

Amsterdam

# Kloveniersburgwal 75 D

Objektnummer: NL25185588



KAUFPREIS: 825.000 EUR • WOHNFLÄCHE: ca. 90 m<sup>2</sup> • ZIMMER: 1 • GRUNDSTÜCK: 325 m<sup>2</sup>

**Objektnummer: NL25185588 - 1011 KA Amsterdam**

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## **Auf einen Blick**

<b>Objektnummer</b>	<b>NL25185588</b>	<b>Kaufpreis</b>	<b>825.000 EUR</b>
<b>Wohnfläche</b>	<b>ca. 90 m<sup>2</sup></b>	<b>Wohnungstyp</b>	<b>Apartment</b>
<b>Zimmer</b>	<b>1</b>		
<b>Schlafzimmer</b>	<b>1</b>		
<b>Badezimmer</b>	<b>1</b>		
<b>Baujahr</b>	<b>1895</b>		

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## Die Immobilie



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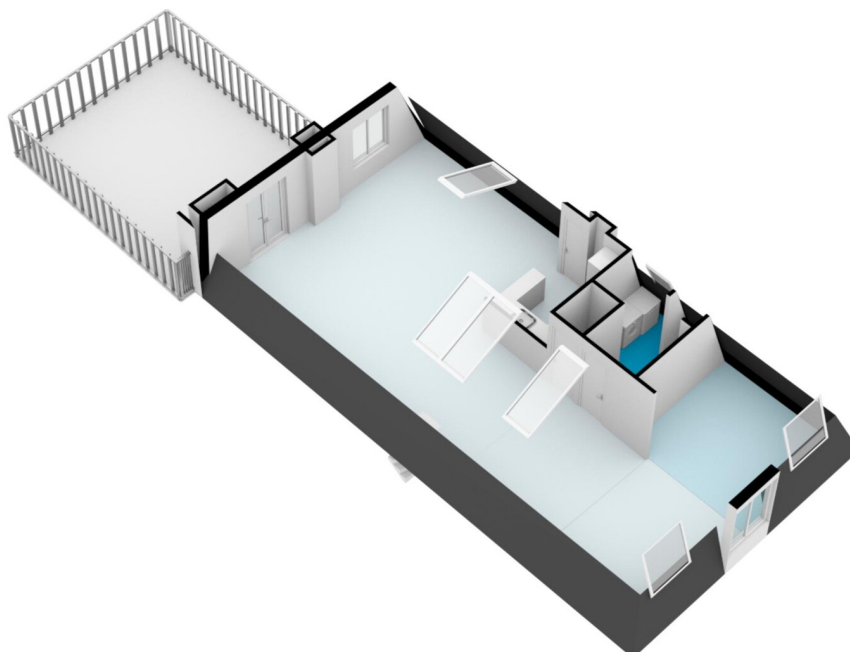
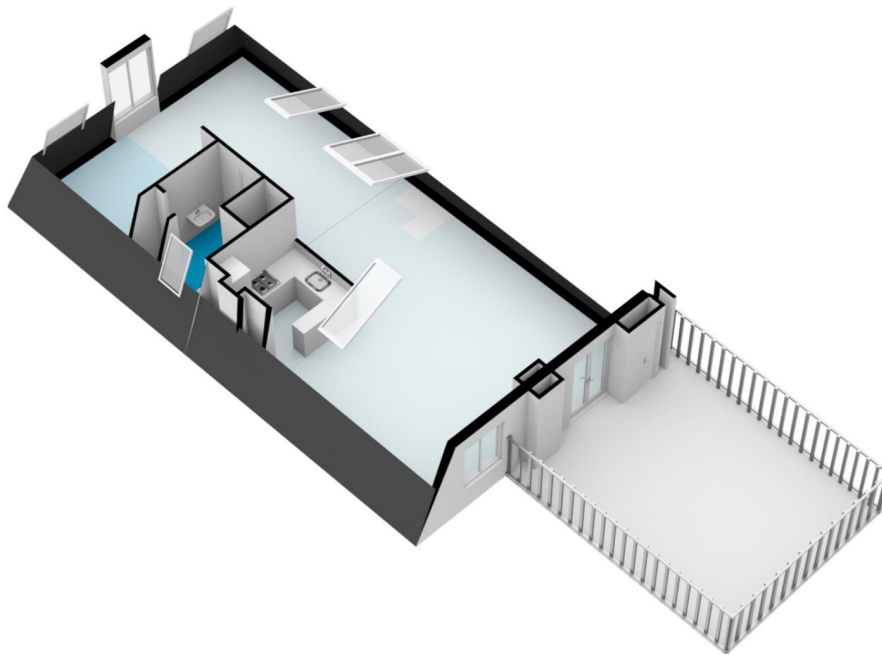
## Die Immobilie





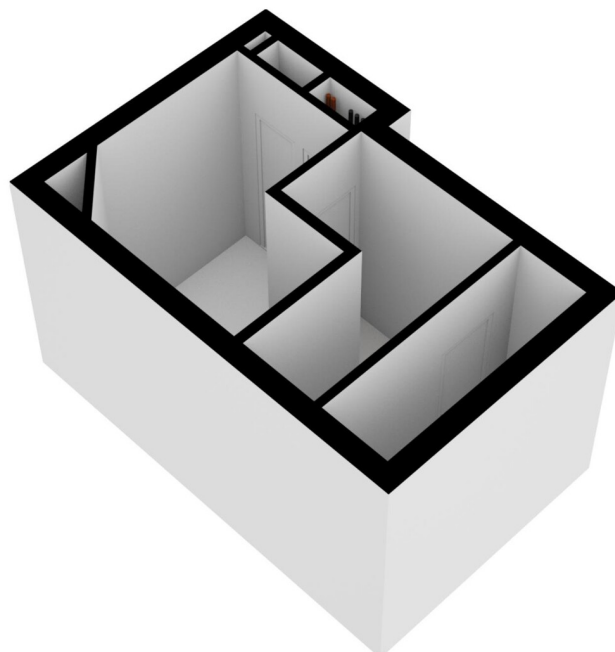
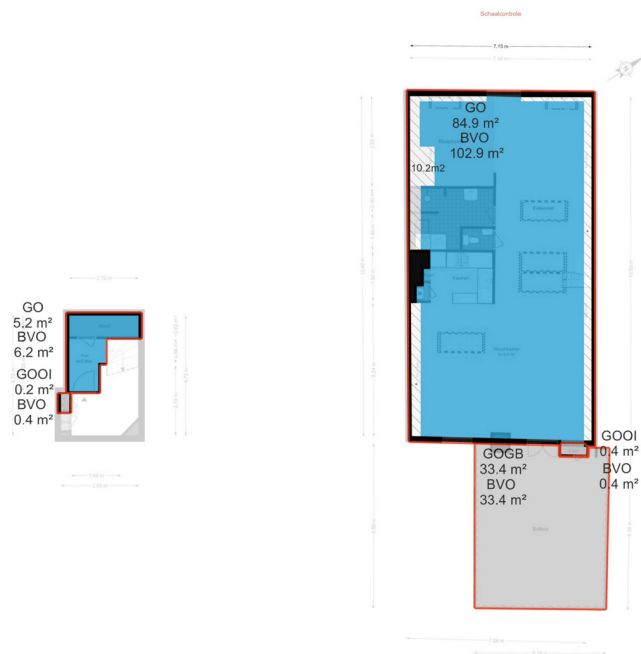
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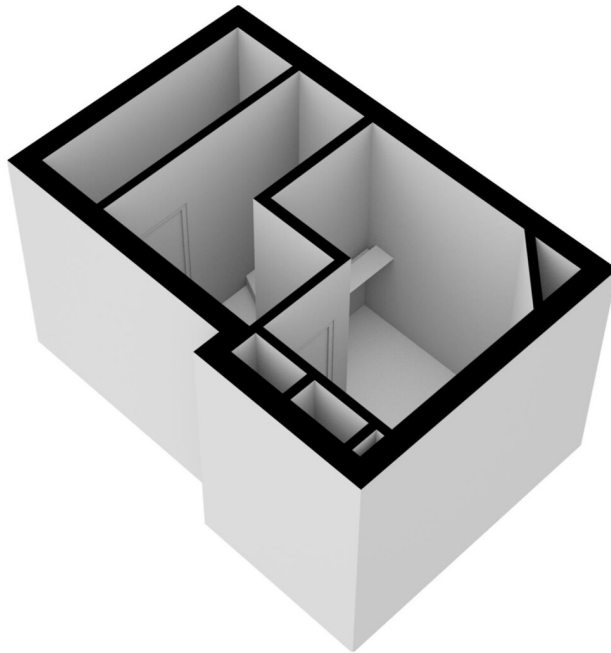
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## **Ein erster Eindruck**

**Unique Penthouse Loft with Terrace and Canal Views – Kloveniersburgwal, Amsterdam**

**On the top floor of a monumental canal house (built in 1895, designed by architect Abraham Salm) lies this unique penthouse loft of approximately 90 m<sup>2</sup>, featuring a spacious 33 m<sup>2</sup> terrace and stunning views over the canal.**

**The loft is situated beneath a distinctive mansard roof, allowing natural light to pour in from three sides – front, back, and above. The space is currently one open layout, with a charming fireplace and direct access to a sunny, private terrace. This remarkable apartment offers tranquility in the very heart of Amsterdam’s historic city center.**

**The space was previously a three-room apartment and can easily be converted back to that layout.**

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## **Ausstattung und Details**

**Entrance on the second floor with coat area and ample storage space. A fixed staircase leads to the top floor with an impressive open loft: a bright living area with fireplace and direct access to the spacious roof terrace.**

**The semi-open kitchen (renovated in 2014–2015) is centrally located. At the front, there is a bedroom with an adjoining workspace. The bathroom, located in the middle, features a shower, sink, and washing machine connection. There is also a separate toilet.**

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## **Alles zum Standort**

**The canal house is located on the quiet section of Kloveniersburgwal, in Amsterdam's historic center (a UNESCO World Heritage Site). The area is steeped in history: in the Middle Ages, this was the site of the old city wall on which the 17th-century canal houses were later built.**

**All amenities are within easy reach. The Nieuwmarkt, Waterlooplein, Dam Square, and numerous shops, restaurants, and cafés are just a short walk away. Cultural landmarks such as the Hermitage, Royal Theater Carré, De Kleine Komedie, the Stopera, and the Rembrandt House Museum are all within walking distance as well.**

**Metro stations Nieuwmarkt and Rokin (North/South line) are just around the corner, and the A10 ring road can be reached quickly via the IJ Tunnel.**

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## Sonstige Angaben

### Homeowners' Association (VvE)

The well-managed and financially healthy homeowners' association consists of four apartment rights and is self-managed by the residents. Every two years, the building is inspected by Monumentenwacht, and all recommendations are carefully followed up. The monthly service charges amount to €281.

### FEATURES

- Living area: approx. 90 m<sup>2</sup>
- Terrace: approx. 33 m<sup>2</sup>
- Freehold / no landlease
- Municipal monument (1895), architect Abraham Salm
- Mansard roof with unique natural light
- Epoxy gravel floor with underfloor heating
- Fireplace
- Stunning canal views
- the space can easily be reconfigured to its former layout with 3 rooms, 2 bedrooms
- Semi-open kitchen (2014–2015)
- Active and healthy VvE (4 members)
- Monumentenwacht inspection every two years
- Monthly VvE contribution: €281
- Located in the heart of the historic city center

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## **Ansprechpartner**

**Weitere Informationen erhalten Sie über Ihren Ansprechpartner:**

**Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden**

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*Zum Impressum der von Poll Immobilien GmbH*

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