

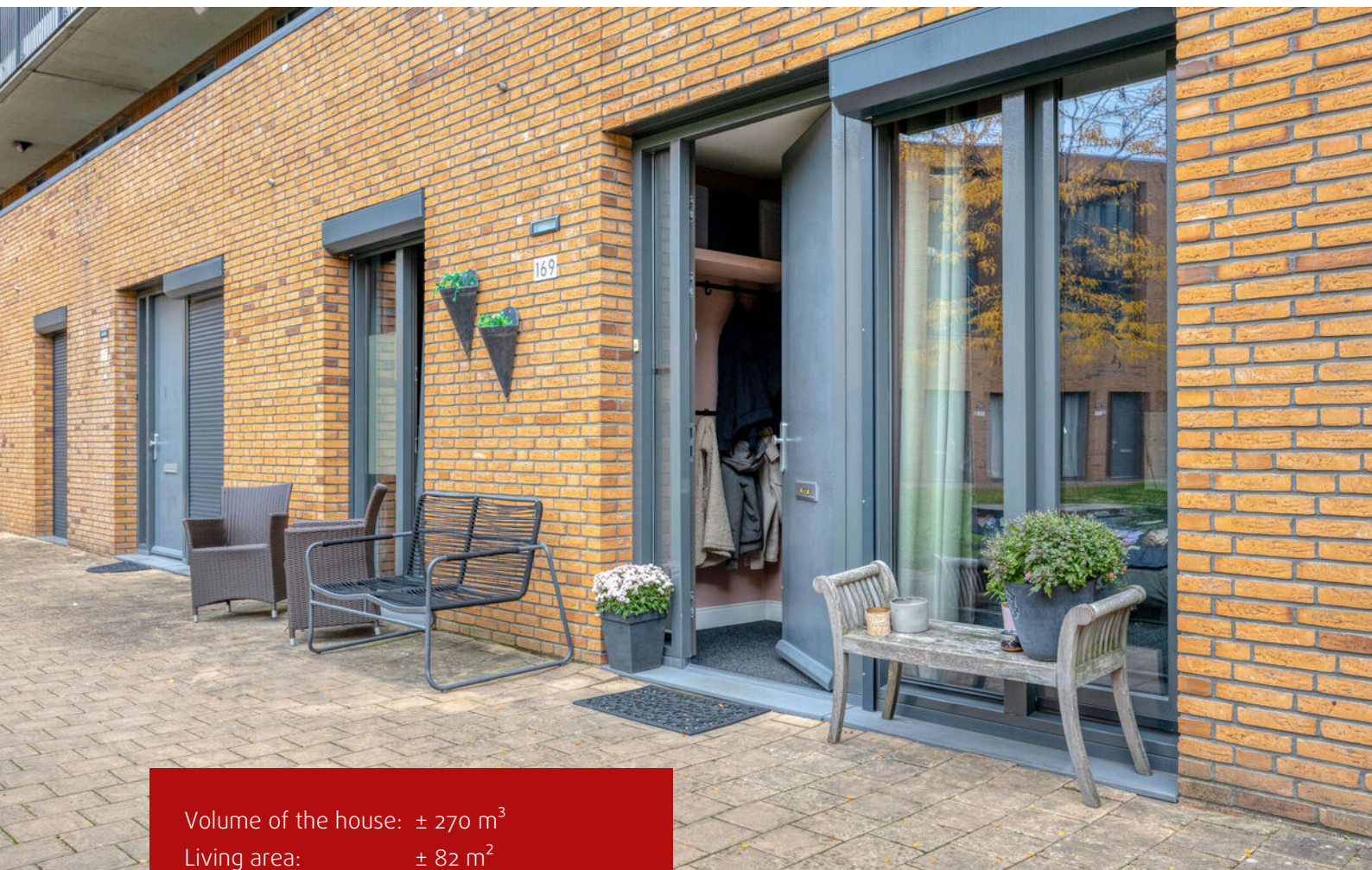
143

169

Asking price
€ 395.000,- k.k.

EINDHOVEN
Waterfront 169

Features & specifications



Volume of the house: $\pm 270 \text{ m}^3$

Living area: $\pm 82 \text{ m}^2$

- ✓ Located adjacent to Meerhoven Park
- ✓ Private parking space in underground garage
- ✓ Spacious living room with French balconies
- ✓ Three bedrooms
- ✓ Modern bathroom with renewed vanity unit
- ✓ Provisional energy label: A
- ✓ Homeowners' association (VvE) contribution: €273 per month



Introduction

Are you looking for a spacious, modern apartment in a peaceful, green environment?

Waterfront 169 is now for sale! This beautiful apartment features three bedrooms, a generous living room, a neat tiled floor with underfloor heating, and a private parking space in the underground garage.

Located in the young and vibrant Waterrijk district, all amenities are easily accessible. Within walking distance, you'll find a shopping center with various stores, supermarkets, and healthcare facilities. The neighborhood is also known for its excellent accessibility. Several major roads — including the N2, A2, A50, and A58 — are easy to reach, and a frequently serviced bus stop nearby takes you to the city center and Eindhoven Airport within minutes.

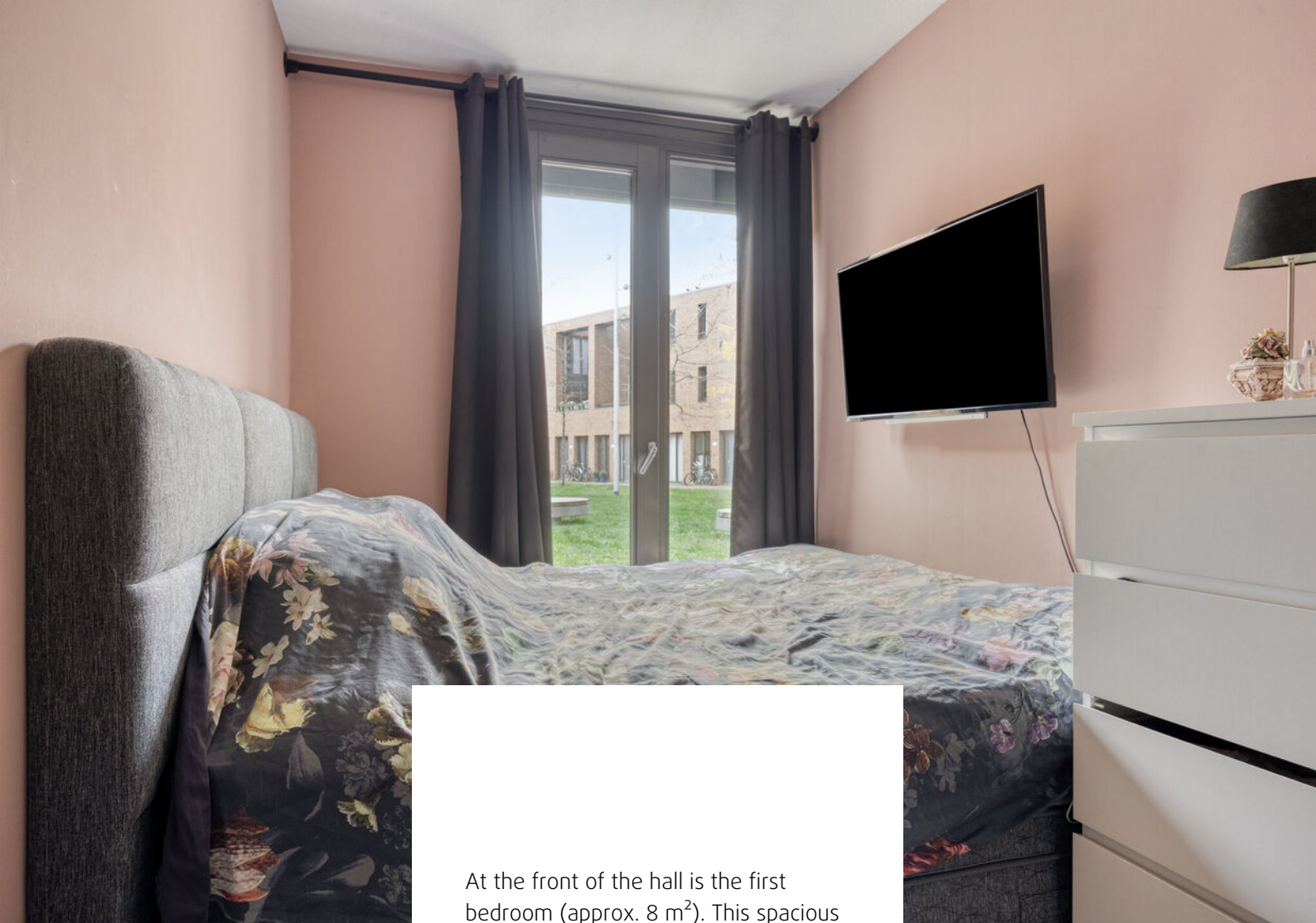


From a quiet, child-friendly courtyard, you reach the entrance of the apartment. Step into the central hallway, which provides access to the various rooms of this attractive home. The hallway features a neat tiled floor with underfloor heating, a modern fuse box, and a built-in closet containing the district heating unit.

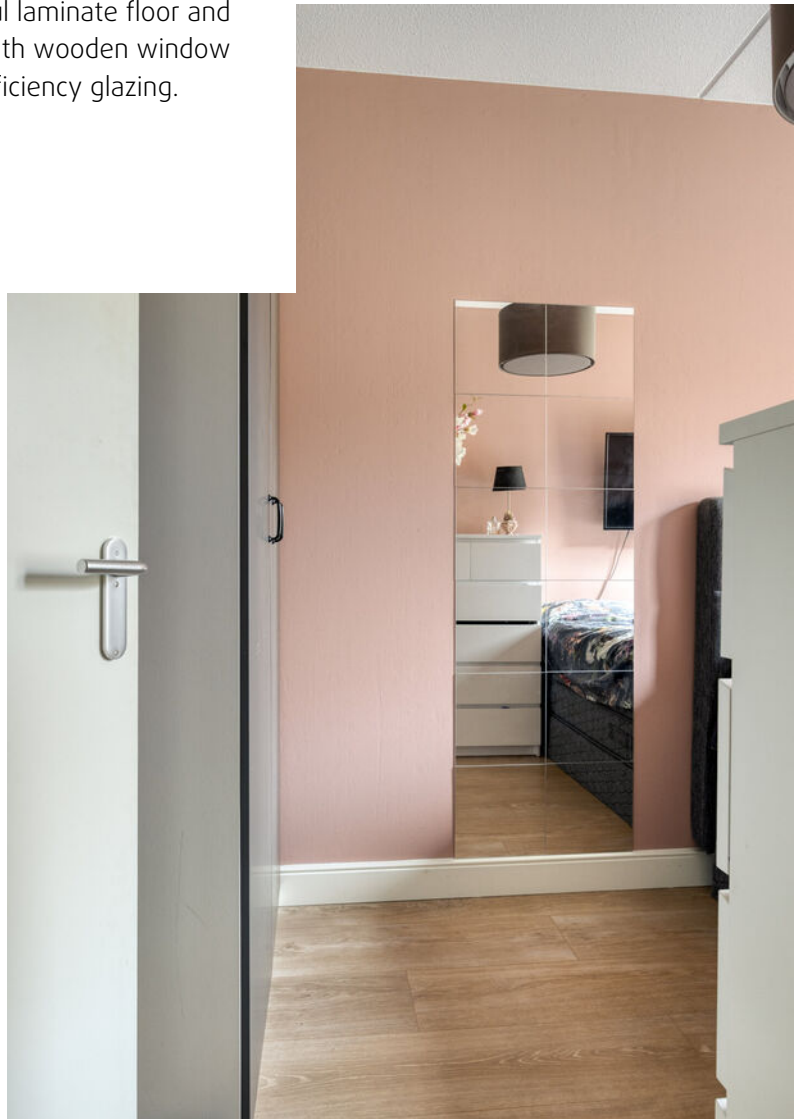




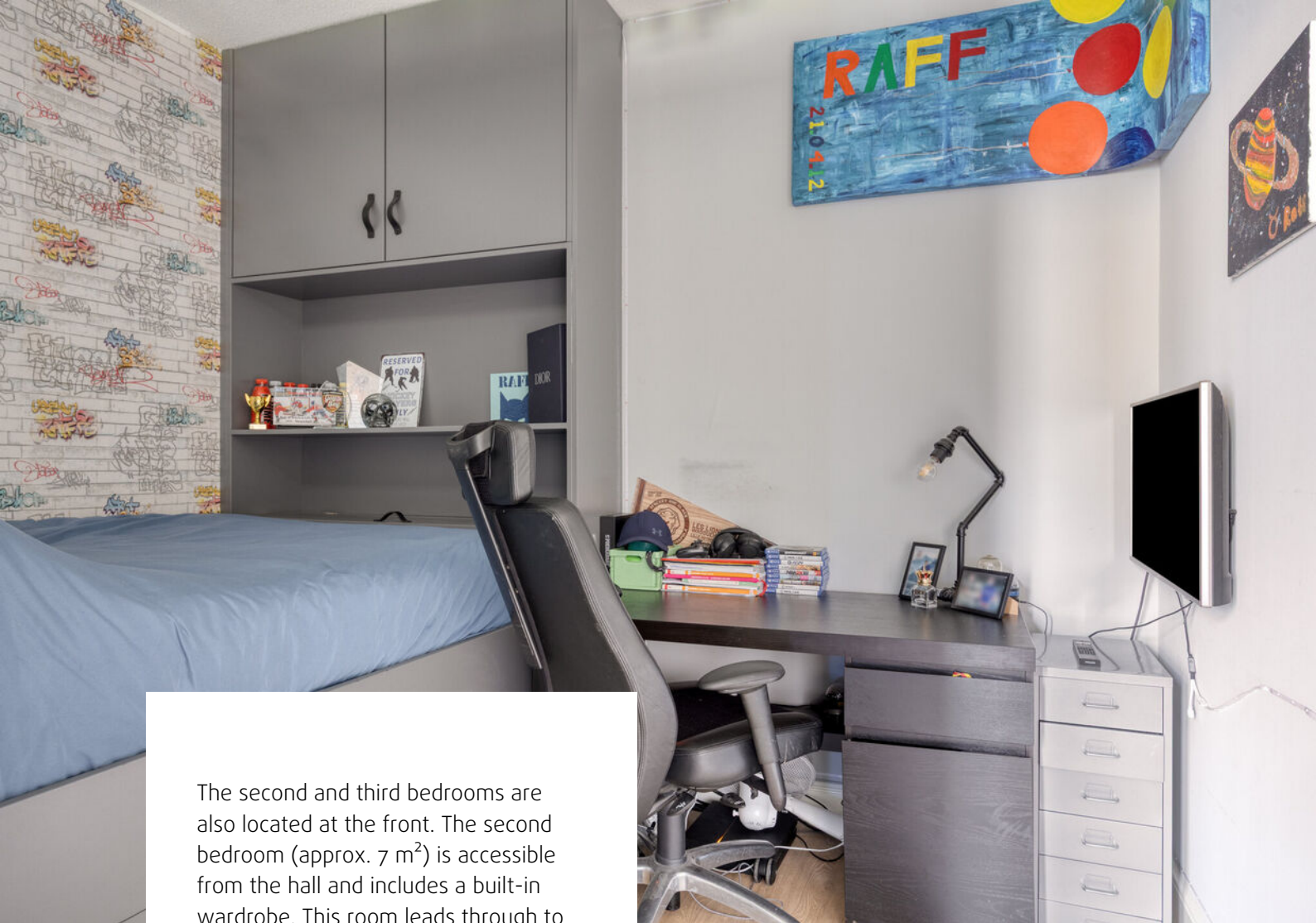
At the rear of the hall, you'll find the modern, fully tiled toilet room, equipped with a wall-mounted toilet and a small washbasin.



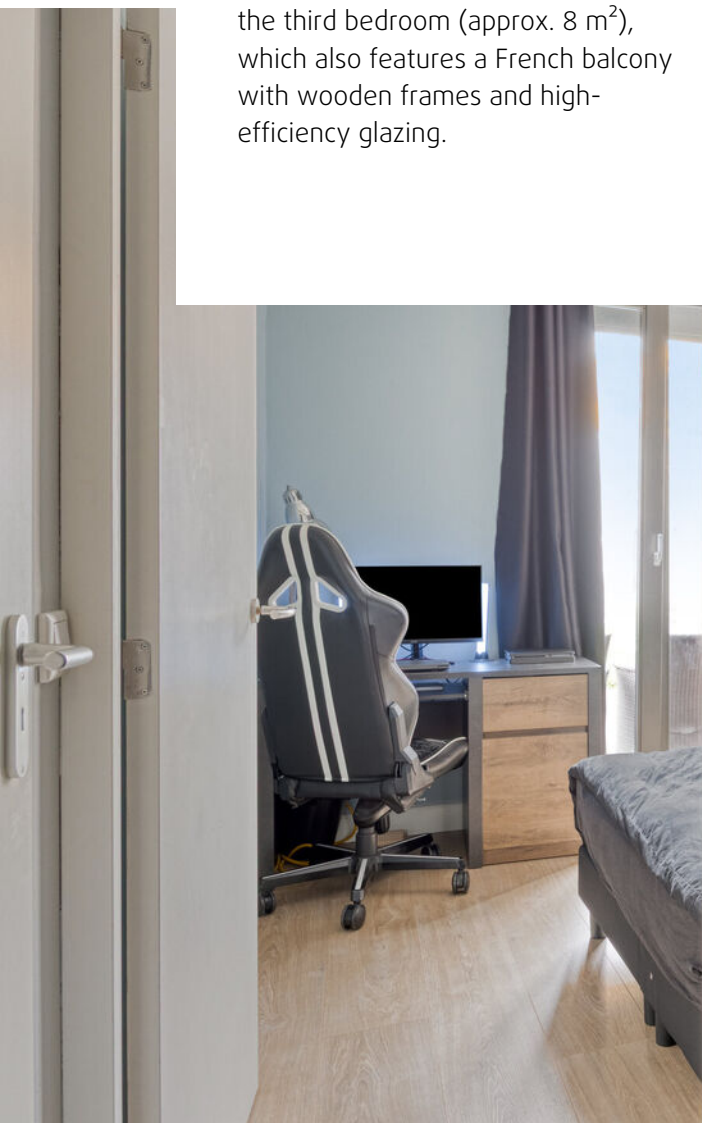
At the front of the hall is the first bedroom (approx. 8 m²). This spacious room has a beautiful laminate floor and a French balcony with wooden window frames and high-efficiency glazing.







The second and third bedrooms are also located at the front. The second bedroom (approx. 7 m²) is accessible from the hall and includes a built-in wardrobe. This room leads through to the third bedroom (approx. 8 m²), which also features a French balcony with wooden frames and high-efficiency glazing.







Behind the first bedroom, you'll find the modern bathroom with a walk-in shower with glass screens, a renewed washbasin with vanity unit, and a practical mirror cabinet. The space is ventilated by the mechanical ventilation system (WTW unit).





At the rear of the hallway, there is also a very practical storage room offering additional storage space and connections for the laundry appliances, as well as housing the WTW unit and the underfloor heating pump.



The final room accessible from the hallway is the inviting living room at the rear. This bright and cozy living room includes a spacious sitting area and a large dining area, with two French balconies featuring wooden frames and high-efficiency glazing.



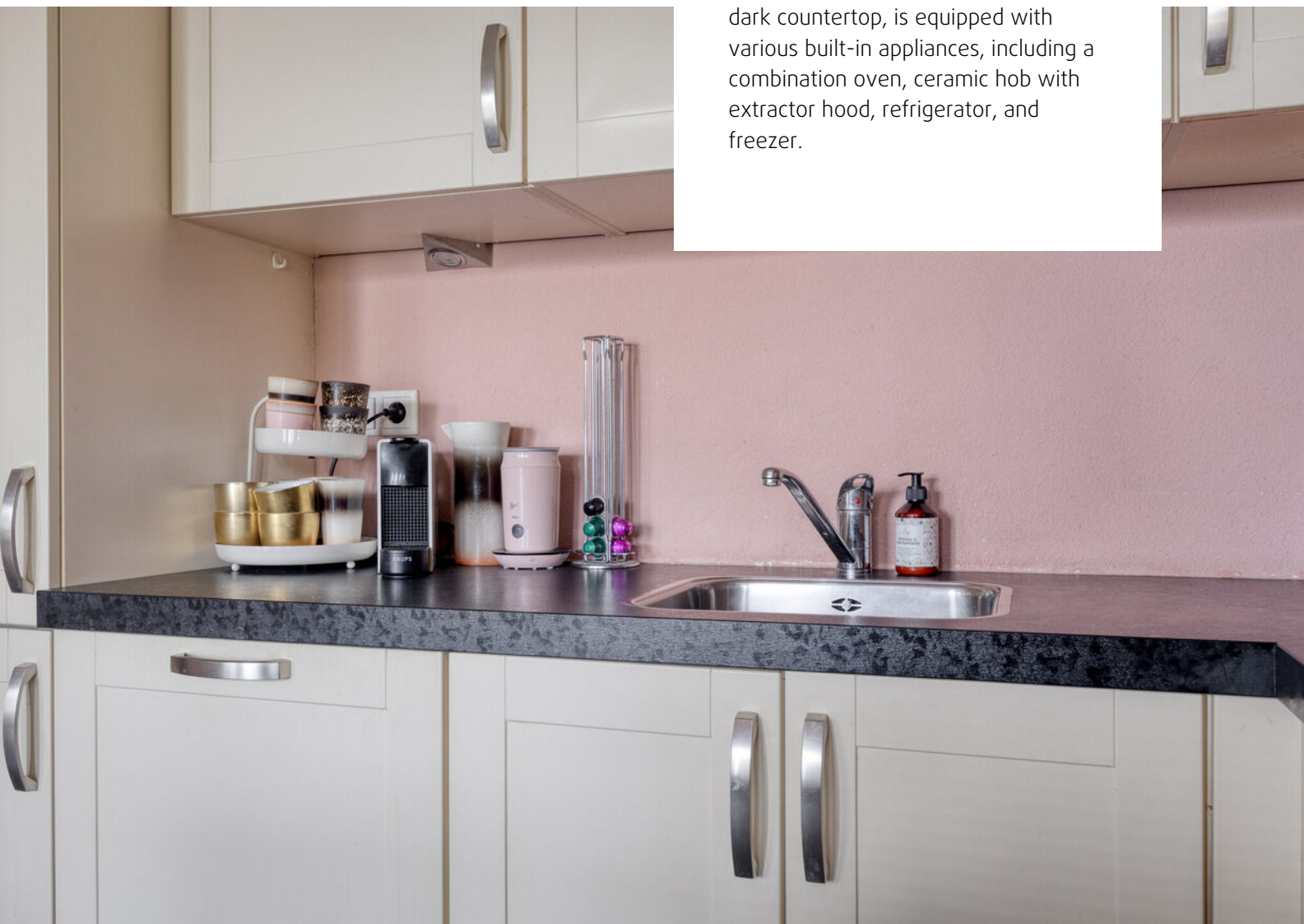


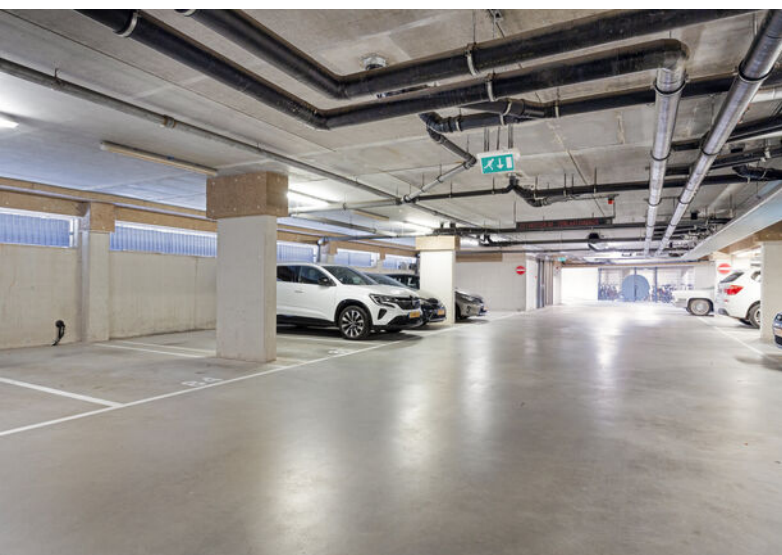






The living room connects seamlessly with the open-plan kitchen. A convenient breakfast bar transitions into a modern corner layout. The kitchen, finished in light tones with a dark countertop, is equipped with various built-in appliances, including a combination oven, ceramic hob with extractor hood, refrigerator, and freezer.





From the quiet courtyard at the front, you can access the underground parking garage, which includes one private parking space and a shared, lockable bicycle storage area.

The neighborhood also offers plenty of on-street parking and several charging points for electric vehicles.





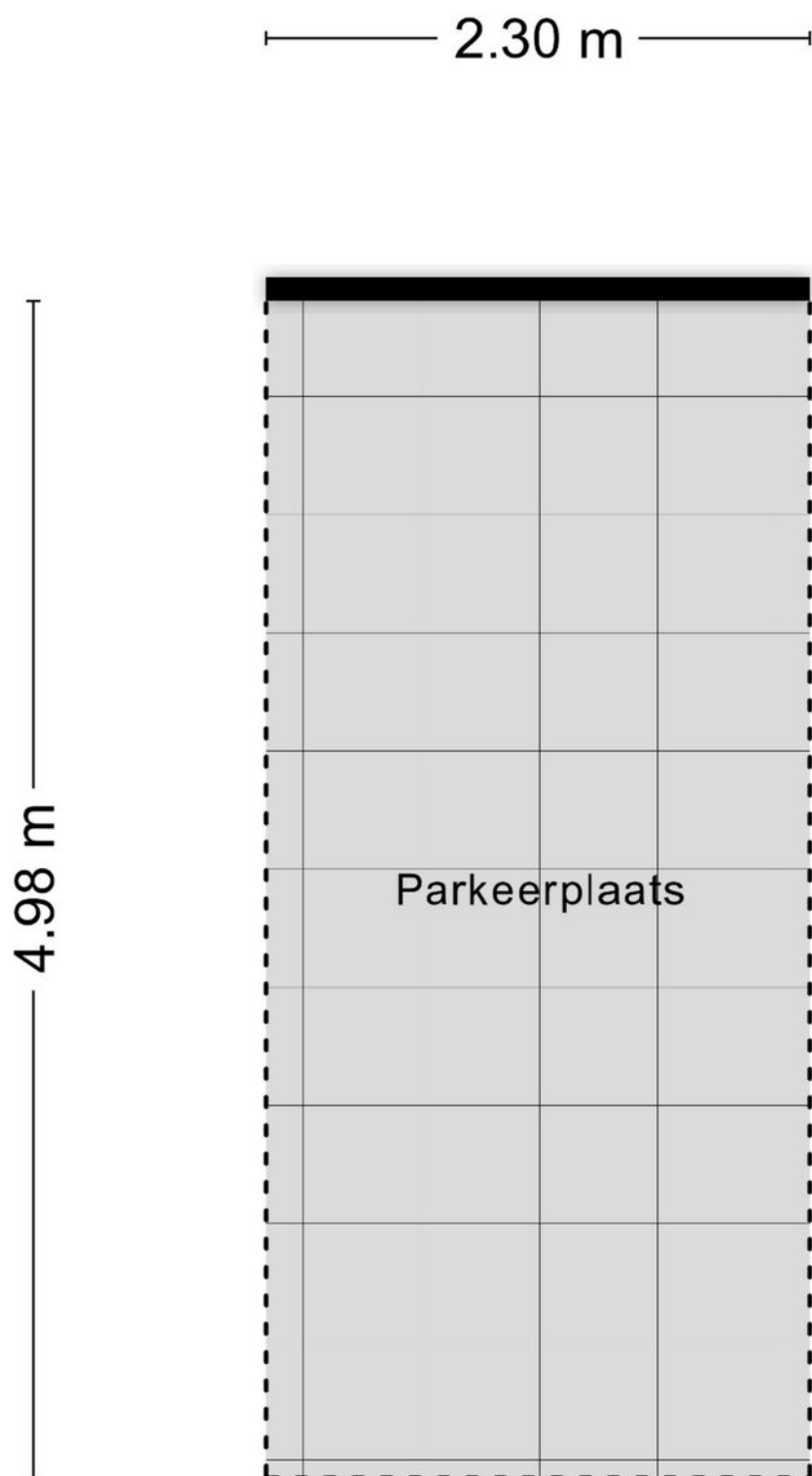




Floorplan



Floorplan



Aan de plattegronden kunnen geen rechten worden ontleend
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Cadastral map

Kadastrale kaart

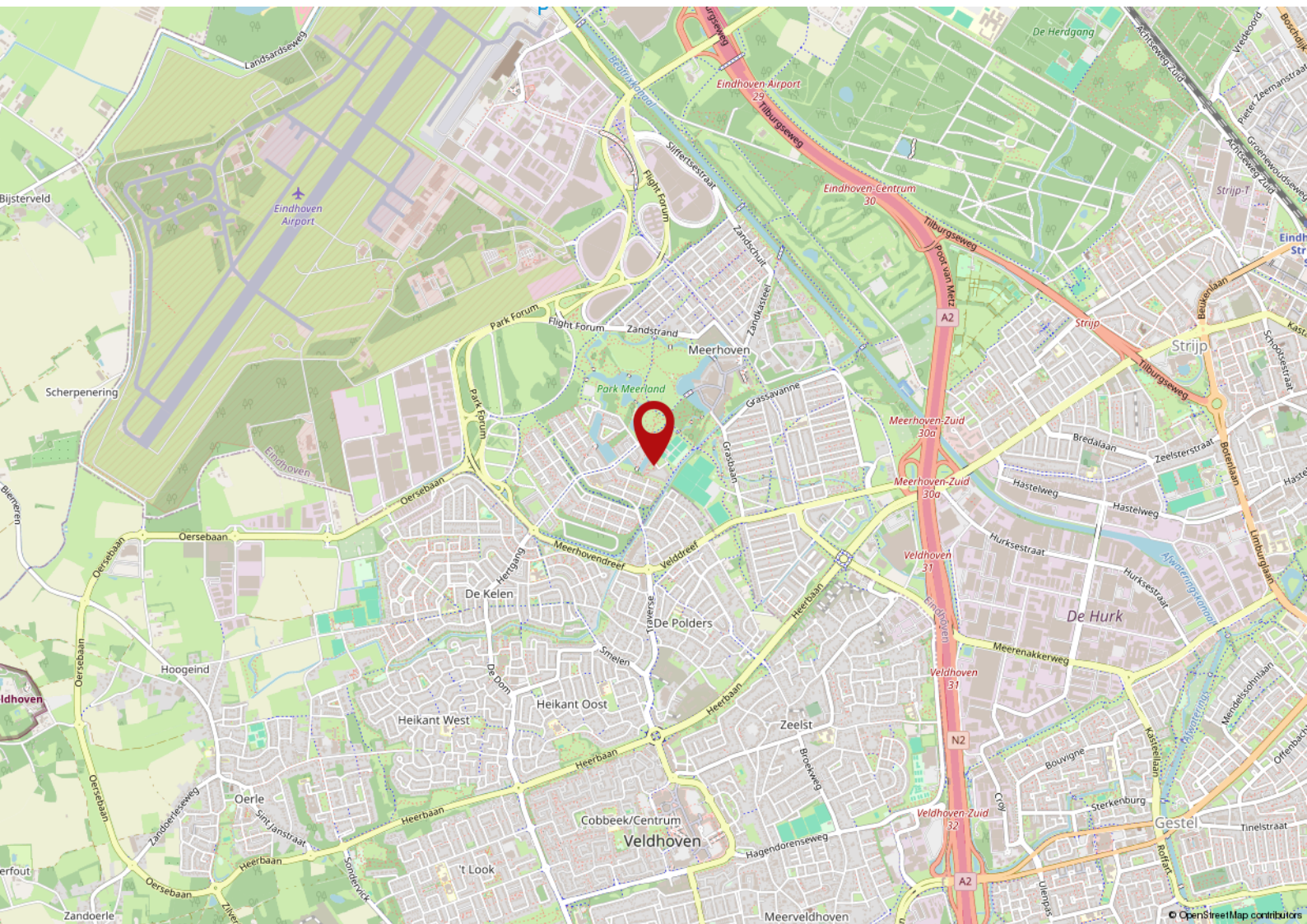
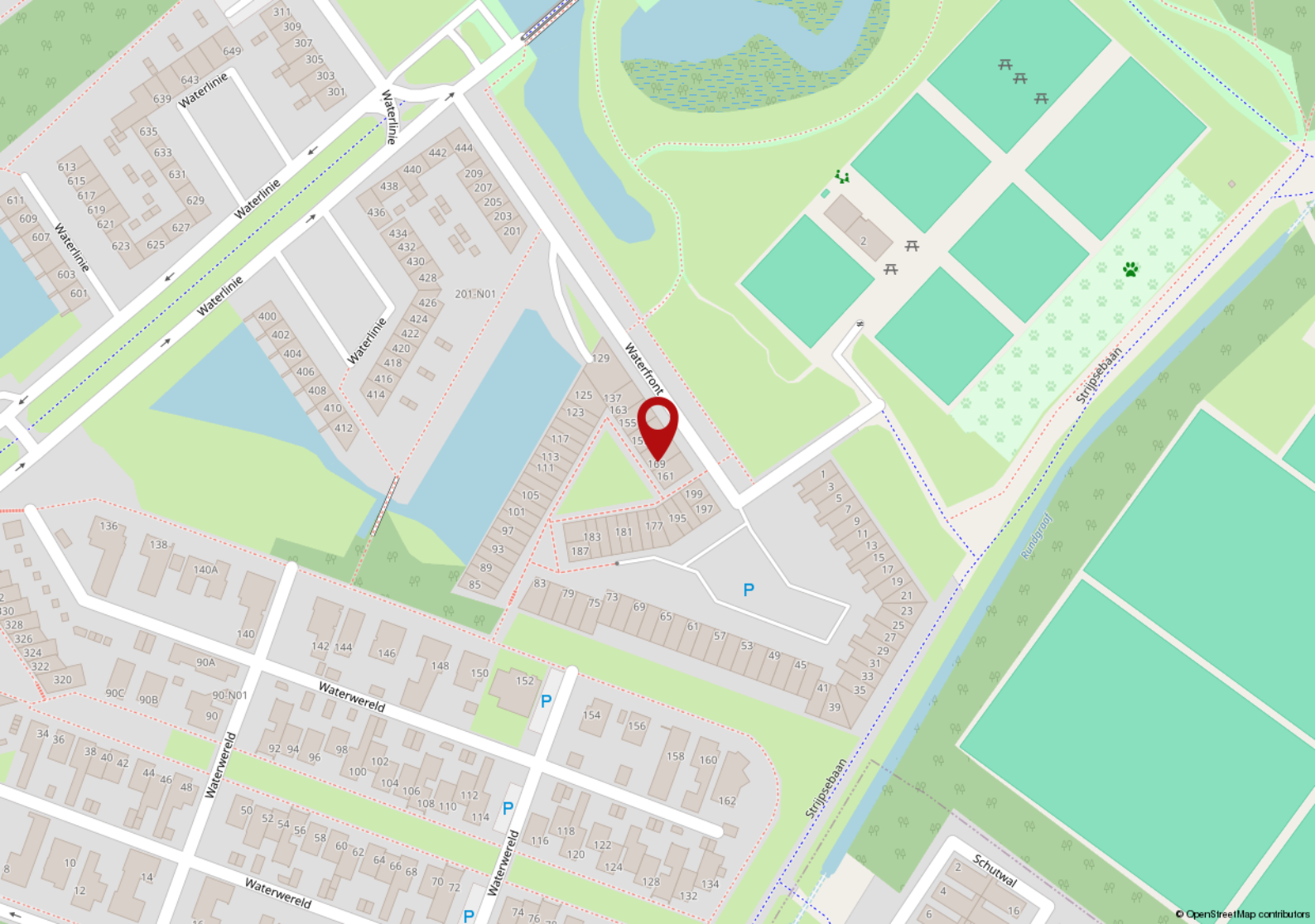
Uw referentie: vmgmakelaars



12345 25 — Vastgestelde kadastrale grens — Voorlopige kadastrale grens — Administratieve kadastrale grens — Bebouwing	Deze kaart is noordgericht Perceelnummer Huisnummer	Schaal 1: 1000 Kadastrale gemeente Sectie Perceel	Strijp G 1983	kadaster 
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Voor een eensluidend uittreksel, geleverd op 14 juli 2025
De bewaarder van het kadaster en de openbare registers

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