

Nieuwe Emmasingel 5611 AM Eindhoven

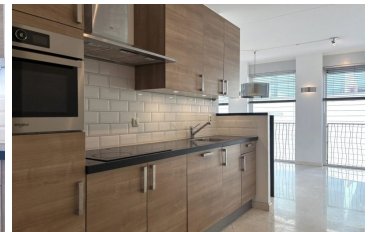
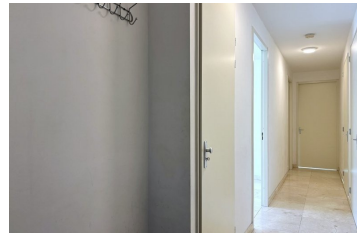
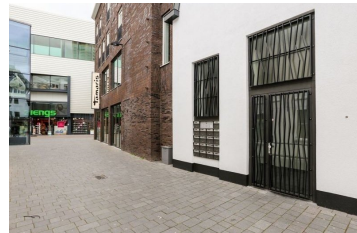
Rental price per month € 1.695,- excl.

Kenmerken

Price:	€ 1.695,- excl.
Number of rooms:	3
Number of bedrooms:	2
Volume:	280
Year of construction:	2009
Deposit:	€ 3.500,-
Available from:	01-03-2026
Surface:	85 m ²
Location:	Center
Type:	Apartment
Energy label:	A
Gas, water & light:	Exclusive

Extra's

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



In the center located a very nice and modern 2 bedroom apartment on the 3rd floor (PENTHOUSE!) With a very nice view over the historic first Philips light bulb factory.

The apartment complex is part of a new piece of shopping and entertainment area: 'Around the Admirant'. This new street connects the 18 Septemberplein with the Vrijstraat, allowing you to walk into the city center. The Central Station and bus station are within walking distance. Because of the central location, you have all imaginable shopping and entertainment facilities at your fingertips.

Ground floor:

Entrance with mailboxes and intercom-videophone installation. Closed hall with elevator and stairs to the apartments. There is a central bicycle storage.

3th floor:

Hall with access to the apartment. Entrance apartment.

Entire apartment has a luxurious Marble stone floor with underfloor heating.

Hall with access to all rooms.

Cozy living / dining room with two French doors. The living / dining room enjoys lots of light through the windows. Because the apartment is located on a corner, it has a nice light incidence.

Semi-open kitchen with modern kitchen equipment. The wall kitchen features a black stone worktop with sink, an induction hob with stainless steel extractor hood, a dishwasher, an option for a combi-microwave and various lower and upper cabinets. From the kitchen is the spacious utility room / storage accessible with connections for washing equipment.

Furthermore, the storage unit has district heating, underfloor heating and mechanical ventilation unit.

Bedroom 1, beautiful master bedroom with open doors to a French balcony with plastered walls.

Bedroom 2, with open doors to a French balcony with plastered walls.

Luxurious tiled bathroom with bath with thermostat and double sink with illuminated mirror

Separate modern restroom with wall closet, luxurious wall tiling and fountain.

Particularities:

Very nice and luxurious finished ready apartment in the heart of Eindhoven center!

- Surface approx. 85 m².
- Year of construction 2009.
- The apartment is optimally insulated.
- The apartment is equipped with aluminum frames with double glazing (no environmental noise).
- The apartment is connected to a district heating system for heating as well as hot water.
- Underfloor heating per room adjustable.
- Possibility to store two bicycles in a general, locked bicycle shed.
- The apartment complex is located in a central location, within walking distance of the railway station and near all desired amenities and roads.

Important:

- Available per: 1 March 2026
- The advertised rental price is based upon a rental agreement for a minimum of 12 months.

- Energy costs are not included in the rental price
- Internet and tv will cost around 50 euro a month

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