

Amsterdam

# Linnaeusparkweg 52 A 3

*Codice oggetto: NL25185590*



**PREZZO D'ACQUISTO: 850.000 EUR • SUPERFICIE NETTA: ca. 122 m<sup>2</sup> • VANI: 6 • SUPERFICIE DEL TERRENO: 405 m<sup>2</sup>**

**Codice oggetto: NL25185590 - 1098 ED Amsterdam**

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## A colpo d'occhio

Codice oggetto	NL25185590
Superficie netta	ca. 122 m <sup>2</sup>
Vani	6
Camere da letto	5
Bagni	1
Anno di costruzione	1940

Prezzo d'acquisto	850.000 EUR
Appartamento	Appartamento

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## Dati energetici

Classe Energetica

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

Classe di efficienza energetica

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## La proprietà



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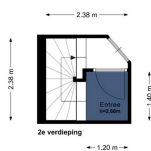
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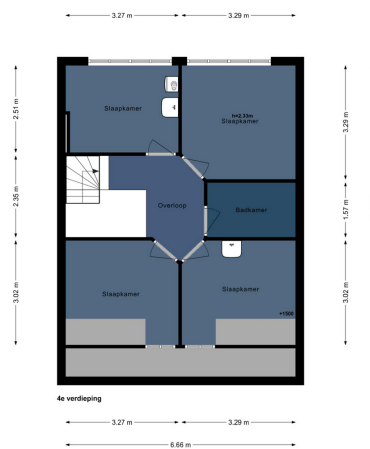
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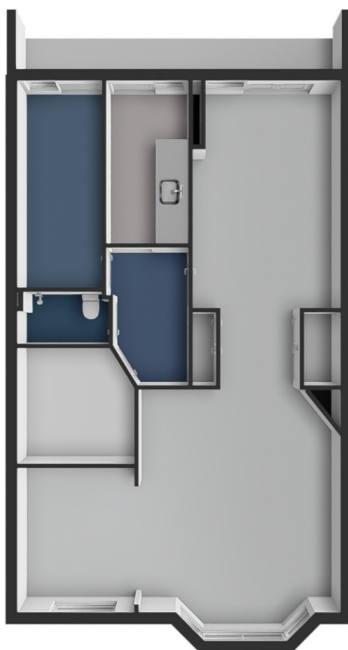
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# La proprietà



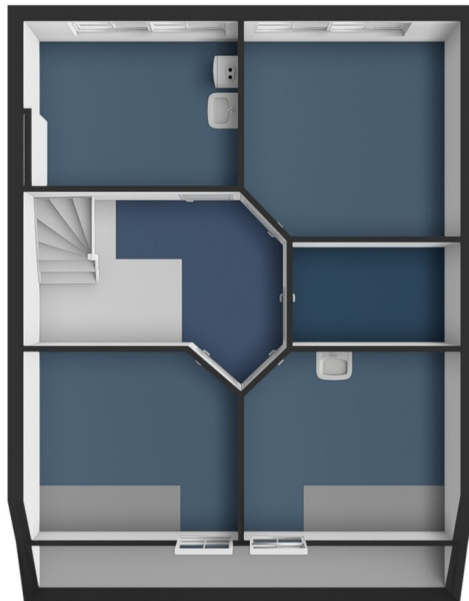
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**Codice oggetto: NL25185590 - 1098 ED Amsterdam**

## **Una prima impressione**

**SPACIOUS DOUBLE UPPER HOUSE ON ONE OF THE MOST BEAUTIFUL STREETS  
IN WATERGRAAFSMEER!  
LOCATED ON FREEHOLD LAND!**

**Looking for an apartment that you can completely renovate to your own taste? Then this double upper house on Linnaeusparkweg is exactly what you are looking for! With approx. 122 m<sup>2</sup> of living space, divided over two floors, this apartment offers plenty of possibilities. The apartment is delivered with the required building permits.**

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## **Dettagli dei servizi**

### **LAYOUT**

**You reach the apartment via the communal staircase. The front door is located on the second floor. Through the hallway, all rooms on this floor are accessible.**

**The spacious living room extends from front to back and receives plenty of natural light thanks to the windows on both sides. Through the French doors at the rear, you reach the large balcony of approximately 7 m<sup>2</sup>, where you can enjoy the sun!**

**At the rear, you will also find the kitchen and a bedroom. The bathroom is located in the middle of the apartment.**

**Via the internal staircase, you reach the fourth floor. This floor has 4 bedrooms and a storage room.**

**A permit has already been applied for with the Municipality of Amsterdam to realize a roof terrace on the flat roof.**

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## **Tutto sulla posizione**

### **LOCATION**

Welcome to Linnaeusparkweg 52 A 3, an impressive apartment of 122 m<sup>2</sup> in a characteristic building from 1940, right in the heart of Amsterdam-East.

Watergraafsmeer offers a unique and attractive combination of everything the city has to offer in a pleasant, almost village-like atmosphere.

In the neighborhood there are several options for daily groceries such as Albert Heijn, Vomar, Dirk van den Broek, and of course the Dappermarkt. In addition, there are many nice restaurants and local cafés nearby such as Bar Restaurant 1900, Restaurant Merkelbach, and Lunchroom Lastig.

For entertainment, you can reach the Beukenplein with its many trendy hospitality spots within 10 minutes by bike.

There are plenty of opportunities for walking or exercising along the picturesque green Ringdijk, Park Frankendael, and the Oosterpark.

Watergraafsmeer is popular among (young) families because it is very child-friendly.

The best schools and childcare facilities can also be found directly nearby.

Commuting by car is easy; you can reach the A-10 ring road within a few minutes.

Parking is by means of a parking permit.

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## Ulteriori informazioni

### PARTICULARITIES

- Living area approx. 122 m<sup>2</sup> (NEN2580 certificate available);
- Balcony of approx. 7 m<sup>2</sup>;
- Year of construction 1940;
- FREEHOLD LAND;
- Fantastic location in Watergraafsmeer;
- Original details (such as stained-glass windows);
- Seller has applied for a permit to create a roof terrace;
- Small-scale and active HOA, consisting of 4 members;
- Monthly service costs amount to €244.70;
- Old-age clause and non-occupancy clause applicable;
- Project notary: Buma Algera;
- Delivery in consultation, can be quick.

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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## **Partner di contatto**

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

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

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

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

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