DUTCH EXPATS HOUSING.
HOME IS WHERE THE HEART IS.

AREA GUIDE



THE COMPLETE EXPAT GUIDE TO

Delft

Picture perfect canals with a tech heart

Edition 2026 / 2027 · Neighbourhoods, food, schools, healthcare, sports, cycling and Dutch life

www.dutchexpatshousing.nl

INSIDE THIS GUIDE

Welcome to Delft

This guide is written by the team of Dutch Expats Housing. We help internationals find a home in the Netherlands every week, and we put everything we tell our own clients about Delft in one place: where to live, where to eat, where your children can go to school, which sports club to join and how to feel at home the Dutch way.



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All information was checked in November 2026. Restaurants, opening hours and rents change; always check the website of a venue before you go.

CHAPTER 01

Welcome to Delft

THE CITY OF VERMEER AND DELFT BLUE

Delft is the Netherlands as people imagine it: narrow canals, bridges, church towers and a market square that looks like a painting. And it is a painting: Johannes Vermeer lived and worked here. Behind the postcard is one of the best technical universities in the world, TU Delft, and a busy tech scene. With Rotterdam and The Hague both 15 minutes away, Delft is a smart base for couples and families who want calm without being far from anything.

POPULATION	TYPICAL 2-BED RENT	TO ROTTERDAM / THE HAGUE	BEST FOR
about 105,000	€1,400 to €2,000 p/m	about 12 min / 10 min by train	Couples, researchers, young families

Why internationals choose Delft

- Small city charm with big city jobs in Rotterdam and The Hague nearby
- TU Delft and its campus companies: an international, innovative community
- Safe, walkable and almost everything is within 10 minutes by bike
- Weekly markets on one of the most beautiful squares in the country
- Polder landscapes start right at the edge of town

Rents in this guide

All rents are indicative monthly rents for unfurnished, mid-market homes in 2026, excluding utilities. Furnished homes and family houses are usually higher.

Your official starting point

Delft residents can use The Hague International Centre for registration, BSN and permits. TU Delft also has its own support for international staff.

CHAPTER 02

Neighbourhoods

Every neighbourhood in Delft has its own character. Here is where our clients love to live, and who each area suits best.



Binnenstad (historic centre)

Couples and city lovers | 2-bed €1,500 to €2,200

Living on a canal in a 17th century house: steep stairs, beams and character. Shops, terraces and the station within walking distance.

LOCAL TIP

Climb the tower of the Nieuwe Kerk for the view over the whole city, all the way to Rotterdam and The Hague.

Hof van Delft & Vrijenban

Families | 2-bed €1,600 to €2,300

Neighbourhoods from the 1920s and 1930s just outside the centre, with family houses, small gardens, schools and parks. Quiet streets where children play outside.

LOCAL TIP

Do your daily shopping at the local bakers and greengrocers: the shop owners will know your name within a month.

CHAPTER 02

Neighbourhoods, continued

Wippolder & TU Delft area

Researchers, PhDs and students

2-bed €1,300 to €1,800

Right next to the campus of TU Delft. Practical, lively and full of internationals.

LOCAL TIP

Check the events at the TU Delft Library and the Science Centre: many are open to everyone.

Tanthof

Families on a budget

2-bed €1,500 to €2,000

A green 1970s and 1980s neighbourhood in the south west with family houses, ponds and playgrounds. Quick access to the A4 and the polder.

LOCAL TIP

The polder of Midden-Delfland starts at the edge of Tanthof: you will see cows on your evening walk.

Delfgauw & Emerald

Families with a car

2-bed €1,700 to €2,400

Newer homes on the eastern edge of Delft, next to the Delftse Hout recreation area with its lake, forest and campsite.

LOCAL TIP

Swim in the lake of the Delftse Hout in summer; locals bring a picnic and stay all day.

Den Hoorn

Families wanting village life

2-bed €1,600 to €2,200

A small village between Delft and the polder, with a strong community, sports clubs and fast access to Delft by bike.

LOCAL TIP

Buy cheese straight from the farm in Midden-Delfland: look for the 'kaas' signs along the road.

CHAPTER 03

Eat & drink

From brown cafés to rooftop lunches: the places locals actually go to.

Iconic Delft

Stads-Koffyhuis OUDE DELFT	Beloved lunch spot on a terrace boat on the oldest canal of Delft. Famous for its sandwiches and pancakes.
De Waag MARKT	Brasserie in the 17th century weigh house, with a terrace on the square in summer.
Spijshuis de Dis BEESTENMARKT	Dutch classics with a modern twist: think stamppot and fresh fish.
Beestenmarkt CENTRE	The former cattle market is now a square full of terraces under big trees. The heart of Delft on a summer evening.

Bars & brown cafés

Locus Publicus BRABANTSE TURFMARKT	Small beer café with a huge menu of Belgian and Dutch beers.
Café Vlaanderen BEESTENMARKT	Popular café restaurant with one of the nicest terraces in town.

Very Dutch, very Delft

Royal Delft ROTTERDAMSEWEG	The last original Delft Blue factory, still making pottery by hand since 1653. Tour, shop and tearoom.
Thursday market MARKT	The weekly market fills the square between the City Hall and the Nieuwe Kerk. Try a fresh stroopwafel.

Markets

General market THURSDAY	On the Markt, with a flower market along the Hippolytusbuurt canal.
Saturday market SATURDAY	On the Brabantse Turfmarkt and Burgwal; in summer also an antique and flea market along the canals.

CHAPTER 04

Schools & education

School is compulsory from age 5 and most children start at 4. Subsidised international schools cost a fraction of private schools but have waiting lists, so contact them as soon as your move is confirmed.

International schools

International School Delft (ISD) DELFT	Subsidised international primary school following the International Primary Curriculum. Popular with TU Delft families, so register early.
Secondary: ISH, RISS and British School THE HAGUE / ROTTERDAM	For international secondary education, most Delft families use schools in The Hague or Rotterdam, 15 to 25 minutes away.

Dutch and bilingual education

Dutch primary schools (basisschool) EVERY NEIGHBOURHOOD	Good quality, free and close to home. Many TU Delft families choose this route.
Bilingual secondary (TTO) DELFT	Some Delft secondary schools offer bilingual streams. Ask at the open days in January and February.

Universities & higher education

TU Delft CAMPUS ZUID	One of the world's leading technical universities.
The Hague University of Applied Sciences & Inholland DELFT CAMPUSES	Applied technology and engineering programmes.

Childcare (kinderopvang)

Daycare (kinderdagverblijf) for ages 0 to 4 and after school care (BSO) for ages 4 to 12. Working parents can receive childcare benefit (kinderopvangtoeslag) through the Dutch tax office. Put your child on a waiting list as early as possible.

CHAPTER 05

Healthcare

Hospitals

Reinier de Graaf Gasthuis DELFT	The hospital of Delft, with an emergency department and maternity care.
HMC, HagaZiekenhuis & Erasmus MC THE HAGUE / ROTTERDAM	Specialist and academic care within 15 to 20 minutes.

How Dutch healthcare works

112	The emergency number for police, ambulance and fire brigade.
Huisarts (GP)	Register with a GP close to your home as soon as you have an address. The GP is the gatekeeper: you need a referral for hospital care.
Huisartsenpost	Out of hours GP service for evenings, nights and weekends. Always call first.
Health insurance	Basic insurance (basisverzekering) is mandatory within four months of registering or starting work, and is backdated. Compare policies every year in November and December.
Own risk (eigen risico)	The first part of your yearly medical costs is paid by you. GP visits are free of this.
Dentist & physio	For adults these are only covered by supplementary insurance (aanvullende verzekering).
Apotheek	Pharmacy. Prescriptions from your GP go straight to your registered pharmacy.
Children	The consultatiebureau checks babies and young children and gives vaccinations, free of charge.
Kraamzorg	After giving birth a maternity nurse comes to your home for about a week. Book it early in your pregnancy.

In an emergency always call 112. For urgent medical questions outside office hours call the huisartsenpost of your area.

CHAPTER 06

Sports & clubs

The fastest way to make Dutch friends? Join a club (vereniging). Clubs are run by volunteers, have their own clubhouse with a bar, and the drinks after the match matter as much as the match itself.

MHC Delft HOCKEY	Friendly mixed hockey club with teams for children and adults.
Fortuna Delft KORFBALL	One of the most successful korfball clubs in the country. Korfball is a Dutch mixed team sport: try it for the true local experience.
Student rowing clubs ROWING	Laga and Proteus-Eretes row on the Schie; for TU Delft students and staff.
Sports Centre TU Delft ALL SPORTS	Huge sports centre with dozens of sports for students and staff.
Delftse Hout SWIMMING, RUNNING & GOLF	Recreation area with a swimming lake, running trails and a golf course nearby.
DHC Delft FOOTBALL	Traditional local football club with youth teams.

Tip: the kantine

Members are expected to help out a few times a year, for example behind the bar or as a referee for youth teams. It is the best way to get to know people.

CHAPTER 07

Cycling routes

The Dutch have more bikes than people. These are our favourite rides from Delft, from an easy Sunday loop to a proper day out.

25 km	**Midden-Delfland polder loop** Via Schipluiden and Maasland through one of the last open polder landscapes in the Randstad. Cows, windmills and cheese farms.
12 km one way	**Delft to The Hague along the Vliet** Follow the old canal past country estates to the royal city.
15 km one way	**Delft to Rotterdam along the Schie** Ride along the water to historic Delfshaven, where the Pilgrim Fathers set sail in 1620.
15 km	**Delftse Hout & Pijnacker** Forest paths, lakes and greenhouses: an easy family ride.

Cycling the Dutch way

- Lights front and rear are mandatory after dark.
- Holding your phone while cycling is forbidden and fined.
- Traffic from the right has priority unless signs or 'shark teeth' road markings say otherwise.
- Use two good locks, one of them a chain lock attached to something fixed.
- Buy second hand at a bike shop, or start with a subscription bike (for example Swapfiets) while you settle in.

CHAPTER 08

Getting around

- Delft station: trains to The Hague (about 10 min) and Rotterdam (about 12 min) every few minutes.
- Tram 1 to The Hague and Scheveningen, tram 19 to Leidschendam via the TU campus.
- Rotterdam The Hague Airport is 15 minutes away; Schiphol about 40 minutes by train.
- Inside Delft, cycling is by far the quickest way to get around.

Day trips from Delft

Midden-Delfland DAY TRIP	Polder, farms and cheese, right outside the city.
Scheveningen beach DAY TRIP	30 minutes by tram 1.
Rotterdam DAY TRIP	Skyline, Markthal and the port, 12 minutes away.

Public transport tips

Always check in and out. Use the NS app and 9292 for journey planning. If you travel by train often, an NS subscription with off-peak discount pays for itself quickly.

Plan bike trips with the free 'knooppunten' (junction) network: numbered signposts that let you link routes together.

CHAPTER 09

Live like a local

Only in Delft

Vermeer & Delft Blue	Visit the Vermeer Centrum and the Prinsenhof, where William of Orange, the father of the nation, was assassinated in 1584.
Royal tombs	The Dutch royal family is buried in the Nieuwe Kerk on the Markt.
Student city	TU Delft gives the city energy. Expect fun events, but also busy bike racks at the station.
Village feel	Delft is small: you will bump into neighbours on the market every Thursday.

The Delft calendar

April	Koningsdag: the whole centre becomes one big flea market and party
Summer	Delft Chamber Music Festival
Every Thursday	Market day on the Markt
December	Christmas market on the Markt

National days to know

27 April	Koningsdag (King's Day): wear orange, the whole country is one big street party and flea market
4 & 5 May	Remembrance Day (two minutes of silence at 20:00 on 4 May) and Liberation Day festivals
5 December	Sinterklaas: gifts and poems, the most important children's celebration
31 December	Oud en Nieuw: oliebollen, fireworks and New Year's dives

CHAPTER 09

The Dutch way

Ten words you will hear on day one

Gezellig
Cosy, warm, fun together. The most Dutch word there is; you will hear it every day.

Borrel
Drinks and snacks after work, often on Friday. Say yes to the first invitation.

Lekker
Tasty, but also nice, good or comfortable. 'Lekker weer' means nice weather.

Uitwaaien
Walking in strong wind to clear your head, ideally on the beach.

Doe maar normaal
Just act normal. The Dutch dislike showing off.

Tikkie
A payment request via your banking app. Splitting the bill is completely normal.

Huisarts
Your family doctor and your first stop for every medical question.

Fietsenstalling
Bicycle parking. Never leave your bike outside one near a station.

Gefeliciteerd
Congratulations. At a birthday you congratulate everyone in the room.

Hoi / Doei
Hi / Bye. Informal and used by everybody, even at work.

Dutch habits, explained

Dinner at six	Most Dutch families eat between 18:00 and 19:00. Restaurants are busy early.
The agenda	Social plans are made weeks ahead. Spontaneous visits are rare, so do not take it personally.
Directness	Dutch feedback is honest and to the point. It is meant as respect, not rudeness.
The birthday circle	At home birthdays guests sit in a circle and congratulate the whole family. Bring flowers.
Paying by card	Debit card (PIN) is king. Some shops and restaurants do not accept credit cards.
Shopping hours	Shops usually close around 18:00, with a late shopping evening (koopavond) once a week. Most city centres open on Sunday.
Rain gear, not umbrellas	Wind breaks umbrellas. Buy a proper rain jacket, or rain trousers if you cycle daily.
Waste separation	Separate paper, glass, plastic and organic waste. Your municipality sends a calendar.

CHAPTER 10

Your first 30 days

Print this page and tick the boxes. Our clients get help with almost every step.

- [ ] **Register at the municipality (gemeente)**
  Within 5 days of arrival. You receive your BSN, the number you need for everything.
- [ ] **Apply for DigiD**
  Your digital ID for taxes, healthcare and government websites.
- [ ] **Open a Dutch bank account**
  Needed for your salary, rent and Tikkies. We arrange this with ING.
- [ ] **Take out health insurance**
  Mandatory and backdated to your registration date.
- [ ] **Register with a GP and a dentist**
  Do this before you need one; some practices have waiting lists.
- [ ] **Apply for the 30% ruling**
  If you qualify, your employer applies within four months of your start date.
- [ ] **Set up energy, water and internet**
  Many rental homes come empty, so arrange this before you move in.
- [ ] **Furnish your home**
  Rent a complete furniture package if you do not ship your own.
- [ ] **Get a bike and two locks**
  The fastest way to get around every Dutch city.
- [ ] **Public transport**
  Tap in and out with your contactless bank card (OVpay) or get a personal OV-chipkaart.
- [ ] **Schools and childcare**
  Register early; international schools and popular daycares have waiting lists. Check whether you qualify for childcare benefit (kinderopvangtoeslag).
- [ ] **Driving**
  Check whether you can exchange your driving licence. A short lease car bridges the first months.



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CHAPTER 11 · HOW WE HELP

Your new home in Delft, found for you.

Our team searches the rental market for you every day, including homes that are not online yet. From the first call to the day you get your keys. And you only pay when we have found your home.

Complete housing search

From intake call to signed contract. Personal search with daily matches, often before homes reach the public portals.

Off-market network

Access to homes from our network of rental agents before they are published.

Viewings & negotiation

We request viewings, prepare your file and write your rental proposal.

Contract check

We explain the Dutch rental contract in English before you sign.

Utilities & internet

Energy, water and wifi arranged through our partner Easy Nuts.

Furniture packages

Move into a fully furnished home with our partner Keypro.

Bank account & 30% ruling

Bank account via ING and the 30% ruling with Tax Globalizers.

Short lease cars & moving

Mobility via Blankert Shortlease and international moving with our partners.

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