

Amsterdam

# Stadwoning (Bouwnummer 268)

Property ID: NL22185375



• PURCHASE PRICE 725.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 3

Property ID: NL22185375 - 1043 Amsterdam

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## At a glance

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Living Space	ca. 120 m <sup>2</sup>		
Available from	According to the arrangement		
Rooms	3		

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## The property



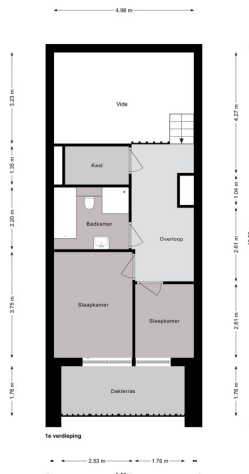
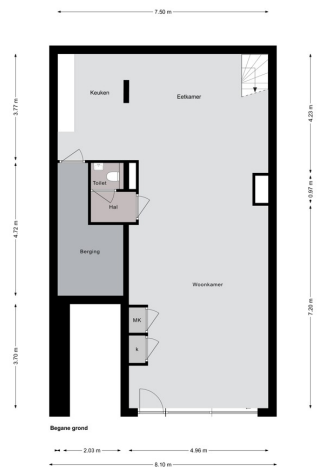
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VP VON POLL  
REAL ESTATE

\* Alle afmetingen zijn inclusief meubelen (1:1) en worden gebaseerd op de afmetingen van de afbeelding.  
Kantoor 121 1043 10 Amsterdam 020 275 99 88  
Cadeau 1043 1043 1043 Amsterdam 020 275 99 88



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## A first impression

Great living in a sustainable 'Stadswoning woning' completely surrounded by greenery in an up-and-coming neighborhood! This beautiful new-build apartment (140 m<sup>2</sup>) spread over two floors is part of the sustainable new-build project VERTICAL and has a living floor with open kitchen, 3 bedrooms, bathroom, 2 separate toilets, storage room and terrace (approx.

11 m<sup>2</sup>) and is located on a stone's throw from Sloterdijk Station. LOCATION The area around Sloterdijk Station in Amsterdam-West is rapidly transforming from a location with a monoculture to a mixed living and working area. It's a real hub location. Nice to stay in, easy to go out. Train, bus and metro station Amsterdam-Sloterdijk is within walking distance. Within fifteen minutes you are at Schiphol Airport or the center of Amsterdam, with ten minutes by bike you are in Westerpark and the sea is half an hour away for a day at the beach. STADSWONING/LAYOUT The apartment is located in the middle and lowest tower, Vertical Center, divided over the ground floor and the mezzanine floor. Ground floor: Direct access to the spacious living room. The living room is a playful space with a difference in height, open kitchen and a spacious adjoining terrace. At the rear there is a hall with separate toilet with fountain, an internal storage room with washing machine connection and a staircase to the sleeping floor. Mezzanine floor: Spacious landing with access to all areas. The three bedrooms are located at the front, in the middle a second separate toilet with sink and a storage room. At the rear the bathroom with bath, shower and double sink. VERTICAL The apartment is part of the Vertical project, which consists of

3 sub-areas: "East" with a high tower with 112 apartments, "Center" with 14 city and garden apartments in low-rise buildings and a medium-high tower "West" with 42 rental apartments. The project was designed by 5 Dutch architects and fully meets today's wishes in the field of sustainability: Vertical will be one of the most sustainable buildings in the Netherlands. In addition, plenty of thought has been given to having outdoor and work space. The design is organic because of the greenery through the vertical gardens. Due to the transformation of the neighborhood from a business district into a diverse neighborhood as a residential and work area, the "shared living" concept has also meant that there is a sense of cosiness. Meeting friends or neighbors is possible on a floor in the residential tower. In addition, the complex has a bar/restaurant, a gym and communal workspace. FEATURES - Apartment located in one of the most sustainable buildings in the Netherlands; - Casco finish. Delivery excludes kitchen, wall and floor finishes but includes sanitary facilities; - Purchase price includes perpetual surrendered leasehold; - Expected delivery Q2-2023; - Spacious living floor with open kitchen; - 3 bedrooms; - Terrace - 2 separate toilets - Internal storage - 'Shared-living' concept, common area in the residential tower, bar/restaurant, gym and common workspace - Sustainable: the building uses the sun, the wind and stores heat and cold in the ground. Rainwater and warm water are optimally (re)used. Green facades and roof gardens ensure that the building heats up less quickly. - Project notary:

Brummelhuis Notariaat This information has been compiled by us with the necessary care.

On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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## Contact partner

For further information, please contact your contact person:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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