



Walenburgerweg 100 A
3033 AJ Rotterdam

€ 895.000 k.k.

Price	€ 895.000 k.k.
Status	Available
Acceptance	Directly
Apartment type	Up and downstairs house, apartment
Bottom floor	1
Build type	Existing
Year of construction	1934
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In town center, in residential area
Living surface	123m ²
Other surface	10m ²
Volume	469m ³
Rooms	6
Bedrooms	4
Bathrooms	2
Floors	2
Facilities	Mechanical ventilation
Isolation	Wall insulation, floor insulation
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (2026, combined furnace, owned)
Balcony	Yes
Garden	Backyard
Backyard	South, 64m ² , 620×1034cm

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

WALENBURGERWEG 100 A, ROTTERDAM – PROVENIERSWIJK

RESIDENCE MAKELAARS PRESENTS: A BEAUTIFULLY AND LUXURIOUSLY RENOVATED TWO-STOREY GROUND-FLOOR APARTMENT OF APPROX. 123 M², FEATURING FOUR BEDROOMS, TWO BATHROOMS, A GENEROUS GARDEN, BALCONY AND CELLAR

Some homes feel right from the moment you step inside. Walenburgerweg 100 A is one of them. Behind its front door, you will find a surprisingly spacious home renovated with a keen eye for style. Warm wood tones, a calm colour palette and large windows create a bright, elegant atmosphere. With generous living space, four bedrooms, two bathrooms and a private garden, this home offers plenty of room for everyday life.

LAYOUT

Ground floor

The private entrance opens into a long hallway, with stairs to the first floor and access to the living area. The sitting room is located at the front of the property. Its wide window lets in abundant natural light, while the pale flooring and understated finishes give the room a warm feel. There is ample space for a generous seating area.

The sitting room flows into the dining area and open-plan kitchen at the rear. Together, they form a living space extending across almost the full depth of the home. The kitchen is a real focal point: dark cabinetry, a light-coloured worktop and a generous island create a striking, stylish whole. Guests can gather around the island while you cook, and the dining area is made for long evenings with family and friends.

An additional room at the rear could be used as a home office, hobby room or playroom. This floor also has a separate toilet.

From the rear of the property, you can step onto a raised terrace, with stairs leading down to the garden. Paving, lawn and tall planting make this a wonderful outdoor space, with room to dine, sit in the sun or simply enjoy a quiet moment.

First floor

The first floor has four bedrooms. The spacious principal bedroom is at the front and benefits from a large window that fills the room with light. A second bedroom at the rear opens onto the balcony. The remaining rooms can be arranged to suit your needs as children's bedrooms, guest rooms or workspaces.

The high standard of finish continues throughout this floor. There are two bathrooms: one with a bath and shower, and a second with a shower and washbasin. Warm, natural-stone-effect tiles and contemporary fittings give both rooms a calm, luxurious appearance. A separate toilet on the landing completes the layout.

Cellar

The property also has a cellar of approx. 10 m², providing useful additional storage space.

LOCATION

Situated on the edge of Provenierswijk and Blijdorp, the property offers the best of both neighbourhoods: the station and city centre are within easy reach, while the greenery and quieter streets of Blijdorp are close by.

Blijdorp is one of Rotterdam's most sought-after neighbourhoods. Its elegant canals, leafy streets and abundance of green space give it a distinctive character. The neighbourhood has been designated a protected cityscape, helping preserve its special appearance.

Everyday amenities, including supermarkets, independent shops, restaurants, cafés, primary schools, childcare and sports facilities, can be found nearby. For time outdoors, residents enjoy Vroesepark and Roel Langerakpark, while Diergaarde Blijdorp zoo is also close at hand. Connections are excellent, with Blijdorp metro station nearby and convenient access to the A13, A16 and A20 motorways.

KEY FEATURES

- Luxuriously renovated two-storey ground-floor apartment;
- Approx. 123 m² of living space according to the measurement report;
- Four bedrooms on the first floor;
- Additional room on the ground floor with a variety of possible uses;
- Two beautifully finished bathrooms;
- Generous open-plan kitchen with island;
- Garden with raised terrace;
- Rear-facing balcony on the first floor;
- Separate toilet on each residential floor;
- Cellar of approx. 10 m², classified as other internal space in the measurement report;
- Energy performance certificate pending.

Walenburgerweg 100 A combines the space of a two-storey home with the comfort and style of a luxury renovation. It is a place to cook and entertain, where everyone can have a space of their own and where the garden extends the living area outdoors on warmer days.

We warmly invite you to experience the atmosphere and space of this exceptional home for yourself.













