



**Noordstraat  
5038 EG Tilburg**

**€ 1.795 p.m. ex.**

<b>Price</b>	€ 1.795 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented with conditions
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Apartment, apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	2024
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center
<b>Living surface</b>	70m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A+++
<b>Isolation</b>	Insulated glazing, fully isolated

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These brand new apartments in the former building of café “De Boulevard” are located in the center of Tilburg. All apartments have been completely made more sustainable with, among other things, their own solar panels and a heat pump, and the complex is equipped with a lift. Each apartment has a kitchen with associated equipment and is furnished with a PVC floor and window coverings. The Central Station with bus station is diagonally opposite and Tilburg's shopping street is around the corner. A unique place to live in the heart of Tilburg.

#### Layout:

This concerns apartment 4 and is located on the second floor. You can reach the second floor via the shared entrance on the ground floor by stairs or elevator.

This apartment is 70 m<sup>2</sup> and has 2 bedrooms. There is also a balcony at the rear and a loggia at the Noordstraat.

The luxurious open kitchen is equipped with the following built-in appliances: dishwasher, refrigerator, freezer, induction hob and combination microwave/oven. There are also various storage cupboards and a hard stone kitchen top. Separate fully tiled toilet with sink and furniture. Luxury fully tiled bathroom with walk-in shower and double sink with furniture. A spacious indoor storage room with technical installation and washing machine connection. The apartment also has a storage room on the ground floor.

#### Particularities

The apartment has 5 solar panels;

Energy label A+++;

New construction;

A parking permit can be requested from the Municipality of Tilburg.

Deposit is €3,590

Rental period is at least 12 months

The rental price is Euro 1,795.00 excluding electricity and water. The costs for electricity will be very minimal.

