



**Statenlaan 79 B**  
**3051 HM Rotterdam**

**€ 645.000 k.k.**

<b>Price</b>	€ 645.000 k.k.
<b>Homeowners association costs</b>	€ 130
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Open location
<b>Living surface</b>	150m <sup>2</sup>
<b>Other surface</b>	8m <sup>2</sup>
<b>Volume</b>	555m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floors</b>	2
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr ketel (2025, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Frontyard
<b>Frontyard</b>	Southwest, 25m <sup>2</sup> , 500×500cm

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Statenlaan 79 B in Rotterdam – Hillegersberg-Zuid

Situated on the charming Statenlaan, in the popular Hillegersberg-Zuid district, this characteristic and fully renovated 1930s upper-level home offers a perfect blend of style, comfort, and space. With a generous living area of approximately 150 m<sup>2</sup> spread across multiple floors, this home provides ample room for comfortable living. The spacious living and dining room forms the heart of the house, while the four bedrooms offer great flexibility—ideal for families, home offices, or guest rooms.

Living on Statenlaan means coming home to one of the most charming and characterful neighborhoods in Hillegersberg-Zuid. This beautiful avenue, known for its impressive architecture and green surroundings, offers a unique residential setting on the southern edge of the beloved Bergse Plassen area. Within minutes, you can reach both the cozy Kleiweg and the vibrant Bergse Dorpsstraat. Here you'll find everything from supermarkets and artisan specialty stores to cafés and restaurants perfect for dining out or enjoying a drink. Families will appreciate the excellent location, close to several primary and secondary schools as well as the international school.

The fully renovated upper-level home is turnkey and ready for immediate occupancy. Thanks to its high-quality finishes and thoughtful, spacious layout, the home offers optimal living comfort you only need to bring your furniture. Located in a peaceful and friendly neighborhood, this property provides a wonderful place to call home. The combination of style, luxury, and functionality makes this residence ideal for families, as well as for those looking for a spacious, move-in-ready home with ample privacy. Here, you'll enjoy carefree living in one of Rotterdam's finest neighborhoods.

Layout:

Ground Floor:

Through the well-maintained front garden, you reach the entrance to the upper-level home. The hallway provides access to the stairs to the first floor.

First Floor:

Upon entry, the spacious landing immediately stands out, providing access to the generous and bright living/dining room. Entered via a modern steel door, the space is tastefully designed and features a stunning open kitchen in a trendy color palette. The kitchen is equipped with luxury built-in appliances from top brands, including a 5-burner stainless steel gas hob, oven, dishwasher, fridge, and freezer, all framed by an elegant countertop. A balcony is also accessible here perfect for enjoying your morning coffee in the sun.

The spacious bedroom on this floor is a peaceful retreat to start or end your day. Double doors provide direct access to a large balcony, ideal for relaxing outdoors. Adjoining the bedroom is a private bathroom, fitted with a comfortable walk-in shower and a wide washbasin. A practical walk-in closet is also present. This combination of space, privacy, and convenience creates an exceptionally comfortable living environment.

Second Floor:

The second floor is fully dedicated to sleeping quarters and offers plenty of peace and privacy. The spacious landing leads to three comfortable bedrooms, one of which has its own balcony a wonderful spot to unwind in silence. Large windows in the bedrooms ensure plenty of natural light and a sense of space. This floor also features a fully renovated bathroom with a bathtub, walk-in shower, and toilet perfect for unwinding. A practical storage area completes the layout, ideal for extra storage needs.

Attic:

Perfect for additional storage space.

Key features:

- Prime location in Hillegersberg
- Living space of 150 m<sup>2</sup>
- Fully and high-quality renovated in 2025
- Private front garden
- 4 spacious bedrooms
- 2 luxury bathrooms
- Separate toilet
- Modern open kitchen with premium appliances
- 3 sunny balconies
- Energy label A
- Excellent accessibility
- Available immediately

This beautiful upper-level home offers luxury, comfort, and a beloved location in Rotterdam perfect for those seeking stylish and worry-free living!



















