Amsterdam

Memeleiland 135

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???? ??????: 995.000 EUR • ?????????: ca. 129 m^2 • ???????: 3

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?????????	ca. 129 m²	??????????	??????????
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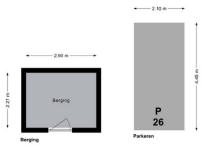
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VON POLL REAL ESTATE®

Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
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Experience the ultimate comfort of living by a car-free park, with a beautiful view over the canal and the iconic Pontsteiger. This luxurious and high-quality finished loft-style apartment of 129 m² is located in the desirable Houthavens area. Thanks to iets corner location and large windows the apartment enjoys an abundance of natural light. Additionally it features a spacious Southeast facing balcony of 11 m², two bedrooms, both internal and external storage space, and a private parking spot. It is the perfect combination of modern luxury and tranquility, in a prime location.

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Through the beautiful shared entrance and elevator, you reach the apartment on the fourth floor, located on the canal side of the building.
Upon entering, you are welcomed into a hallway with a wardrobe and a separate toilet. The kitchen is by Bulthaup and custom-designed, featuring a stunning cooking island and high-quality built-in appliances. The kitchen also has a convenient and large storage room with connections for a washing machine and dryer.
The sitting area is beautifully decorated, featuring a stunning custom-made bookshelf and a wall-mounted stereo unit. Thanks to its corner location and three large opening windows, the apartment is wonderfully bright. Through two pivot doors, you can access the master bedroom as well as the luxurious bathroom.
The spacious bedroom boasts a gorgeous built-in wardrobe wall and built-in low cabinets on either side of the bed. The bathroom is equipped with a walk-in rain shower, a double sink, and a toilet. From the dining room, you can reach the smaller bedroom (currently used as an office) through a folding steel frame door.
Directly adjacent to the living room is the lovely 11 m² balcony facing Southeast, enjoying sun from early morning until late afternoon due to its favorable position.
In the basement there is a private parking space (not included in the asking price) and a separate storage room of over 5 m². Residents also have access to a communal bicycle shed and a shared room with kitchen and sanitary facilities. The communal space can be used for meetings, children's parties or watching sports together, with a projector available. The space is funded by all members of the VVE.

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The Houthavens: THE new and hip place to live in Amsterdam. On the IJ, directly adjacent to the cozy Spaarndammerbuurt and the Westerpark and within walking distance of the Jordaan!
This area, once the old Houthaven, has been transformed into a luxurious residential area community surrounded by water and greenery. The neighborhood is known for its sustainability, attractive high- and low-rise buildings and water as a typical Amsterdam element, perfect for a round of SUP boarding. The area is home to several restaurants, a cinema (from 2025), a theater, a luxury hotel, schools and childcare. Popular local spots are around the corner, such as Vessel, Bar Hout, Anne & Max and hotel Boat & Co, where you can enjoy the water in the summer!
Public transport is easily accessible, with the ferry to Amsterdam North docking at Pontsteiger, and Central Station is a 10-minute bike ride away. By car there is a direct connection to the A10 (ring) and therefore several arterial roads.

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Characteristics:
- A newly built home (2020) in the very popular Houthaven district
- High-quality and luxurious finishes
- 129 m2 (NEN2580 certificate available)
- Bulthaup kitchen
- Bora stove, Gaggenau oven
- Three French doors,offering views over the canal
- Corestone concrete floors with underfloor heating and cooling
- Many built-in closets from the renowned company "Houtwerk"
- Two bedrooms
- Luxurious bathroom with walk-in rainshower, double sink and toilet
- Royal balcony facing Southeast
- Built-in sun blinds along the length of the apartment
- External storage (located on -2)
- Own parking space (sold separately for €70,000)
- Communal bicycle storage
- Energy-neutral
- SWK warranty (construction warranty) applies up to 10 years after initial delivery
- Leasehold €7967 per year, tax deductible
- Period runs until April 30, 2068, after 2068 the leasehold has been fixed
- Service costs € 253 per month (incl. pp), professionally managed by Munnik VvE Beheer
- Delivery can be soon

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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