



**Nieuwe Haagdijk  
4811 TE Breda**

**€ 935 p.m. ex.**

<b>Price</b>	€ 935 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Draft
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Studio
<b>Build type</b>	Existing
<b>Year of construction</b>	1900
<b>Maintenance inside</b>	Excellent
<b>Location</b>	In town center
<b>Living surface</b>	29m <sup>2</sup>
<b>Livingroom surface</b>	24m <sup>2</sup>
<b>Rooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C
<b>Isolation</b>	Fully isolated

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This move-in ready and special project is located in a beautiful location on the edge of the city center and bordering the canal. These beautiful semi-studios are designed with a view to comfortable living where you have your own living-sleeping area and bathroom, but where you share a spacious kitchen and a generous roof terrace.

From the cozy Nieuwe Haagdijk with a large variety of shops, the Grote Markt, restaurants and catering, the NS station, various museums and all the facilities that the city center has to offer are within walking distance. The arterial roads to the surrounding villages and towns are also easily accessible. The street is characterized by its beautiful location between the historic city center and the canal, and the liveliness with a large variety of shops and the cozy market on Saturday.

In short, the ideal place for a Happy Stay!

#### Layout

Through the spacious entrance access to the rear of the house where the spacious kitchen is located. The kitchen/diner is spacious (approx. 40m<sup>2</sup>) and is equipped with a modern kitchen with induction hob, extractor hood, oven, microwave, sink, washing machine, dryer, and various storage cupboards. This space is also equipped with a large dining table with chairs, sofa and a washing machine and dryer.

The patio provides access to the semi-studios and the stairs to the spacious communal roof terrace of over 50m<sup>2</sup>.

Semi studio no. IV (29,2m<sup>2</sup>):

Sleeping/living area of 24m<sup>2</sup> with a large window overlooking the patio. This area has a modern floor, stucco walls, beautiful lamps and a pantry. The bathroom of approx. 4.2m<sup>2</sup> has a walk-in shower, washbasin with furniture and a fresh, sleek look.

You pay a monthly advance for heat, energy, water, internet/TV and all other service costs.

#### Special features:

Great location

Completely new

Weekly cleaning for the common areas

A total of 4 semi-studios are available





