DUTCH EXPATS HOUSING.
HOME IS WHERE THE HEART IS.

AREA GUIDE



THE COMPLETE EXPAT GUIDE TO

Eindhoven

Design, technology and the warmth of Brabant

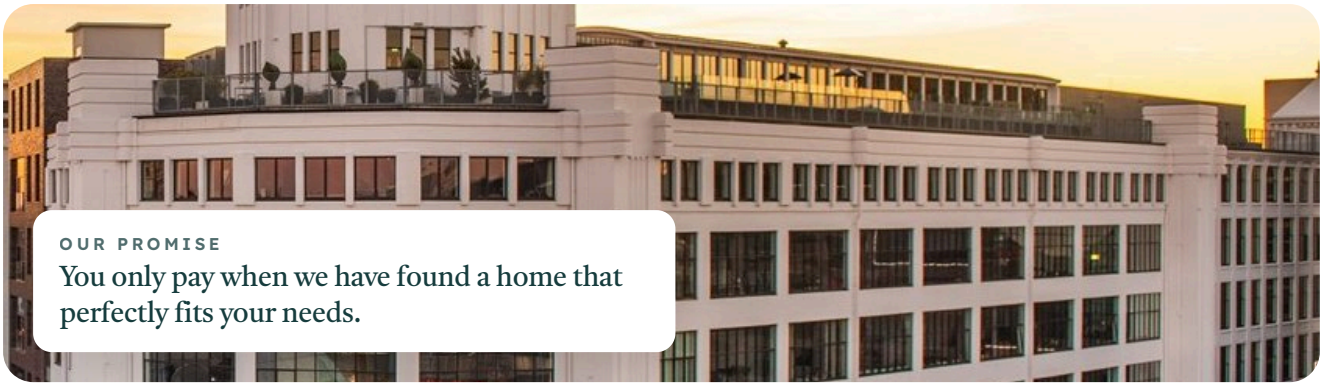
Edition 2026 / 2027 · Neighbourhoods, food, schools, healthcare, sports, cycling and Dutch life

www.dutchexpatshousing.nl

INSIDE THIS GUIDE

Welcome to Eindhoven

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 Eindhoven 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.



OUR PROMISE
You only pay when we have found a home that perfectly fits your needs.

01 Welcome
02 Neighbourhoods
03 Eat & drink
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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 Eindhoven

CITY OF LIGHT AND THE CAPITAL OF BRAINPORT

Eindhoven grew from a village into a city thanks to Philips, and the light bulb factory still shapes its identity: locals call their city 'Lichtstad', city of light. Today Eindhoven is the centre of Brainport, one of the smartest tech regions in the world, with ASML, Philips, NXP and DAF around the corner and thousands of internationals moving here every year. Add the famous Brabant hospitality, Dutch Design Week and affordable housing, and you see why people love it here.

POPULATION	TYPICAL 2-BED RENT	TO AMSTERDAM	BEST FOR
about 245,000	€1,400 to €2,000 p/m	about 1h20 by train	Engineers, tech families, designers

Why internationals choose Eindhoven

- Brainport region: ASML, Philips, NXP, DAF, VDL and hundreds of tech companies
- More house for your money than in the Randstad
- Eindhoven Airport with direct flights across Europe
- Strong international community and international schools
- Brabant lifestyle: warm, social and 'Bourgondisch', loving good food and drink

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

Holland Expat Center South: registration, BSN, residence permits and the 30% ruling information for internationals in the Brainport region.

CHAPTER 02

Neighbourhoods

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

Centrum

Young professionals | **2-bed €1,400 to €2,100**

Modern apartments close to the station, the 18 Septemberplein, shops, restaurants and the famous bar street Stratumseind.

LOCAL TIP

Grab a coffee under the Blob, the futuristic building on 18 Septemberplein.

Strijp-S

Creatives and tech professionals

2-bed €1,500 to €2,200

The former Philips factory site turned into a creative district with lofts, design studios, events and the Ketelhuisplein.

LOCAL TIP

Visit the Feel Good Market at Strijp-S: food, design and second hand finds once a month.

Villapark

Families with a bigger budget | **2-bed €2,000 to €3,200**

Stately detached villas from the 1920s and 1930s, close to the station and the centre. Green, quiet and prestigious.

LOCAL TIP

Walk to the centre in ten minutes through tree lined lanes.

Stratum

Couples and young families | **2-bed €1,400 to €2,000**

South of the centre with a lively mix of older homes, the Kleine Berg restaurant strip nearby and the Dommel river valley.

LOCAL TIP

Walk along the Dommel river from Stratum into the green valley of the Genneper Parken.

CHAPTER 02

Neighbourhoods, continued

Gestel & Genneper Parken

Sporty families | **2-bed €1,500 to €2,200**

Green neighbourhood next to the big Genneper Parken, with the national swimming centre, an ice rink and athletics.

LOCAL TIP

The open air farm and nature centre in the Genneper Parken is perfect for small children.

Woensel

Good value | **2-bed €1,300 to €1,800**

The largest district in the north of the city. Affordable family homes, a huge Saturday market and good bus connections.

LOCAL TIP

Do your weekly shopping at the Woenselse Markt on Saturday.

Meerhoven

Families wanting new build homes

2-bed €1,600 to €2,200

Modern district on the west side near the airport and the A2, with new houses, schools and a lake.

LOCAL TIP

Swim in the lake of the Meerhoven park in summer.

Veldhoven, Best & Nuenen

ASML employees and families | **2-bed €1,600 to €2,600**

Villages around the city. Veldhoven is home to ASML's headquarters; Nuenen is the village where Vincent van Gogh lived and painted.

LOCAL TIP

Living in Veldhoven means cycling to ASML in minutes.

CHAPTER 03

Eat & drink

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

Iconic Eindhoven

Usine PHILIPS LICHTTOREN	Brasserie in the former Philips light tower, a beautiful industrial space.
Kazerne PARADIJSLAAN	Restaurant and design gallery in one, with work from Dutch designers on display.
Kleine Berg & Wilhelminaplein CENTRE	The city's restaurant quarter, with terraces from spring to autumn.
Stratumseind CENTRE	The longest bar street in the Netherlands. Students, locals and internationals together.

Very Dutch, very Brabant

Worstenbrood EVERY BAKERY	Sausage meat baked in soft bread. The pride of Brabant.
Brabantse koffietafel LUNCH	A lunch of breads, cheese, meats and soup, often served at family gatherings.
Carnaval food & drink FEBRUARY	During carnaval locals eat and drink in the streets for days. Join, dressed up.

Markets

Woenselse Markt SATURDAY (ALSO TUESDAY)	One of the biggest markets in the region.
Feel Good Market MONTHLY AT STRIJP-S	Food, design and vintage.

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 Eindhoven (ISE) EINDHOVEN	Primary and secondary, IB programmes. Very international, partly subsidised, popular with Brainport families.
Regional International School (RISE) EINDHOVEN	Subsidised international primary following the International Primary Curriculum.

International or Dutch school?

Staying two or three years? An international school keeps your child's education portable. Staying longer, or with young children? Many expat families choose a local Dutch school: children become fluent within a year and make friends in the neighbourhood. Bilingual secondary schools offer a middle way.

CHAPTER 04

Schools & education, continued

Dutch and bilingual education

Dutch primary schools (basisschool) EVERY NEIGHBOURHOOD	Free and of good quality. Many expat families choose this route.
Bilingual secondary (TTO) EINDHOVEN REGION	Several schools offer bilingual education.

Universities & higher education

Eindhoven University of Technology (TU/e) CAMPUS NEAR THE CENTRE	Top technical university with a close link to the industry.
Fontys University of Applied Sciences SEVERAL CAMPUSES	Large applied university with many English taught programmes.
Design Academy Eindhoven CENTRE	One of the world's leading design schools.

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

Catharina Ziekenhuis EINDHOVEN	Large teaching hospital with emergency department, top heart and cancer care.
Máxima MC VELDHOVEN & EINDHOVEN	Teaching hospital with a well known mother and child centre.
Anna Ziekenhuis GELDROP	General hospital in the east of the region.

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.

PSV Eindhoven FOOTBALL (WATCH)	One of the three big Dutch clubs. Home games in the Philips Stadion right in the city.
Oranje-Rood HOCKEY	Big hockey club with teams for every level and age.
Pieter van den Hoogenband Swimming Stadium SWIMMING	The national swimming centre in the Genneper Parken, also open for the public.
Genneper Parken MANY SPORTS	Athletics, ice skating, tennis and fitness in one sports park.
Eindhoven Marathon RUNNING	Every October, through the city and Strijp-S.
Strabrechtse Heide & Kempen MOUNTAIN BIKING & HIKING	Heathland and forests just outside the city.
Golf REGION	Several golf courses within 20 minutes, including historic clubs in Valkenswaard.

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 Eindhoven, from an easy Sunday loop to a proper day out.

Nuenen, 15 km loop	**Van Gogh Roosegaarde bicycle path** A cycle path that glows in the dark with thousands of little stones, inspired by Van Gogh's Starry Night. Ride it after sunset.
Between Eindhoven and Veldhoven	**The Hovenring** A floating circular bridge just for cyclists, hanging above a busy junction. Worth a detour.
25 km one way	**Kempen route to Oirschot** Through forests and farmland to the historic village of Oirschot with its huge church.
30 km loop	**Strabrechtse Heide** Purple heathland in late summer, sand dunes and fens.

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

- Eindhoven Centraal: Intercity to Amsterdam in about 1h20, Utrecht in about 50 minutes.
- Eindhoven Airport: direct flights to dozens of European destinations.
- Fast electric buses connect the airport, station and suburbs.
- The A2, A58 and A67 motorways meet here: Belgium and Germany are close.

Day trips from Eindhoven

Nuenen DAY TRIP	In the footsteps of Van Gogh, 15 minutes away.
Den Bosch DAY TRIP	Beautiful old town and the famous Bossche bol pastry, 20 minutes by train.
Belgium DAY TRIP	Antwerp and Leuven within 1h30.

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 Eindhoven

Brabant hospitality	People say hello to strangers, and goodbye with 'houdoe'. Accept the coffee you are offered.
Carnaval	In February Eindhoven changes its name to 'Lampegat' and celebrates for days in costume.
Philips heritage	Visit the Philips Museum where the company started in 1891.
Design & light	Dutch Design Week and GLOW turn the city into an open air gallery.

The Eindhoven calendar

February/March	Carnaval: the city becomes 'Lampegat'
April	Koningsdag
October	Dutch Design Week and the Eindhoven Marathon
November	GLOW light art festival

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

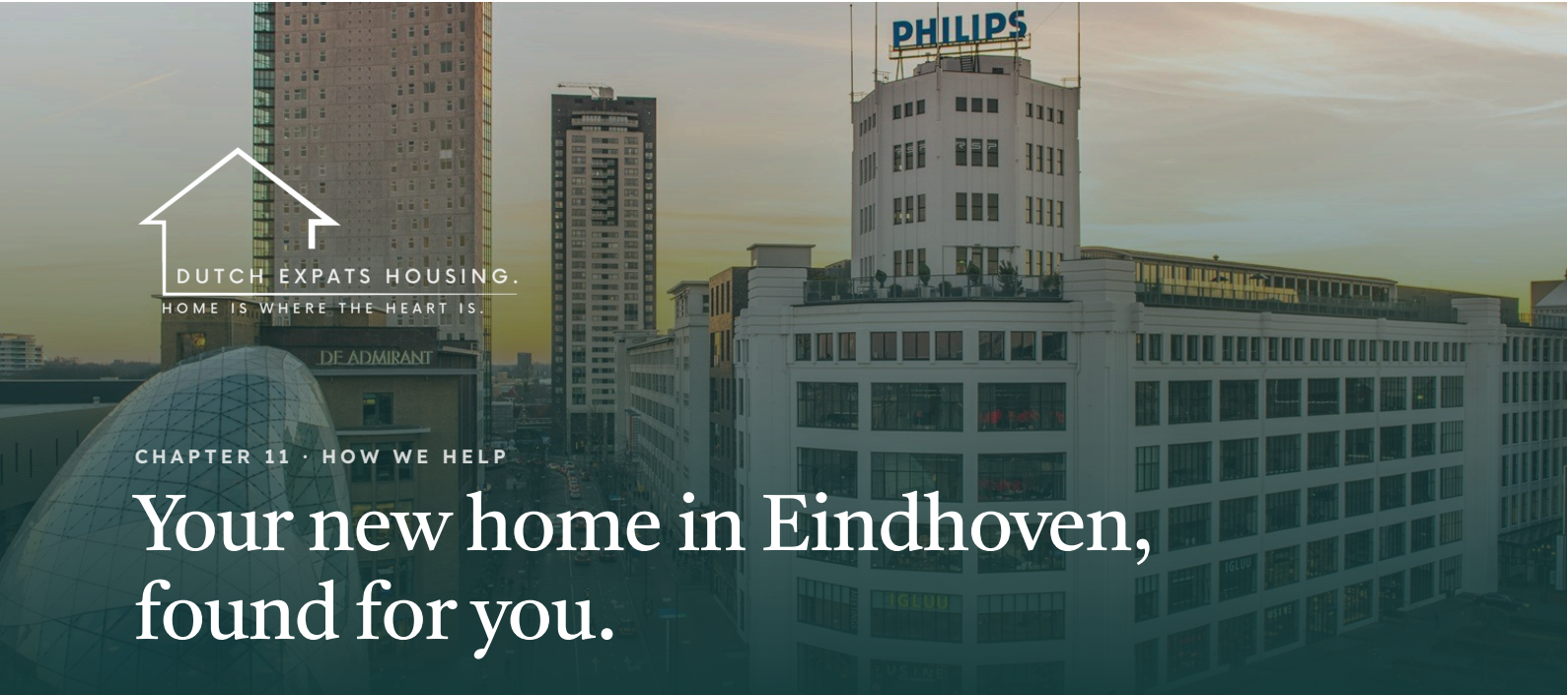
Dinner at six	Most Dutch families eat between 18:00 and 19:00. Restaurants are busy early.
The agenda	Social plans are made weeks ahead. Spontaneous visits are rare, so do not take it personally.
Directness	Dutch feedback is honest and to the point. It is meant as respect, not rudeness.
The birthday 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 Eindhoven, 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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