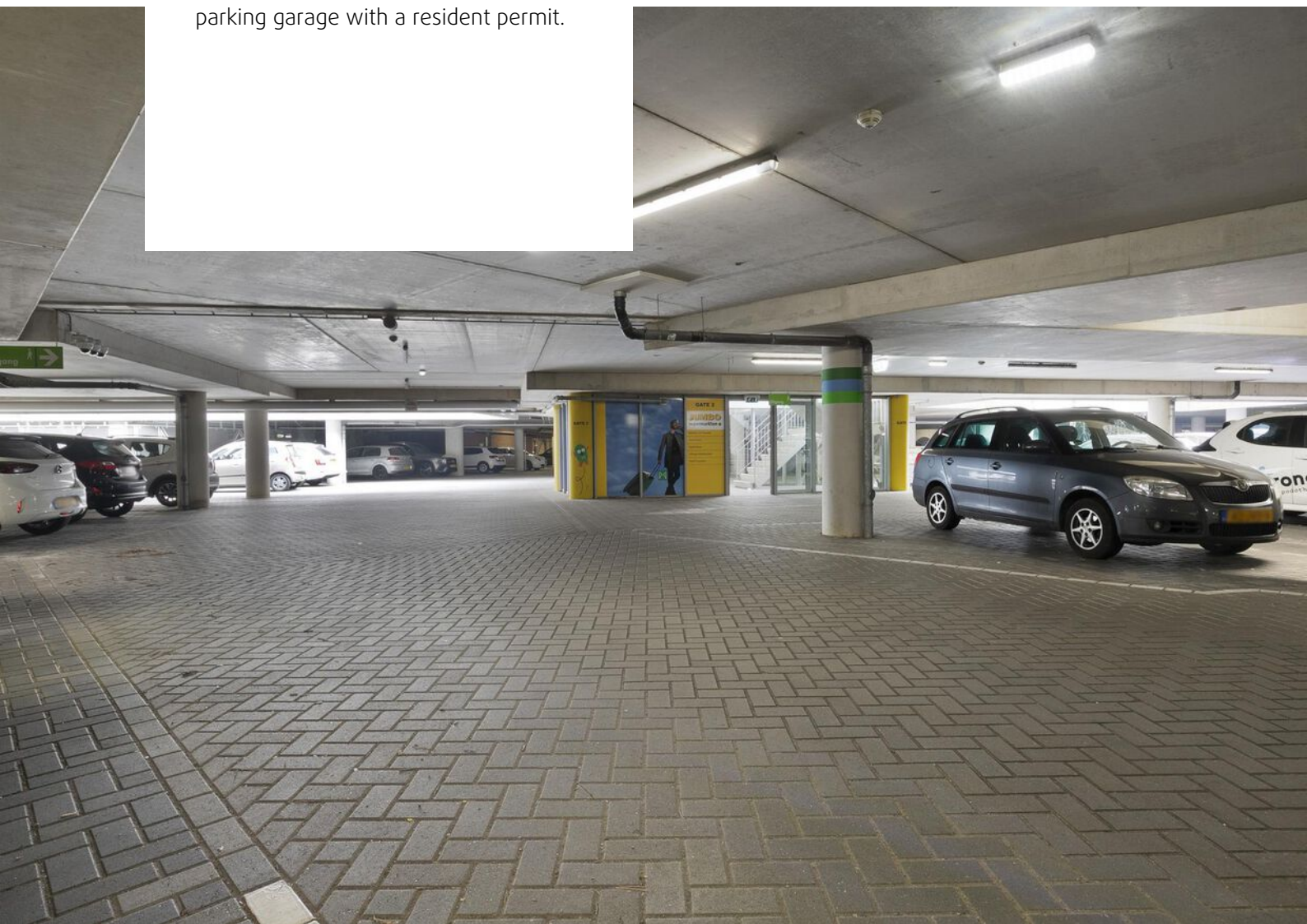
At the back of the living room, you will find the spacious balcony with a beautiful view over the neighborhood.

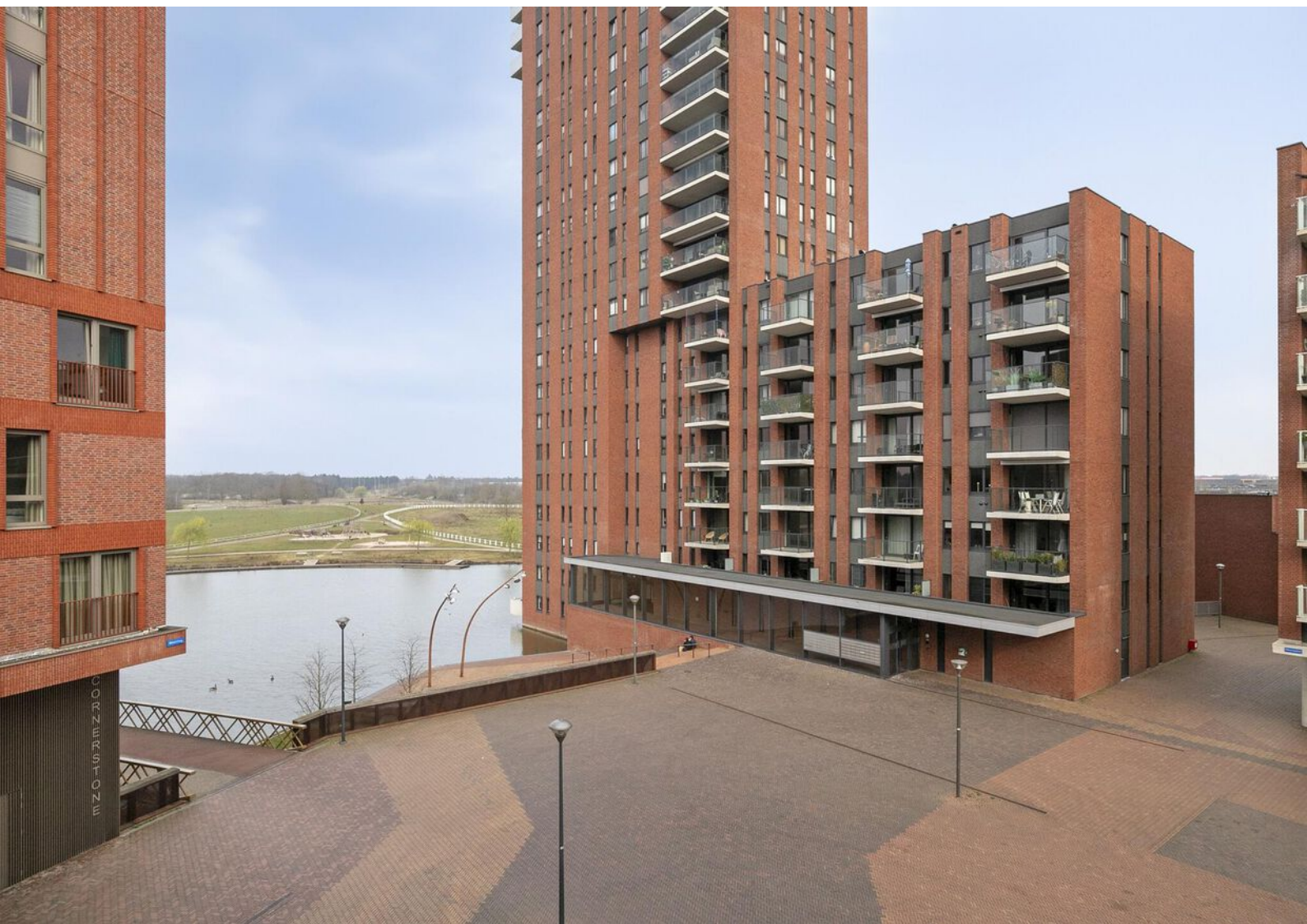






Parking is available in the underground parking garage with a resident permit.



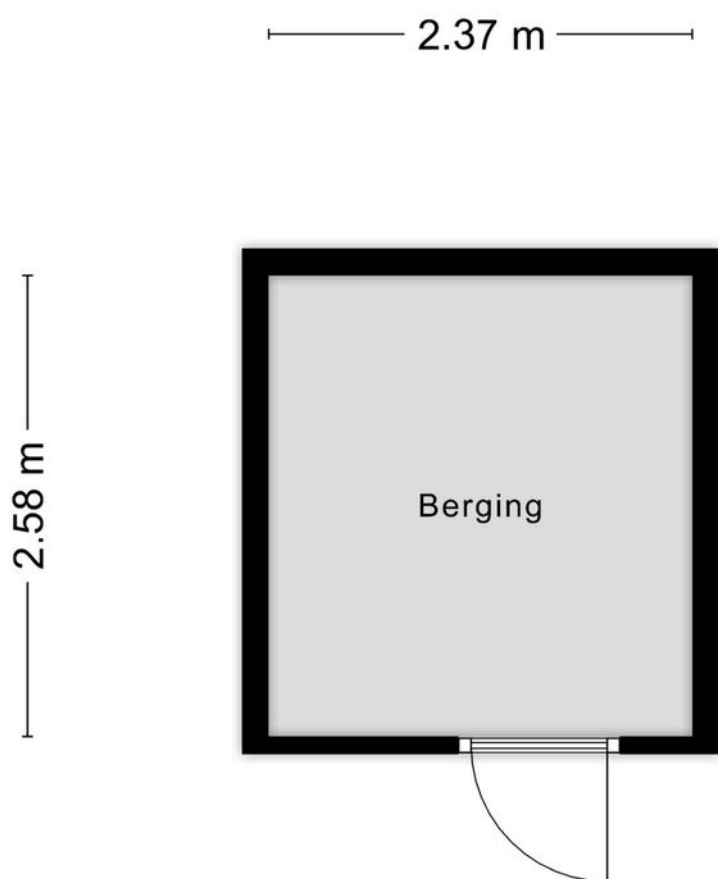




Floorplan



Plattegronden

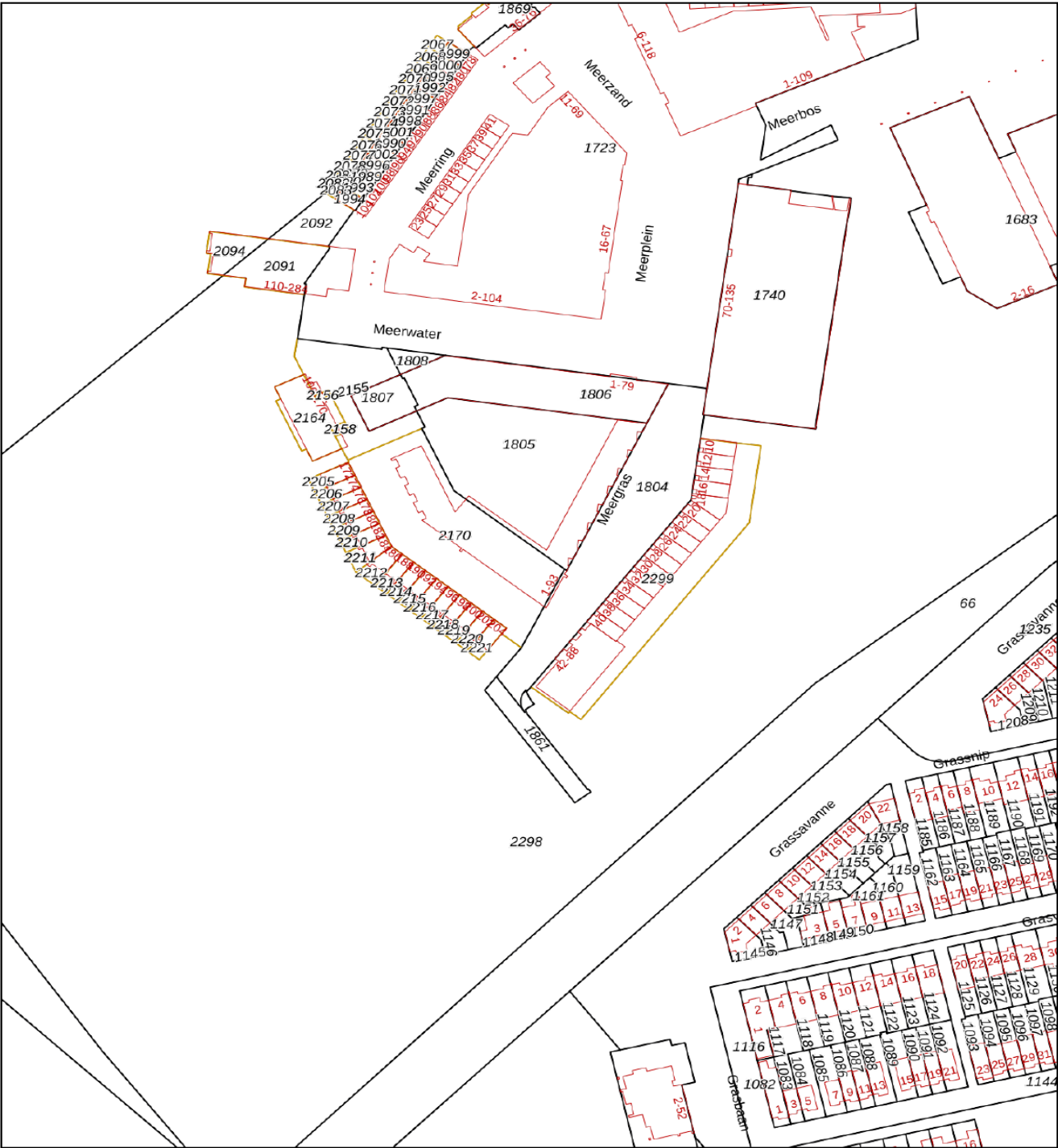


Aan de plattegronden kunnen geen rechten worden ontleend
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Cadastral map

Kadastrale kaart

Uw referentie: vmgmakelaars



0 20 40 60 80 100m

12345

25

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 2000

Kadastrale gemeente

Strijp

Perceel

1805

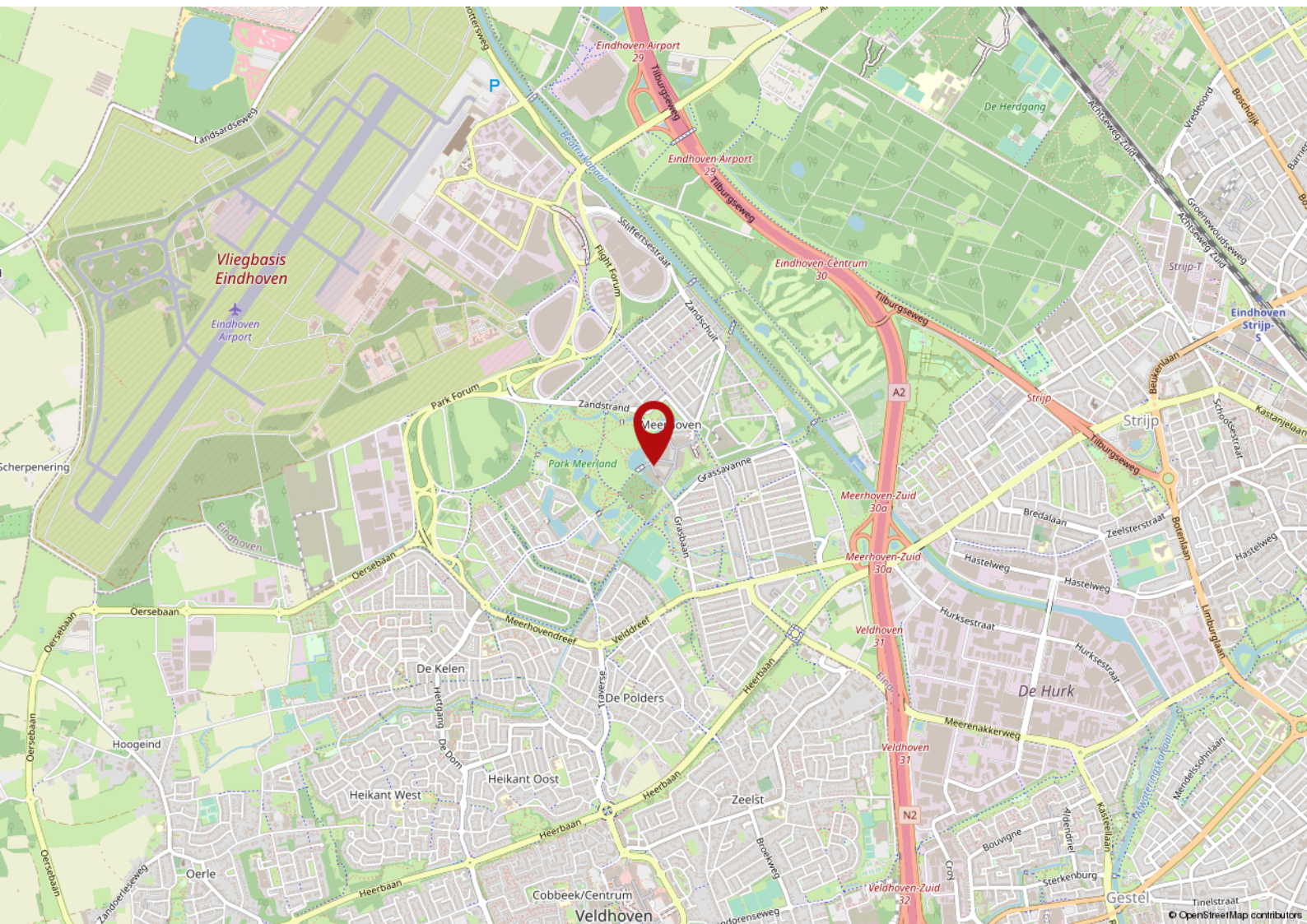
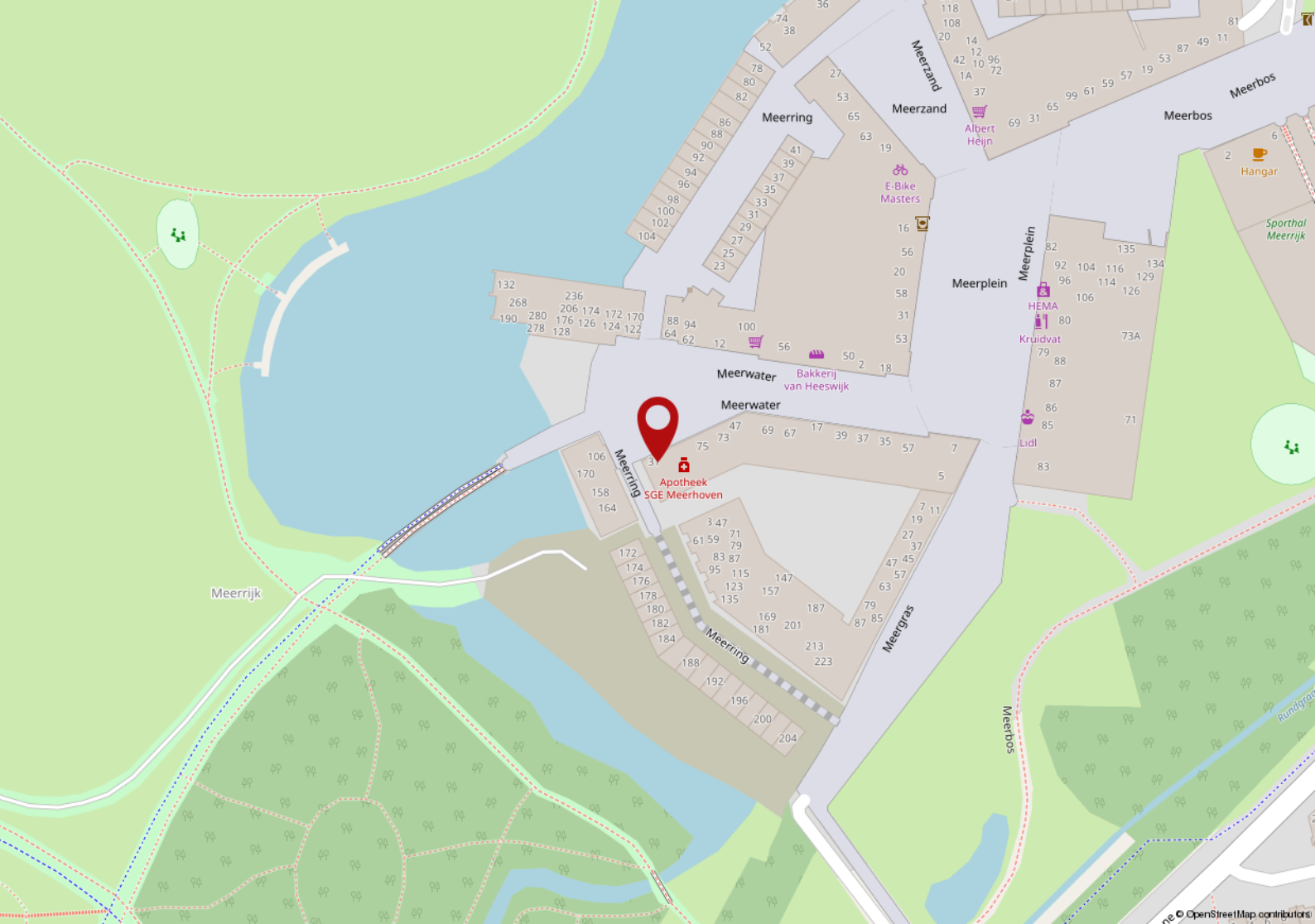
kadaster

Voor een eensluitend uittreksel, geleverd op 26 maart 2025

De bewaarder van het kadaster en de openbare registers

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.

De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.



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