

Nieuwe Emmasingel 5611 AM Eindhoven

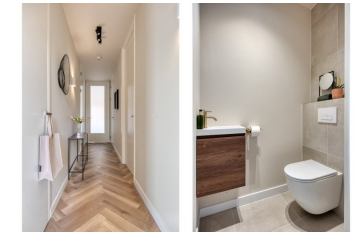
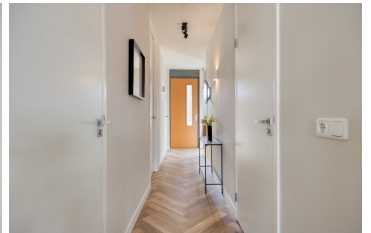
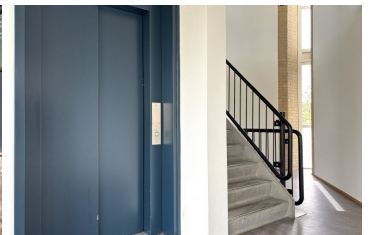
k.k. € 525.000,- excl.

Kenmerken

| | |
|-----------------------|-------------------|
| Price: | € 525.000,- excl. |
| Number of rooms: | 3 |
| Number of bedrooms: | 2 |
| Volume: | 277 |
| Year of construction: | 2009 |
| Deposit: | € 52.500,- |
| Available from: | 06-04-2026 |
| Surface: | 84 m ² |
| Location: | Center |
| Type: | Apartment |
| Energy label: | A |
| Gas, water & light: | Exclusive |

Extra's

- Garden
- Parking
- Storage
- Furnishing
- Balcony
- Garage
- Immediately available
- Lift



Welcome to Nieuwe Emmasingel 88

This luxurious, stylish, and spacious three-room apartment is located on the second floor of the prestigious complex "Rond de Admirant." The property is move-in ready and finished to a high standard, featuring, among other things, a new PVC floor with underfloor heating, a modern kitchen with a cooking island, and a brand-new bathroom. Here, you live in the vibrant city center of Eindhoven, just a stone's throw from the Philips Museum, with your own parking space included.

Layout of the Apartment

Entrance and Hall

Upon arrival at the apartment complex, you are welcomed into a representative central entrance with an intercom system, mailboxes, elevator, and access to the shared bicycle storage. The apartment is located on the second floor.

Living Room and Kitchen

The spacious living area is notably bright thanks to the large windows. The open kitchen is stylishly designed and equipped with built-in appliances, including a combi oven/microwave, dishwasher, refrigerator, and an induction cooktop. Comfort has also been considered, with soft-close drawers and cabinet doors.

The generous kitchen island with a composite countertop and integrated sink forms the heart of the living space and offers plenty of room for cooking as well as socializing with family or guests.

Bedrooms

The apartment features two spacious bedrooms, located on the gallery side.

The master bedroom is approximately 14 m², and the second bedroom is approximately 7 m².

Bathroom and Toilet

The luxurious bathroom is completely new and finished in a stylish manner. It features a very spacious walk-in shower with a rain shower and a double sink with vanity unit.

The separate toilet is finished in the same luxurious style and is equipped with a wall-mounted toilet with soft-close seat and a small sink.

Laundry Room / Storage

The practical indoor storage room houses the connections for a washing machine and dryer, as well as the heat recovery system (HRV), mechanical ventilation unit, and the distribution system for district heating and underfloor heating.

Parking

The apartment includes a covered parking space in Q-Park Centrum de Admirant, located approximately 75 meters away. In addition, you have access to two private spaces in the central bicycle storage.

Features

- Living area: 84 m²
- Year of construction: 2009
- Energy label: A
- Fully equipped with underfloor heating
- Luxury kitchen with high-quality built-in appliances
- New bathroom with spacious walk-in shower

- Monthly HOA contribution: €188.28 + €38.20 for the parking space
- Heating via district heating

Location

Nieuwe Emmasingel 88 is situated in a prime location in the heart of Eindhoven, right next to the Philips Museum and within walking distance of the central station, the Market Square, and popular shopping streets such as De Kleine Berg and De Demer.

In the immediate vicinity, you will find numerous amenities, including supermarkets, schools, restaurants, and cultural hotspots. Cinemas, sports facilities, and nightlife venues are also nearby. Accessibility is excellent, both by public transport and via major roads.

If you want, I can also rewrite it in a more "real estate marketing" style (more persuasive / smoother for listings).