

ULTIMATE PLEASURABLE LIVING IN A PRIME LOCATION!



**Westerlaan 41
Rotterdam -
Scheepvaartkwartier**

Westerlaan 41

On probably the best corner of the WESTERLAAN TOWER, in residential area Scheepvaartkwartier, is this functional, classy and comfortable 4 - roomed apartment (approx. 202m²) featuring 2 TERRACES (each approx. 13m²) and fantastic large windows. There is an unlimited view over Het Park and / or the Nieuwe Maas from practically every room.

Omschrijving

This harmonious apartment was created from a clear design, consciously designed from function to shape..... ensuring exceptional balance and spaciousness. The well-considered and tasteful choice of materials and a carefully chosen color palette enhance the pleasure of living in this property.

Exceptional features are the height of the acoustic ceilings (that are almost 3 meters high), the lighting and audio plan, the picture rail hanging system, bespoke doors, underfloor heating and cooling in all of the rooms, the very extensively equipped kitchen and bathroom, and the spacious sauna.

The apartment is also threshold-free, which ensures high-quality life-long comfort.

Thanks to excellent maintenance the apartment is like new.

The building-linked storage space is unique and consists of:

An ADDITIONAL storeroom (15 m²) on the (same) 15th floor. A STOREROOM (5.5 m²) in the basement.

The Westerlaan tower is located in the permanently quiet part of Scheepvaartkwartier; a unique location and only for the use of 34 owners. It is surrounded by the majestic Parklaan and beautiful quays, with almost direct access to Het Park and Veerhaven. There are several restaurants and shops within walking distance that connect with the intimate atmosphere and the area's small scale.

The Scheepvaartkwartier is a conservation area, a neighbourhood with history. Art and culture are also within walking distance, including the Wereldmuseum, Boymans van Beuningen and the Kunsthal.

The Scheepvaartkwartier offers easy and quick access

to Rotterdam's ring road via the Maasboulevard, the Maas tunnel and the Erasmus bridge. Public transport such as tram, bus, water taxi and Leuvehaven metro station (with a connection to Rotterdam CS) is all within walking distance.

Westerlaan 41, 15th floor:

Entrance, hall, floor-to-ceiling wardrobe, (guest) WC with a hand basin.

Multi-purpose living room (of approx. 86 m²), the current layout is:

- Seating area with large windows with a view towards Het Park (West).
- Audio / television section.
- Dining area, linked to the kitchen and
- A large south-facing terrace (of approx. 13m²).

An "easy" transition between functions and an optimal contact with the outside space was chosen.

The semi-open plan luxury and extensively equipped SieMatic kitchen (of approx. 12.50 m²) has ample storage space.

The kitchen was designed with cooking aficionados in mind: it has plenty of work space. It is equipped with a grey composite worktop, Miele steam oven combi, a microwave oven, a separate oven for baking, a 90 cm wide induction hob, a cooker hood, a dishwasher, a Liebherr fridge and freezer, a Quooker, an extra large sink with two taps and a B&W stereo sound box, built into the ceiling.

Utility / technical room (of approx. 4.5m²) with a heat-recovery unit.

Behind a pivot door is the master suite, consisting of:

- Main bedroom (of approx. 23m²) with large windows overlooking the Nieuwe

Maas and many ships sailing by, and a walk-in wardrobe (of approx. 7m², Interlübke).

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Omschrijving

- Spacious, luxurious bathroom (of approx. 15m²) with a shower, a double bath, two sinks, a multi-functional toilet with extensive bidet functions, bespoke cupboards with space for a washing machine/dryer and the linen, and a B&W stereo box, built into the ceiling.
- Spacious sauna (of approx. 4.5m²) with L-shaped benches.

The other two bedrooms are on the west also Park side, both with access to the 2nd terrace. 1 bedroom is currently used as an office (of 13m²). The other as a guest room (of 12m²) with bespoke cupboards with a fold-away bed inside and storage space. There is a fully-fledged and complete second bathroom with a shower, toilet and sink. Moreover, from both rooms the west-facing terrace (approx. 13m²) is accessible through glass patio doors, with views over the Maas, Het Park and the Euromast.

Almost the entire apartment is fitted with light grey oiled oak parquet flooring, (mostly with a large herringbone pattern).

General information about Westerlaan tower:

Grand entrance hall with stairs and lift to the underground car park and storerooms.

Separate room for owners (and their visitors) with two private lifts.

There is a separate lift in the building for suppliers and relocations.

There are two locked bicycle facilities for owners.

Direct access to the car park.

- Spacious, luxurious bathroom (of approx. 15m²) with a shower, a double bath, two sinks, a multi-functional toilet with extensive bidet functions, bespoke cupboards with space for a washing machine/dryer and the linen, and a B&W stereo box, built into the ceiling.
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Special features

Freehold.

Construction year: approx. 2011 / 2012.

Total surface area: approx. 202 m².

Additional STOREROOM "opposite" the front door, of 15m² / almost 50m³.

Storeroom of 5.60m² / almost 12.50m³.

Energy Performance Grade A.

Sun protection double glazing (HE++).

Electric awnings (2) at the large windows.

Underfloor heating and cooling.

Heating and hot water through district heating.

Limited reception services.

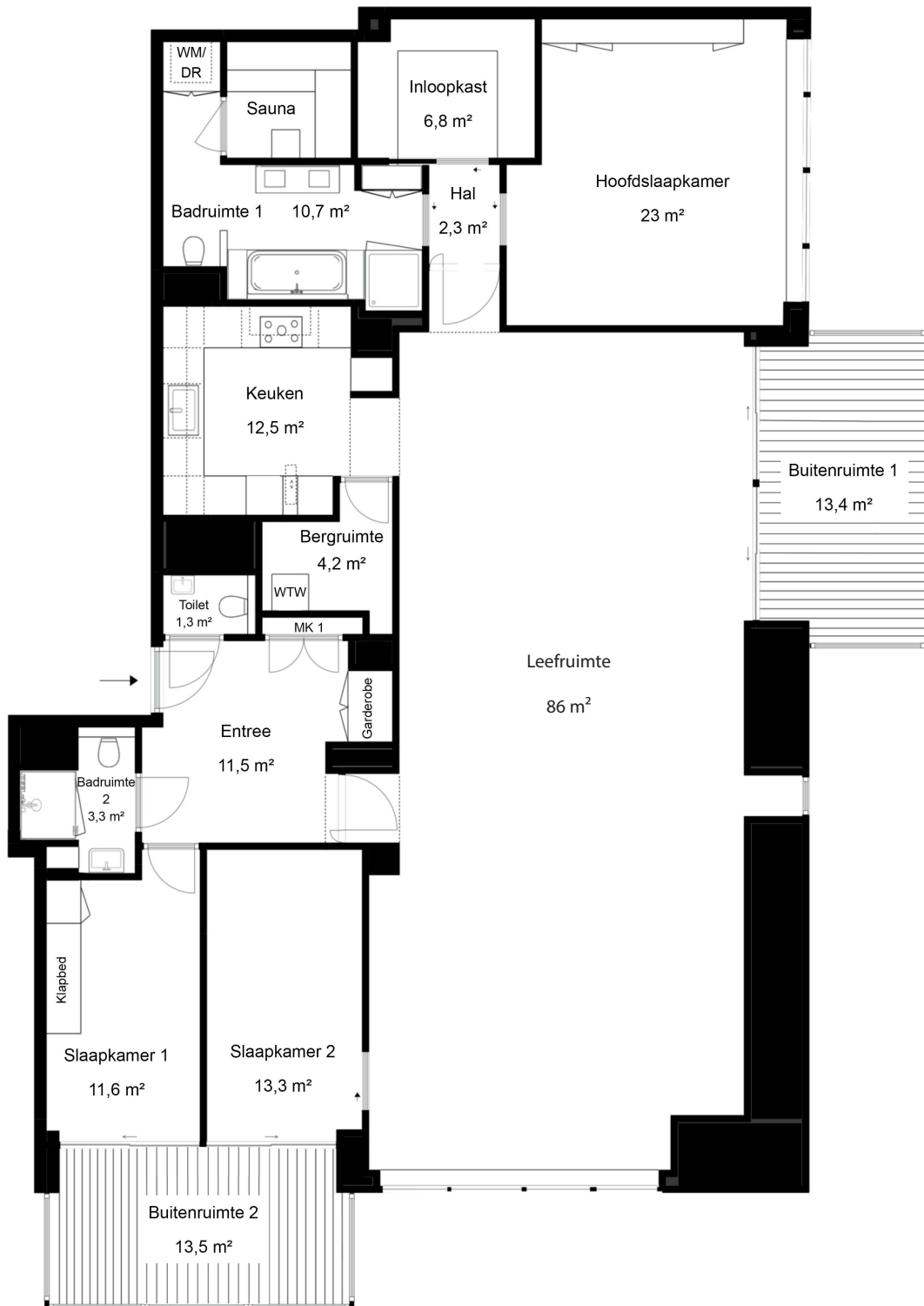
The Owners' Association's monthly service charge is approx. € 448.27.

Parking spaces in the underground car park, can be leased at Q-park.

Transfer

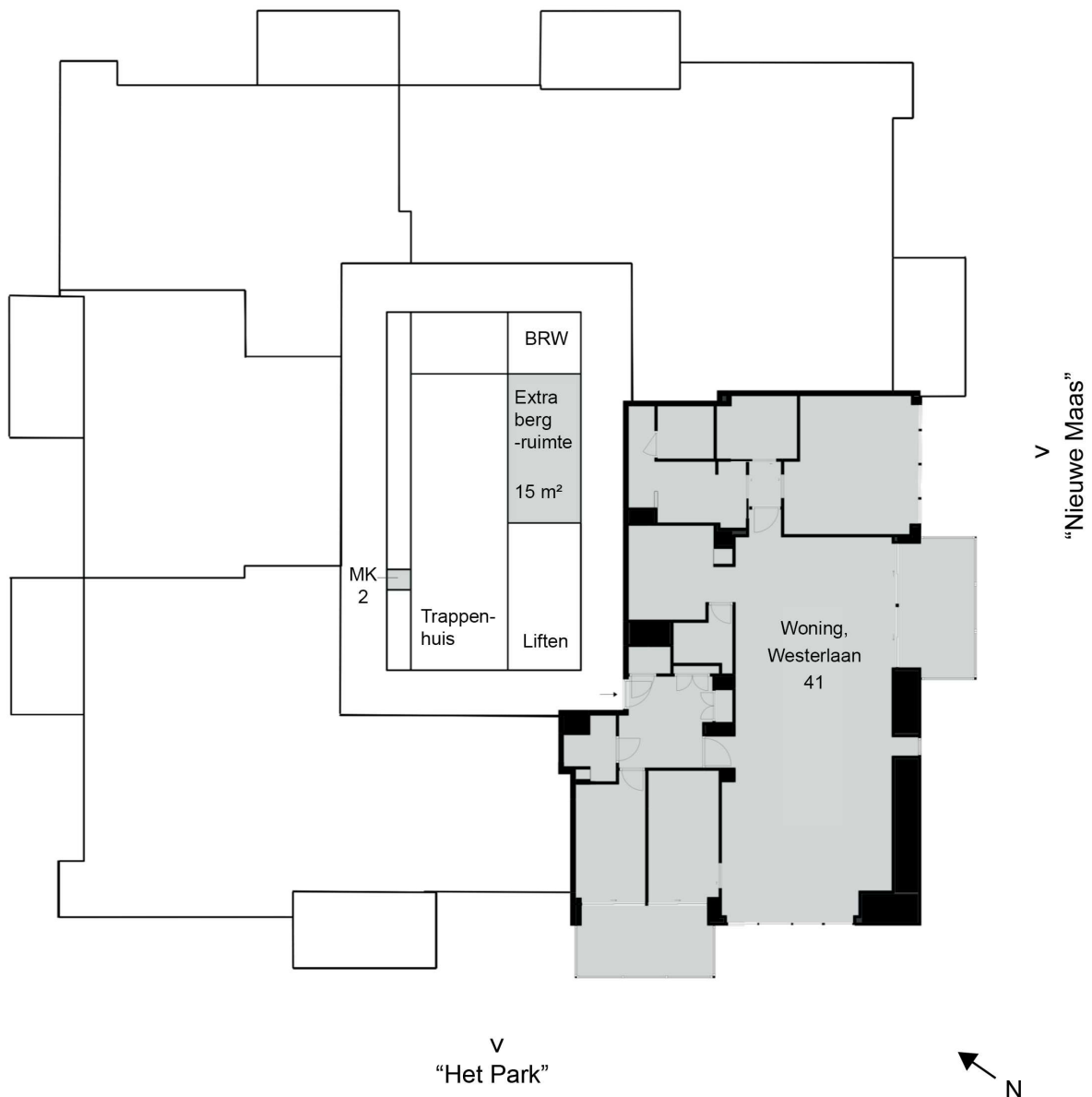
- by mutual agreement

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Westerlaantoren, 15^e verdieping



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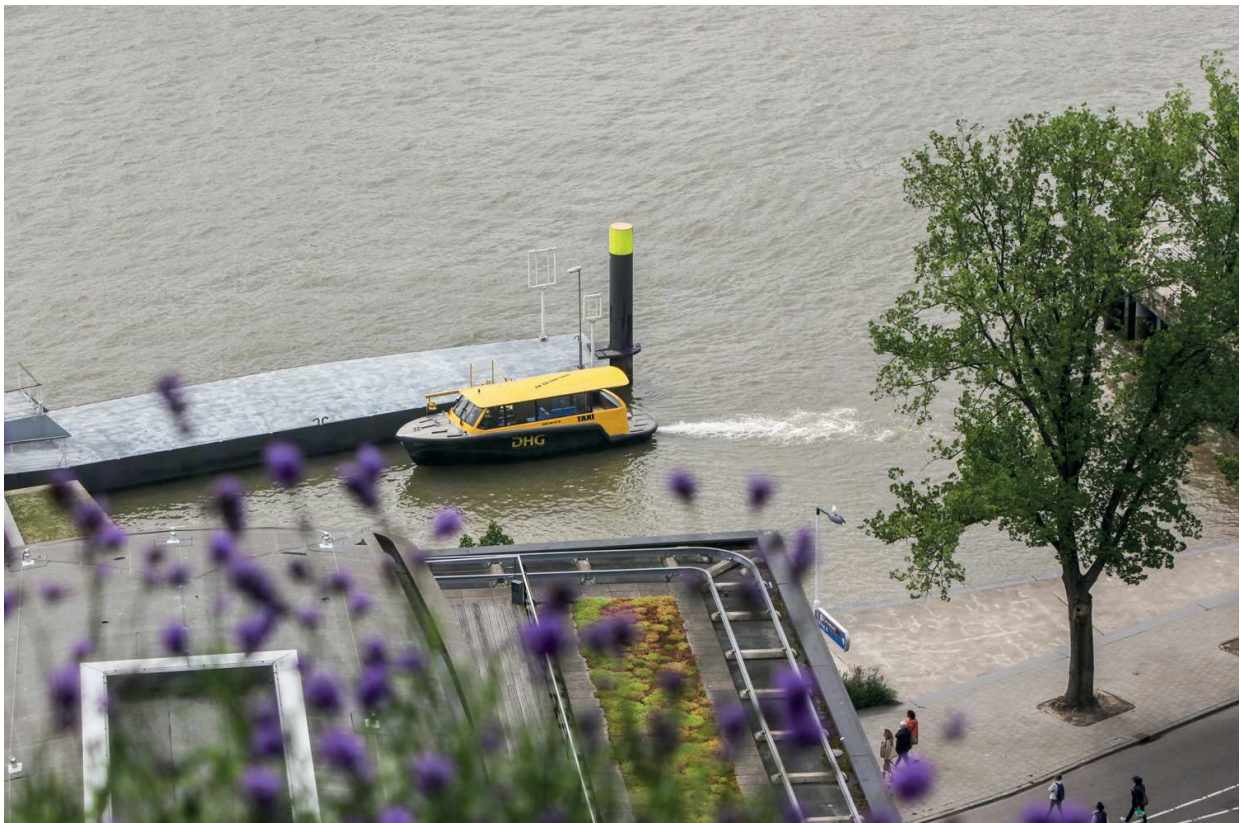
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The estate agent that works!

If you come to our office, you will receive all the knowledge and customer care that you would expect from a traditional estate agent. By taking plenty of time and putting a lot of effort into getting to know you thoroughly, we can create a clear and well-thought through route to buying or selling a property. And because our long-held tradition is to always work in as modern a way as possible, we make good use of the new media that is now available while providing good, old-fashioned service.



If you choose to work with us, you will work with an independent agent that attaches great value to a personal approach. While we certainly have a sense of the 'feel factor' of every house, we assess each property on its individual merits and advise our clients accordingly.

Thijs Meijer Makelaardij is a certified and registered estate agent. It is also a Registered Valuer in the Nederlands Register Vastgoed Taxateurs (Dutch register of property valuers).

Thijs Meijer Makelaardij is a member of the national NVM (Netherlands organisation of brokers, auctioneers and valuers). It has chosen not to be a member of any local estate agents' association to ensure that it remains independent.

Thijs Meijer Makelaardij works for you and takes the stress that comes with buying or selling a house out of your hands!

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