



FOR SALE:

3 new-build
apartments
Schuitenbergh 32
Roermond



Feeling at home
IN LIMBURG

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EXPAT HOUSING LIMBURG:

WE THINK IT IS
IMPORTANT THAT
YOU FIND THE
APARTMENT THAT
SUITS YOUR NEEDS.

Expat Housing Limburg continuously offers a varied selection of furnished apartments and studios in the vibrant heart of Roermond and the nature-rich center of Swalmen. We listen carefully to the specific housing needs of expats and match these not only with a wide range of buy and rental apartments but also with optional extras such as a parking space, furniture package, good Wi-Fi, car leasing, cleaning services, and more. Our goal is to make expats feel at home, not only in our properties but also in our region. For this reason, 'The Expat Club' was established.

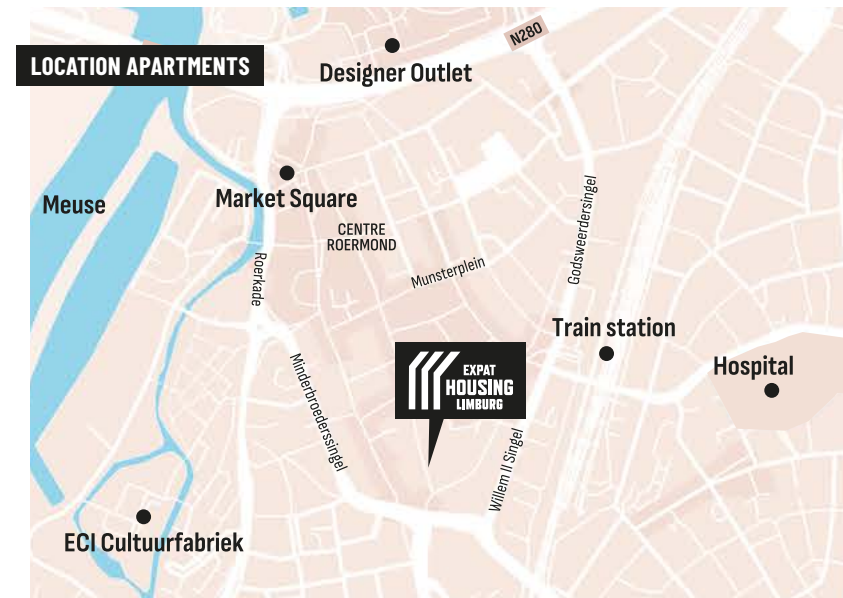
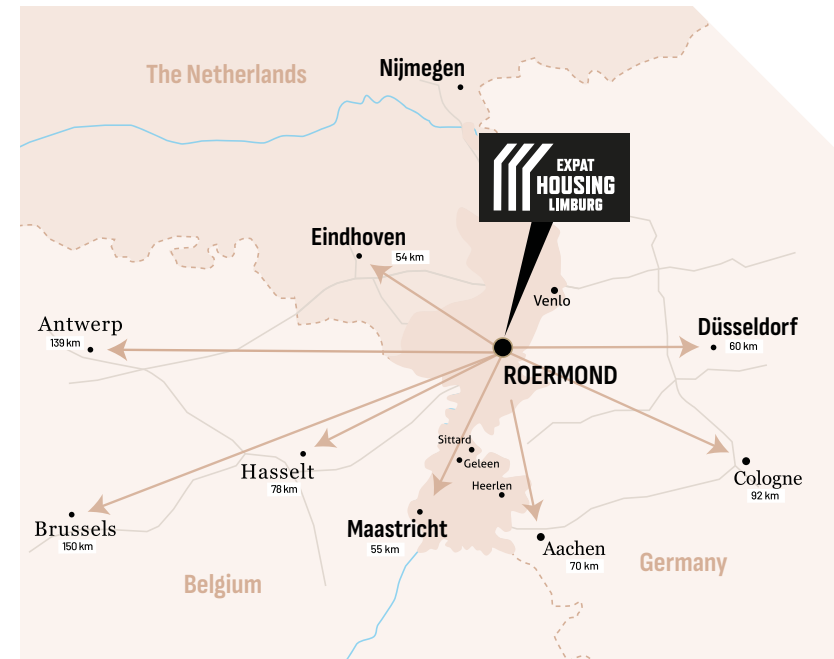
More information can be found on the website:

www.expathousinglimburg.nl

LIVING IN THE CENTRE OF ROERMOND

Roermond combines modern city life with the charm of a historic city center. Located in the south of the Netherlands, the city is easily accessible both nationally and internationally. The train station is within short distance, allowing you to reach Eindhoven or Maastricht in no time. This central location makes Roermond the ideal base for both work and leisure.

The city offers a wide range of urban amenities, from high-end shops to cozy restaurants and charming terraces. In addition, Roermond is known for its cultural diversity and vibrant events, while you can still enjoy peace and quiet, with lots of nature and the Maasplassen just a few minutes away.





Front facade

CENTRAL AND
MODERN LIVING
IN THE HEART
OF ROERMOND.

SCHUITENBERG 32



Rear facade




*LIGHT, SPACE
AND COMFORT*


Impression living room apartment 32E

Apartement 32C

FIRST FLOOR

 2 bedrooms

Energy label: A++

 1 bathroom

Surface area: 70,8 m²

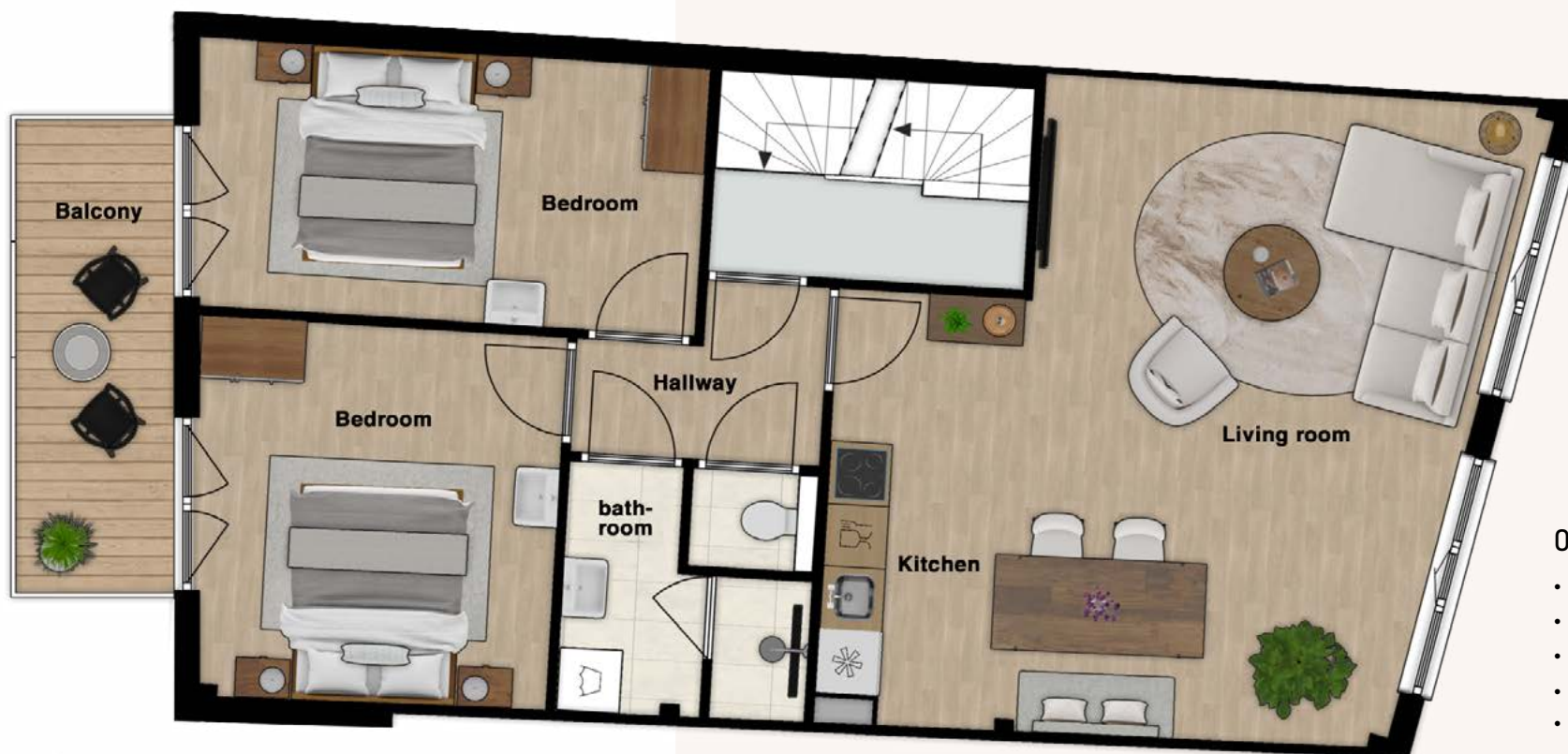
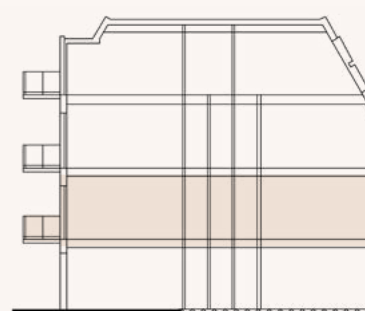
Front view



Rear view



Side view




OTHER FEATURES:


- Spacious layout
- Open kitchen with appliances
- Separate toilet
- Large balcony
- Option: covered parking space on the ground floor
- Option: furniture package

Apartement 32D

SECOND FLOOR

 2 bedrooms

Energy label: A++

 1 bathroom

Surface area: 70,8 m²

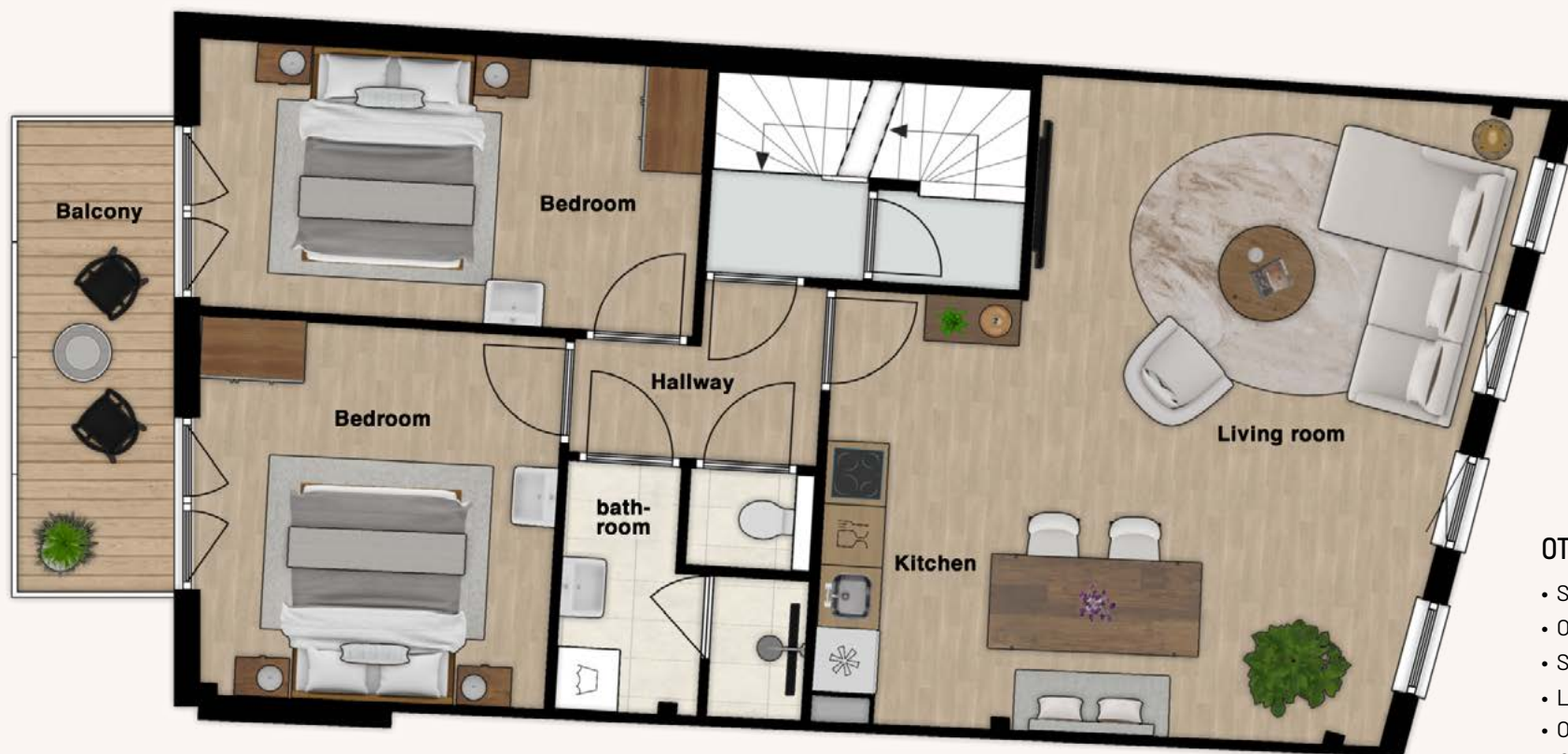
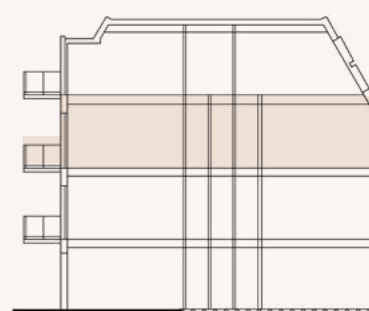
Front view



Rear view



Side view




OTHER FEATURES:


- Spacious layout
- Open kitchen with appliances
- Separate toilet
- Large balcony
- Option: covered parking space on the ground floor
- Option: furniture package

Apartement 32E

THIRD FLOOR

 2 bedrooms

Energy label: A++

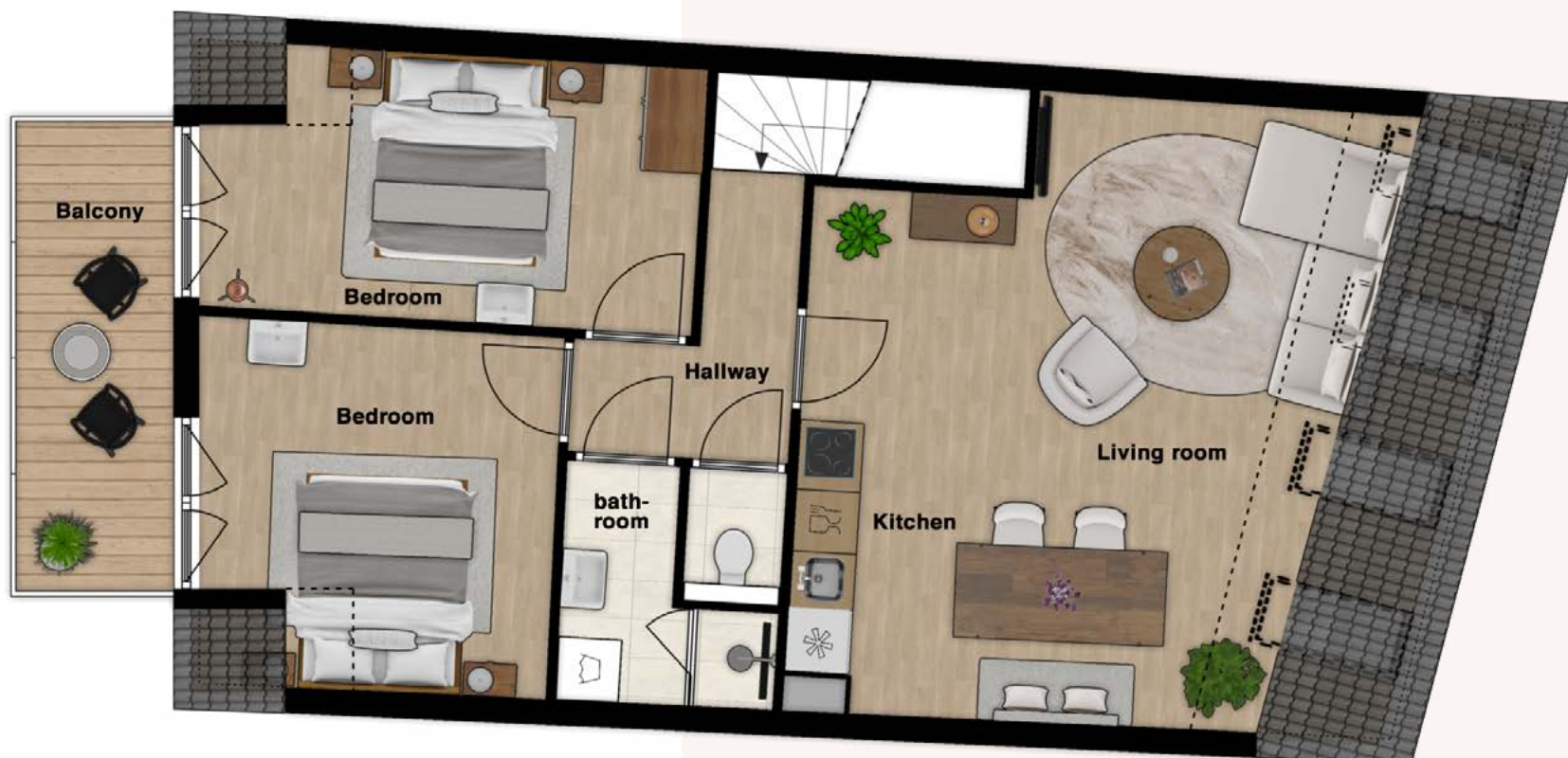
 1 bathroom

Surface area: 68,3 m²

Front view

Rear view

Side view



OTHER FEATURES:

- Spacious layout
- Open kitchen with appliances
- Separate toilet
- Large balcony
- Option: covered parking space on the ground floor
- Option: furniture package



Impression living room apartment 32E

INTERIOR

ATMOSPHERIC & PRACTICAL

The living room is filled with natural light, creating a fresh and homely ambiance. The open and functional kitchen adds extra convenience. Additionally, there is an option to purchase a furniture package, allowing you to move in effortlessly and enjoy your new apartment without worries.



Impression bedroom apartment 32E



RELAX IN COMFORT ON A CHARMING BALCONY

Both bedrooms provide access to the balcony of approximately 7.5 m², located at the quiet back of the building.



Impression bedroom apartment 32E

SANITARY WARE COMFORT & STYLE

Each apartment features stylish basic sanitary fittings. The bathroom is equipped with a modern shower, and a separate toilet is included. The sanitary design perfectly complements the apartment's contemporary look.



Impression bathroom

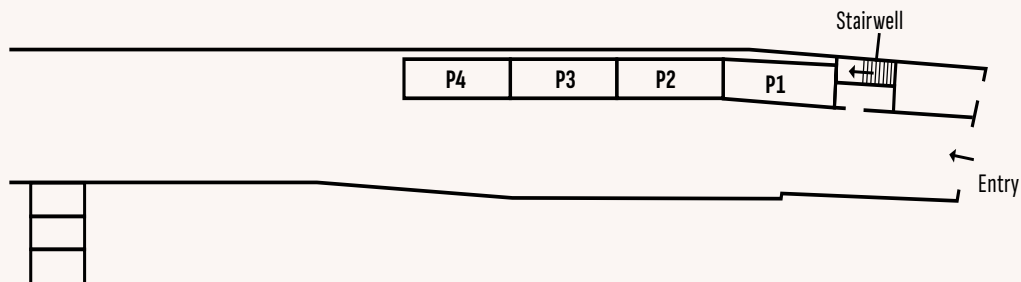
PRIVATE PARKING COVERED PARKING

You have the option to purchase a covered private parking space beneath your apartment. This parking space is located on the ground floor and is easily accessible from the front of the building.

Access to the private garage is provided through a secure garage door. Additionally, there is an extra entrance to the stairwell, offering direct access to the upper apartments.

An ideal solution for a worry-free living experience—safe and convenient.

COVERED PARKING LAYOUT:



BRIEF TECHNICAL DESCRIPTION

GENERAL

1.01 Sales Documentation

The sales documentation consists of drawings and a technical description. These have been compiled with the utmost care based on data from the architect, consultants, and the municipality and are part of the purchase/construction agreement for the apartment complex.

1.02 Applicable Conditions for the Work

This plan is subject to the AVA 2023 - Consumer Conditions. All work will be carried out to a high standard of quality and must always comply with BBL requirements.

SUMMARY TECHNICAL DESCRIPTION

2.11 Measurements

The level of the apartments corresponds to the top of the finished ground floor at the front door.

2.12 Earthworks

The starting point is that the construction site is prepared and free of obstacles at the start of construction work.

2.20 Foundation Piles

2.20.10 Mortar Screw Piles

The apartments will be founded on mortar screw piles. The diameters, pile tip levels, and reinforcement will be in accordance with the specifications of the structural engineer and the supplier of the mortar screw piles.

2.21 Concrete Works

2.21.10 Foundations

Foundation beams will be constructed using reinforced concrete.

2.22 Exterior Walls

2.22.10 Timber or Steel Frame Construction

The exterior walls will be constructed using a wooden or steel frame. The exterior will be covered with panels and finished for decorative plastering in RAL 9010. The interior will also be covered with panels, suitable for paint or spray work in a color to be determined. Insulation between the framework will comply with the Building Code.

2.22.20 Interior Walls

The interior walls will consist of lightweight partition walls or metal stud walls, finished with filler work. They can later be painted or sprayed. Most walls will be in RAL 9010, with some accent walls in "Volle Kleisteen" or "Soothing Mos" by Flexa. The partition walls between common areas and apartments will be fire-resistant.

2.22.30 Cavity Insulation

A cavity insulation panel will be used, with an RC value in accordance with the Building Code.

2.23 Prefabricated Concrete

2.23.10 System Floors

Not applicable. The ground floor is a floor on a sand bed. The upper floors will be constructed using wood or steel structures.

2.23.20 Prefabricated Concrete Components

Not applicable.

2.25 Steel Structures

2.25.20 Metal Support Structures

Steel structures such as beams, columns, parapet supports, lintels, top/base plates, and connections will be executed according to the specifications and regulations of the structural engineer.

2.25.30 Steel Canopy with Grilles

Not applicable.

2.30 Window Frames, Windows, and Doors

2.30.10 Facade Frames and Cladding - PVC

The facade frames will be made of PVC in RAL 7016, according to the manufacturer's specifications. The frames and windows will be fitted with HR++ glazing.

2.30.20 Wooden Exterior Door Frame / Door

Not applicable.

2.30.25 Wooden Interior Door Frames - Apartment Entrance Doors

Interior door frames and doors will be made of hardwood. The doors will be flat interior doors. The separating doors and frames between apartments will have a 30-minute fire resistance rating and be equipped with door closers.

2.30.30 Wooden Interior Door Frames / Doors - General

The meter cupboard door will have a vent gap at the bottom and/or a grille, in accordance with utility company ventilation regulations.

2.30.35 Wooden Interior Door Frames / Doors - Indoor Storage Rooms

Not applicable.

2.30.40 Interior Door Frames / Doors - Apartments

Not applicable.

2.30.50 Hardware and Locks

All exterior doors and windows where applicable will be fitted with hardware and locks that comply with current regulations and requirements.

2.32 Balustrades and Railings

The steel railings for the balconies will be executed as louvered railings in thermally galvanized steel, powder-coated in black or anthracite.

2.33 Roofing Works

2.33.10 Flat and Sloped Roofs

Flat roofs will be insulated and fitted with bitumen roofing. Sloped roofs will be made with insulated sandwich panels and finished with roof tiles.

2.34 Glazing

2.34.10 Glazing in Exterior Frames / Windows / Doors

Exterior frames and doors will be fitted with insulating HR++ glazing, in accordance with the requirements in the BENG calculation and applicable regulations.

2.35 Natural and Artificial Stone

2.35.10 Thresholds

For the toilet and shower room, an artificial stone or natural stone interior threshold will be installed.

2.35.20 Window Sills

For facade frames with parapets, composite window sills will be used.

2.40 Plastering and Spray Work

2.40.10 Ceiling Finishes

The ceilings in the apartments, common areas, entrance hall, utility rooms, and staircase corridor will be finished with spray work in RAL 9010.

2.40.20 Wall Finishes

The walls of the apartments will be finished with paint or spray work in RAL 9010, with various accent walls in colors such as “Volle Kleisteen” or “Soothing Mos” by Flexa. Tiled walls and meter cupboard walls are excluded.

2.41 Tiling

2.41.10 Common Area on Ground Floor and Stairwell in Apartments, Toilet, and Bathroom

Standard floor tiles will be installed in common areas.

2.41.20 Wall Tiles – Toilet and Bathroom

A budget of €22.50/m² (excluding VAT and contractor markup) is allocated for wall tiles, with a size range of 20x20 cm to 60x60 cm. Tiles can be selected and settled against this budget.

2.41.22 Floor Tiles – Toilet and Bathroom

A budget of €45/m² (excluding VAT and contractor markup) is allocated for floor tiles, with a size range of 30x30 cm to 60x60 cm. Tiles can be selected and settled against this budget.

2.42 Flooring and Fire Safety

The upper floors will be constructed with wooden or steel beams with an OSB subfloor. They will be finished with a fire-resistant Fermacell floor system, suitable for tiling or laminate.

2.45 Interior Finishing

2.45.20 Ceiling Finishes

Insulated plasterboard ceilings will be finished with spray or paint in RAL 9010. Separating ceilings will be fire-resistant.

2.46 Painting Works

The following elements will be painted or lacquered:

- Wooden exterior door frames
- Wooden trim along exterior frames
- Wooden enclosures for underfloor heating distributors
- Visible wooden paneling
- Wooden skirting boards and door frames

2.48 Floor Coverings

Living rooms and bedrooms will have laminate flooring suitable for underfloor heating. A budget of €15/m² (excluding VAT and contractor markup) is allocated, to be selected and settled.

2.52 Plumbing and Drainage

2.52.10 Indoor Drainage

The indoor drainage system will be made of PVC, including necessary fittings.

2.52.20 Rainwater Drainage

Rainwater drainage pipes along the facade will be made of zinc and connected to the clean water sewer system.

2.52.30 Water Installation

Cold water pipes will be installed from the WML main water meter to standard sanitary fixtures, as per the drawings.

2.53 Sanitary Installations

The supplied sanitary fixtures will be connected to the sewage system with the necessary odor traps. The following sanitary components are included:

- Toilets: Wall-mounted toilet combination with a small sink.
- Bathrooms: Sink combination, shower set (shower tray, shower screen, thermostatic faucet with sliding bar set).
- Utility Room: Washing machine tap, connection /fill tap for the heat pump/central heating boiler.

2.54 Fire Protection

Not applicable.

2.60 Heating System

The entire apartment, except for the meter cabinet, will be equipped with low-temperature underfloor heating as the primary heating system. The bathroom will have an electric radiator as supplementary heating. Temperature control will be managed via room thermostats in the living room/kitchen, bathroom, and each bedroom.

2.61 Ventilation System

2.61.10 Apartment Ventilation System

The apartments will be equipped with a ventilation system with a Hygro sensor. The kitchen extractor hood will be a recirculation model.

2.61.20 Stairwell and Entrance Hall Ventilation

These areas will be ventilated through natural air intake via the façades and natural exhaust via a roof vent.

2.70 Electrical Installations

2.70.10 Apartments

The electrical installation will be fitted with standard switchgear at an installation height of approximately 1050 mm above the finished floor, except for the meter cabinets, where surface-mounted installation will be used. In the kitchen, wall sockets will be installed at approximately 1250 mm above the finished floor. Other wall sockets and empty conduits will be placed at about 300 mm above the finished floor. For TV or data connections, empty conduits with a pull wire will be installed at various locations. A provider for TV and/or internet must be chosen after completion, and any related costs will be the buyer's responsibility. Electrical connections will be installed as specified in the buyer's plan.

2.80 Kitchens

A provisional budget of €3,500 (excluding VAT and contractor's fee) per apartment has been allocated for the supply and installation of kitchens and kitchen appliances. The exact specifications will be determined and settled accordingly.

2.90 Feasibility Study

The heating and domestic hot water supply will be further assessed to determine whether each apartment will be equipped with a central heating system or a heat pump. If a heat pump system is feasible, photovoltaic (PV) panels will also be installed on the flat roof. This decision depends on the utility companies and the possibility of installing a gas connection.

FINISH STATE

PART	LOCATION	MATERIAL/MANUFACTURE	COLOUR
Outer facades	Facades	Fine decorative plaster	Ral 9010
External window frames	Facade	Plastic Veka NL	7016
Main entrance door of the complex	Facade	Plastic Veka NL	7016
Other external doors	Balconies	Plastic Veka NL	7016
Leak threshold at window level	Facades	Aluminum sheet metal work	7016
Ceiling of the passage	Passage on the ground floor	Solid core panel	9010
Balustrades	Balconies	Handrail, knee rail, and spindles, powder-coated	7016
Balcony floor	Rear balconies	Plastic decking board	Anthracite
Rainwater drainage	Facades	Zinc	Natural
Flat roof coverings		Mineral black 470K24	Black
Edge of flat roofs		Aluminum	Natural



SALES & INFORMATION:



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DISCLAIMER:

This brochure is intended to provide an impression of the available apartments. No rights can be derived from it. The included floor plans and facade views are impressions. The interiors are a free interpretation of the architect and may differ from the standard finishing level. Interior design, kitchens, flooring, upholstery, furniture, plants, etc., are not included in the price as standard.

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