Amsterdam

Tweede Jan Steenstraat 117 1

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???? ??????: 1.250.000 EUR

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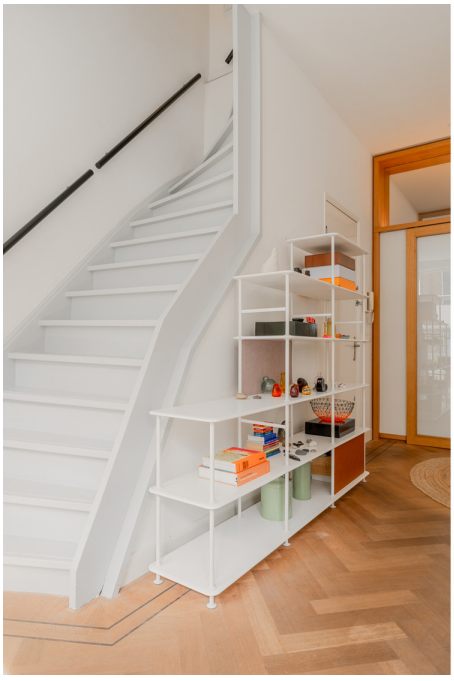




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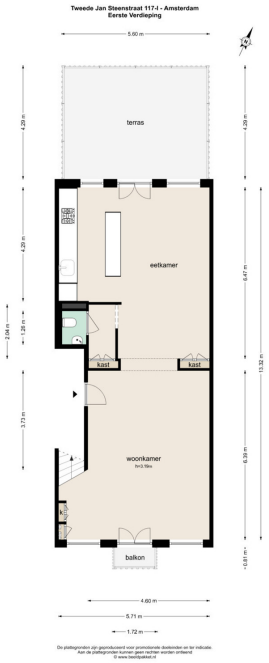




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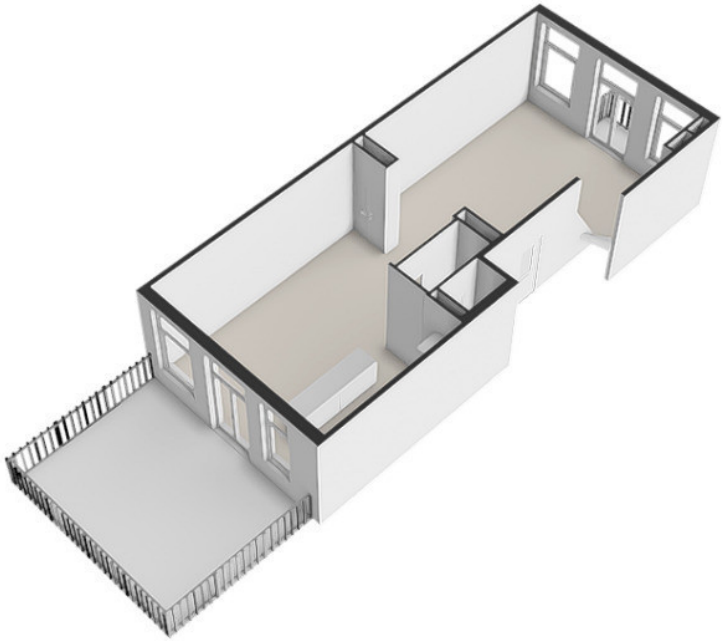
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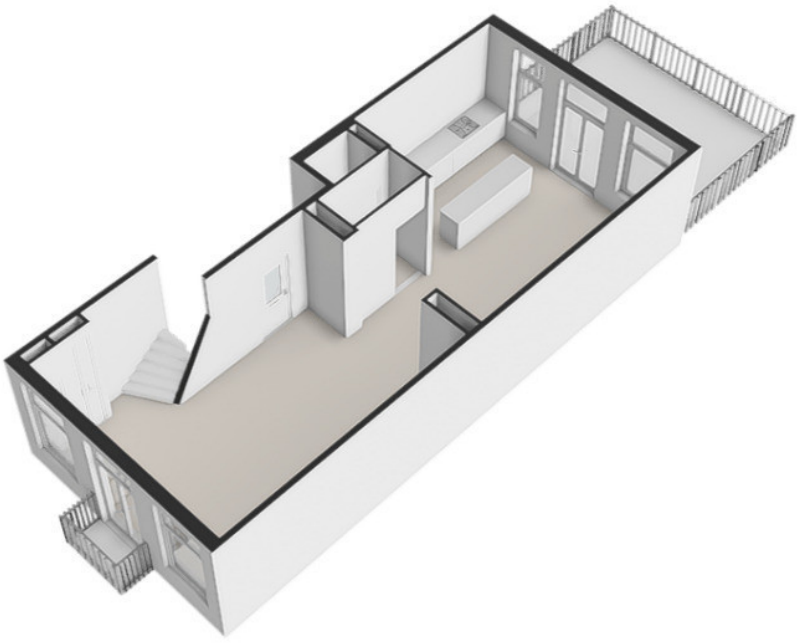




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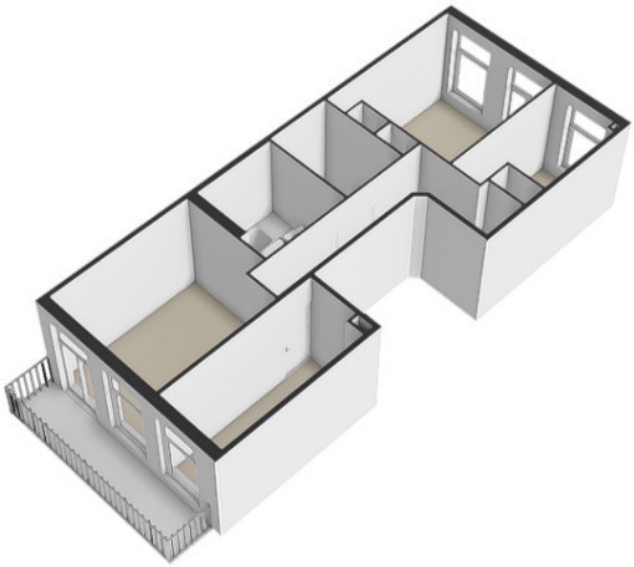
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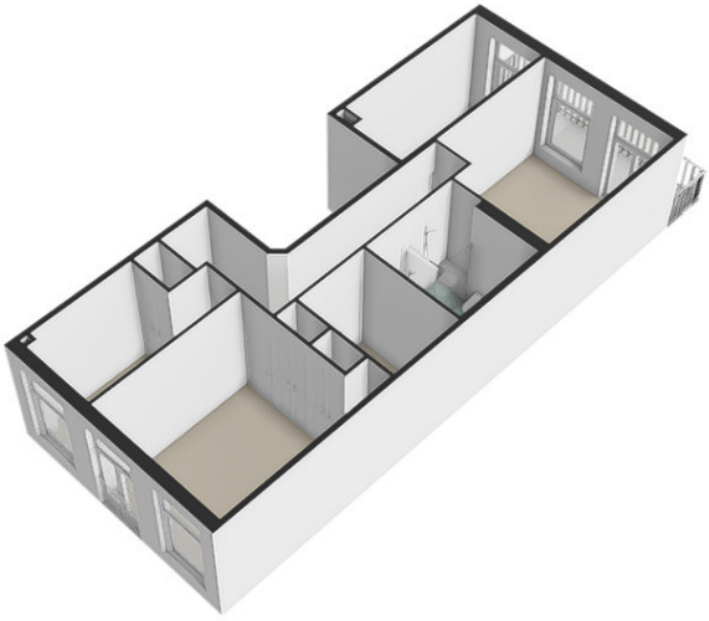




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A remarkably bright and spacious double upper house of approximately 138 m2, featuring four bedrooms, a beautifully designed 24 m2 terrace, and two balconies. Situated in one of the most charming and tranquil parts of De Pijp, just steps away from the Amstel River! This exclusive home occupies the first and second floors of a stately building from 1882, located on freehold land. The apartment is characterized by its 3.20 m high ceilings, floor-to-ceiling windows, open-plan layout, herringbone parquet flooring, and French doors at both the front and rear balconies, creating an abundance of natural light and a wonderful sense of space. At the rear, the bespoke kitchen opens onto the terrace, designed by a landscape architect, and perfectly oriented to catch the afternoon and evening sun. At the front, the balcony offers a view of the Amstel River. The property includes four bedrooms, two toilets, a luxurious bathroom, and plenty of custom-built storage space.

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First floor:
Entrance via the well-maintained stairwell, hallway with built-in closet and guest toilet with washbasin. Open plan living room with 3.20 m high ceilings, herringbone parquet flooring, and French doors opening to the front balcony with fantastic views of the Amstel. The luxurious , custom-made kitchen is located at the rear and equipped with various built-in appliances. The dining area features French doors leading to the sunny 24 m² west-facing terrace, offering afternoon and evening sun and overlooking the lush green inner gardens.
Second floor:
Spacious landing with access to a practical storage/laundry room (with washing machine, dryer, and central heating system). This floor features four bedrooms: two at the rear, one of which has French doors to the balcony, and two at the front, both with built-in floor-to-ceiling storage. Also on this floor is the luxurious bathroom with a walk-in shower, jacuzzi bathtub, double washbasin, and a second toilet.

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Located in the pretty and partly car-free Hemony neighborhood, the property is within walking distance of the Amstel River, Sarphatipark, Van Woustraat, the Albert Cuyp market, countless cafés, restaurants, and schools, as well as the newly renovated Nederlandse Bank building with waterfront seating, a public garden, library, and cafe.

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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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To Disclaimer of von Poll Immobilien GmbH

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