

Amsterdam

# Bellamystraat 372 F

*Codice oggetto: NL25185589*



**PREZZO D'ACQUISTO: 850.000 EUR • SUPERFICIE NETTA: ca. 99 m<sup>2</sup> • VANI: 4 • SUPERFICIE DEL TERRENO : 313 m<sup>2</sup>**

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

- **A colpo d'occhio**
- **La proprietà**
- **Dati energetici**
- **Una prima impressione**
- **Dettagli dei servizi**
- **Tutto sulla posizione**
- **Ulteriori informazioni**
- **Partner di contatto**

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## **A colpo d'occhio**

<b>Codice oggetto</b>	<b>NL25185589</b>
<b>Superficie netta</b>	<b>ca. 99 m<sup>2</sup></b>
<b>Vani</b>	<b>4</b>
<b>Camere da letto</b>	<b>3</b>
<b>Bagni</b>	<b>1</b>
<b>Anno di costruzione</b>	<b>2006</b>

<b>Prezzo d'acquisto</b>	<b>850.000 EUR</b>
<b>Appartamento</b>	<b>Appartamento</b>

Codice oggetto: NL25185589 - 1053 BS Amsterdam

## Dati energetici

Classe Energetica

Al momento della creazione del documento la certificazione energetica non era ancora disponibile.

Classe di efficienza energetica

A+

Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



Codice oggetto: NL25185589 - 1053 BS Amsterdam

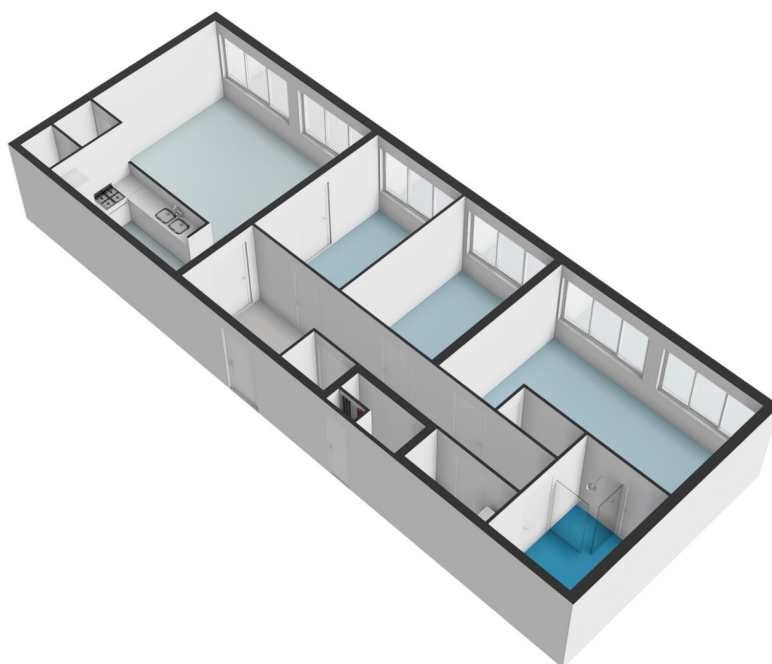
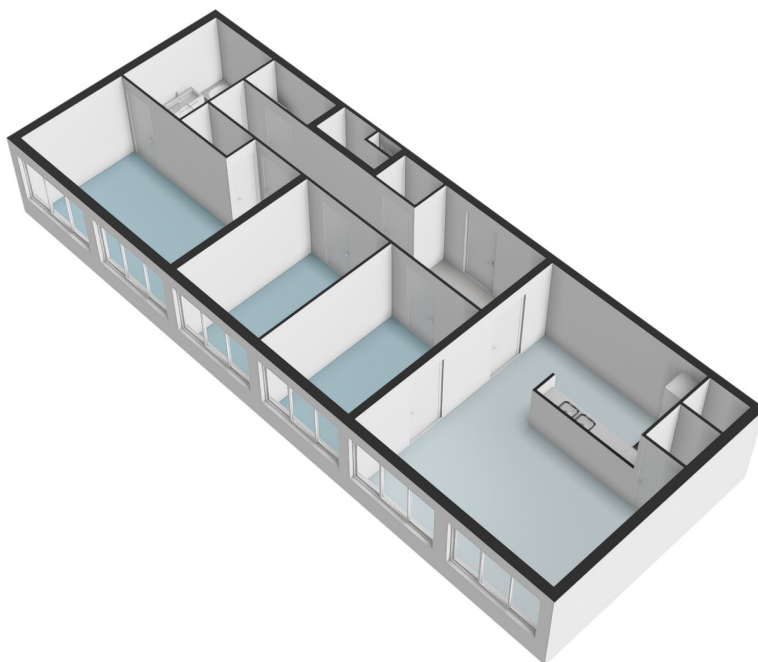
## La proprietà





Codice oggetto: NL25185589 - 1053 BS Amsterdam

## La proprietà



**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## **Una prima impressione**

**Truly wonderful 99 m<sup>2</sup> apartment on one single living level in a bold industrial complex (built in 2006).**

**This fantastic apartment stands out thanks to its exceptional layout and the many possibilities it offers. With a façade width of nearly 17 metres(!) facing southeast and large folding windows spanning the full width, the space is beautifully bright, indoor and outdoor living blend seamlessly, and you enjoy an open outlook and charming views of the façades across the street.**

**The complex, designed by architect Marlies Rohmer, combines a sleek and contemporary design with a robust industrial appearance.**

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## **Dettagli dei servizi**

### **Layout**

**Well-maintained communal entrance on the ground floor with access to the shared bicycle storage. Via the lift or stairs you reach the second floor.**

**Entrance to the apartment, hallway with separate WC and a spacious storage room with central heating installation and connections for washing machine and dryer. From the hallway you access three generous bedrooms, including one with a walk-in closet, and a bright living room with open kitchen. Next to the open kitchen is an additional practical storage space.**

**The bathroom, located at the end of the hallway, features a walk-in shower, bathtub and towel radiator and is also directly accessible from the master bedroom.**

**In the basement of the complex is the parking garage, where it is possible to rent a parking space.**

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## Tutto sulla posizione

### Location

Bellamystraat is a charming street in the heart of Amsterdam Oud-West, where you can enjoy everything the city has to offer. Daily groceries are easily done at the Ten Kate Market, with its varied selection of fresh fish, vegetables, fruit and other local and international delicacies. All imaginable shops and supermarkets are just around the corner on Kinkerstraat and Bilderdijkstraat.

When it comes to cafés and restaurants, you are perfectly situated:

- NNea, voted one of the 100 best pizzerias in the world, is only a 4-minute bike ride away.
- The famous natural wine bar Bar Centraal is literally next door.
- The Michelin-starred Daalder, with its leafy terrace on the water, is within walking distance.
- Café Binnenvisser, Petit Pêché, Painedemie and Thai Thai Poppetje are also among Amsterdam's most beloved hotspots.

In addition, De Hallen with the Foodhallen and Filmhallen (with multiple screens) is close by, and a 5-minute cycle takes you to the Jordaan and the Nine Streets.

For sport and relaxation, both the Vondelpark and Rembrandtpark are within easy reach. In the immediate vicinity you will also find several schools and childcare facilities, all within a 5-minute walk.

The location offers excellent access to major roads (A5 and A10) and public transport. Within 15 minutes you reach Amsterdam Central Station, from where you can easily travel across the city, the country and even Europe.

**In short: a super-central and vibrant location in the heart of popular Oud-West.**

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## Ulteriori informazioni

### Details

- Built in 2006
- Leasehold perpetually bought off
- Equipped with lift
- Energy label A+
- Kitchen appliances, taps and bathroom washbasin cabinet recently renewed
- Interior painting recently done, ready to move in
- Large windows spanning approx. 17 metres of façade width, which can be fully opened
- Active HOA “Buurtfabriek Ruimzicht,” managed by Iris VVE Beheer, with MJOP and ample reserves
- Monthly HOA contribution for the parking space: € 50.19
- HOA contribution for the apartment: € 133
- Central heating recently renewed
- Communal Garden
- Shared bicycle storage
- Possibility to purchase a parking space in the underlying garage for € 75,000

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.

**Codice oggetto: NL25185589 - 1053 BS Amsterdam**

## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

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

---

**De Lairesestraat 51, 1071 NT Amsterdam**

**Tel.: +31 20 215 99 88**

**E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)**

*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**