



**Keermanslaan
4835 GG Breda**

€ 1.775 p.m. ex.

Price	€ 1.775 p.m. ex.
Decoration	Partly furnished
Status	Draft
Acceptance	01-05-2024
Apartment type	Apartment, apartment
Build type	Development
Year of construction	2023
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Edge of city
Particulars	Elderly accessible
Living surface	82m ²
Livingroom surface	44m ²
Other surface	6.3m ²
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Lift, glass fiber, private parking
Energy label	A+
Isolation	Fully isolated
Balcony	Yes, 6.3m ²
Garage type	Car park

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On the edge of the Ginneken, behind the tall trees on Keermanslaan, the new ENSEMBLE project is rising, consisting of apartments, single-family homes and patio homes. This fully upholstered apartment with two bedrooms, living room with open kitchen, modern bathroom, balcony and private parking space will be available in this beautiful new complex.

The Ginneken is the cosiest and most exuberant hotspot in Breda. The perfect combination of lots of existing greenery and the vibrancy of the city. Here you will find the nicest restaurants, special boutiques and shops. Enjoy the Ginnekenmarkt and the Valkeniersplein. Many fun events are organized throughout the year. But you can also fully enjoy the peace and nature around the nearby Markdal.

Layout

By elevator you reach the second floor where the apartment is located.

The entrance with the meter cupboard and separate toilet provides access to the bedrooms, bathroom, technical room and the living room.

The spacious living room of approx. 44m² has a beautiful herringbone floor in a neutral wood color. The windows and the balcony (approx. 6.3m²) overlook the quiet side of the complex with a view of greenery, making it a wonderfully peaceful place to stay.

The open kitchen is a picture! In a modern color, cooking island with integrated extractor hood, dishwasher, refrigerator, freezer, oven sink and various lower and upper cabinets.

Bedroom I, approx. 11.3m² and fully upholstered

Bedroom II, approx. 7.7m² and fully upholstered

The bathroom of approximately 5m² is equipped with a spacious walk-in shower with rain shower head, second toilet, towel radiator, washbasin with furniture and an extra storage cupboard.

The technical room is equipped with the connections for the washing equipment, the heat recovery system and the heat pump.

This beautifully finished apartment includes a separate storage room and a big (corner) parking space.

An extra facility has been arranged at the central entrance, namely the 'Bring me' system. Thanks to this system, you no longer have to wait at home for packages and there are no more lost or stolen packages. Ideal!

Particularities:

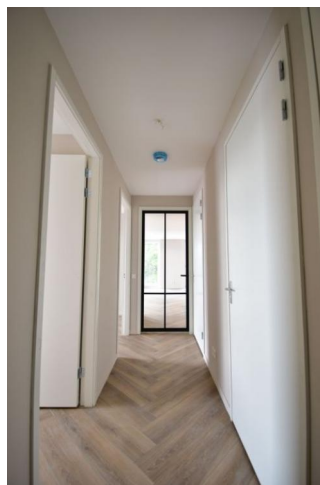
Newly built apartment located in the Ginneken

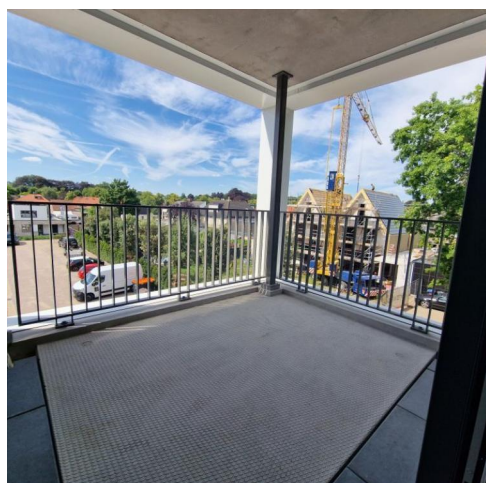
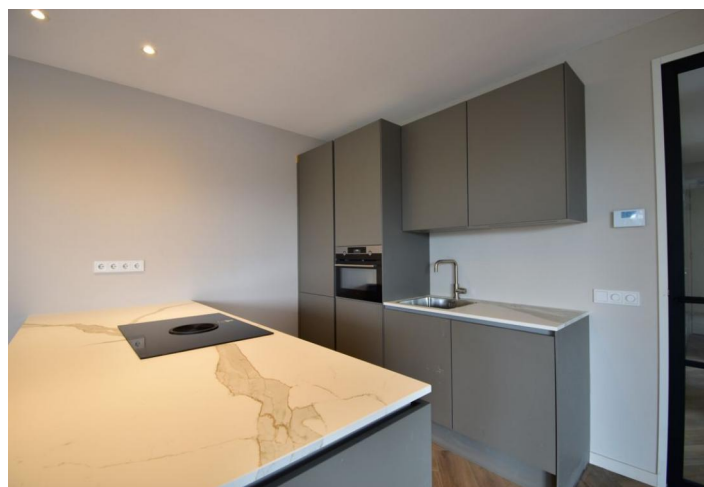
Gasless and energy efficient apartment

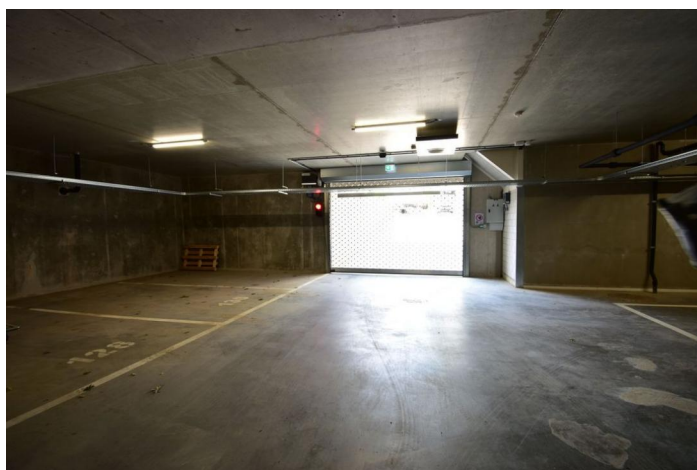
Rental price €1795 exclusive

Parking spot

Rental agreement minimum period of 12 months









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