

AMSTERDAM

# Amstelkade 21 3

*Objektnummer: NL25185580*



**KAUFPREIS: 995.000 EUR**

Objektnummer: NL25185580 - 1078 AC AMSTERDAM

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## Auf einen Blick

|              |            |           |             |
|--------------|------------|-----------|-------------|
| Objektnummer | NL25185580 | Kaufpreis | 995.000 EUR |
| Baujahr      | 1922       | Wohnung   | Apartment   |

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## Die Immobilie



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## Die Immobilie



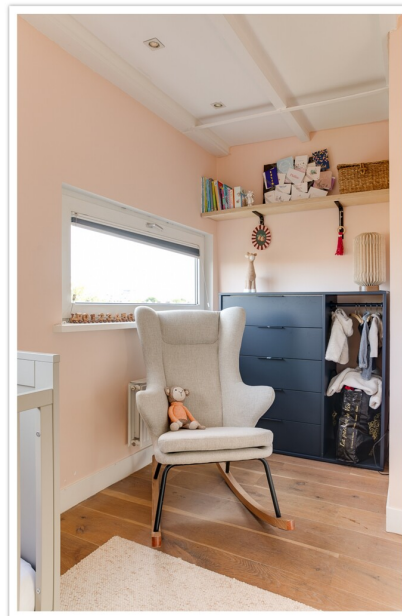
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## Ein erster Eindruck

Bright and spacious 136 m<sup>2</sup> duplex apartment with two balconies and a large roof terrace, with three spacious bedrooms in the popular Rivierenbuurt neighborhood, idyllically situated on the waterfront.

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## Ausstattung und Details

A well-maintained staircase leads you into this delightful second-floor apartment. Here, you'll find a spacious wardrobe for coats, bags, and belongings.

Via an internal staircase you enter the spacious living room, bathed in natural light from the generous windows at both the front and rear.

The front boasts a beautiful view of the Amstel Canal, while the rear boasts a wonderful south-facing balcony that extends the width of the apartment.

The open-plan kitchen with an island opens onto the balcony.

The modern kitchen is equipped with various built-in appliances, including an oven, extractor hood, dishwasher, freezer, and a 5-burner gas stove.

This floor also features a toilet with a hand basin and a practical hallway in front, perfect for storing additional belongings.

An open staircase in the living room leads to the sleeping area. Here, you'll find two spacious bedrooms at the front, overlooking the Amstel Canal.

At the rear, you'll find the third bedroom with air conditioning and a built-in wardrobe, opening onto a lovely, sunny balcony.

The beautiful bathroom is also located at the rear and is spacious and bright. The bathroom has a bathtub, walk-in shower, toilet, and double sink.

This floor also has a separate room for the washing machine and dryer.

There is a beautiful oak laminate parquet flooring throughout the apartment.

And then, the icing on the cake... an easy open staircase leads to a truly magnificent roof terrace with views of almost the entire city.

The access to the roof terrace open remotely, so opening it is hassle-free.

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## Alles zum Standort

Amstelkade is a quiet street in a vibrant neighborhood on the edge of De Pijp and Rivierenbuurt.

Various shops and restaurants are located nearby, including De Pijp and its bustling Albert Cuyp Market, and the Maasstraat and Scheldestraat, all within walking distance.

The apartment is easily accessible by public transport: RAI, Amstel, and Zuid WTC train stations are approximately a 10-minute bike ride away, and various tram and bus lines are within a 2-minute walk.

The apartment is also ideally located near major highways: the A10, A2, A1, and A4 motorways are all within approximately 10 minutes. Ample parking is available in front of the apartment.

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## Weitere Informationen

### Leasehold

The property is situated on leasehold land and was secured years ago under favorable terms.

The annual payment is €732, indexed annually.

### Homeowners' Association

The Homeowners' Association has four members and covers Amstelkade 21 only.

There is a long-term maintenance plan (MJOP) and members save monthly.

Management is handled by one of the members.

### Details

- Spacious and bright apartment of 136 m<sup>2</sup> (NEN 2580)
- Leasehold land, ground rent secured under favorable terms
- Small involved homeowners' association (VvE), all sharing house number Amstelkade 21
- Homeowners' association fee €138.75 per month
- Long-term maintenance plan (MJOP) available
- Two south-facing balconies and a roof terrace
- Energy label B, double glazing
- Owned central heating boiler
- Delivery upon agreement

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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