

Amsterdam

# Van Tuyll van Serooskerkenweg 28 3

*Número da propriedade: NL25185592*



**PREÇO DE COMPRA: 895.000 EUR • ÁREA: ca. 115 m<sup>2</sup> • QUARTOS: 6 • ÁREA DO TERRENO: 402 m<sup>2</sup>**

**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

- Numa vista geral
- O imóvel
- Uma primeira impressão
- Detalhes do equipamento
- Tudo sobre a localização
- Outras informações
- Pessoa de contacto

Número da propriedade: NL25185592 - 1076 JL Amsterdam

## Numa vista geral

Número da propriedade	NL25185592	Preço de compra	895.000 EUR
Área	ca. 115 m <sup>2</sup>		
Quartos	6		
Quartos	3		
Casas de banho	2		
Ano de construção	1930		

Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel

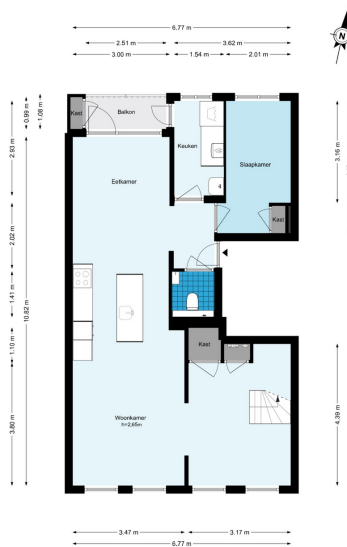


Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



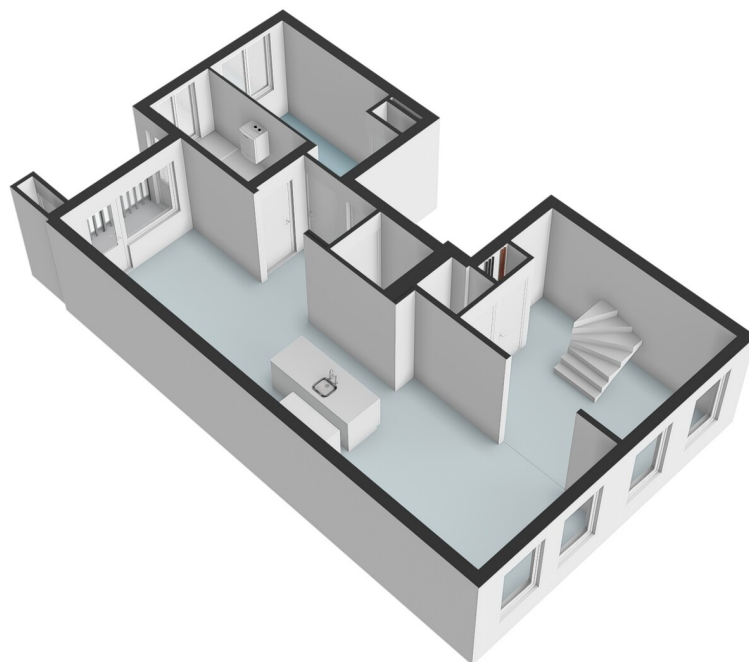
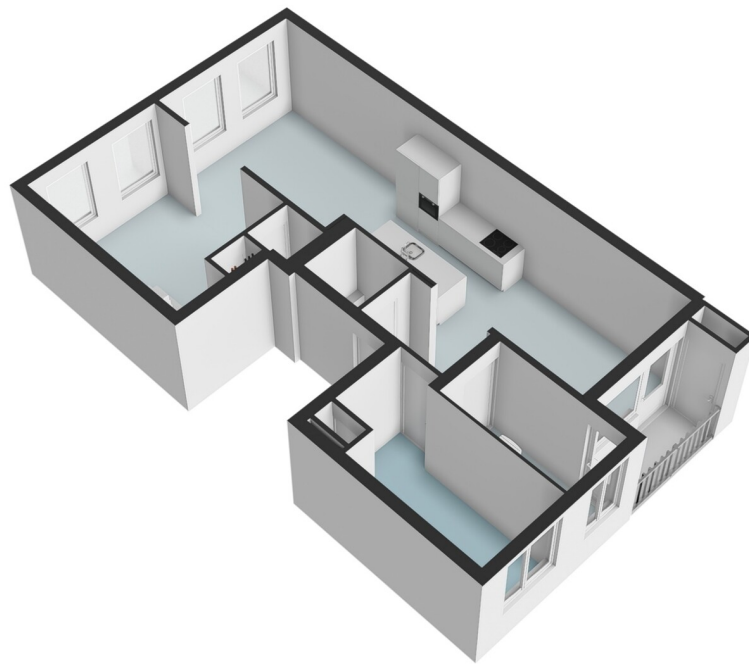
Van Tuyll van Serooskerkenweg 28-3 - Amsterdam  
Derde verdieping



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.woningmedia.nl

Número da propriedade: NL25185592 - 1076 JL Amsterdam

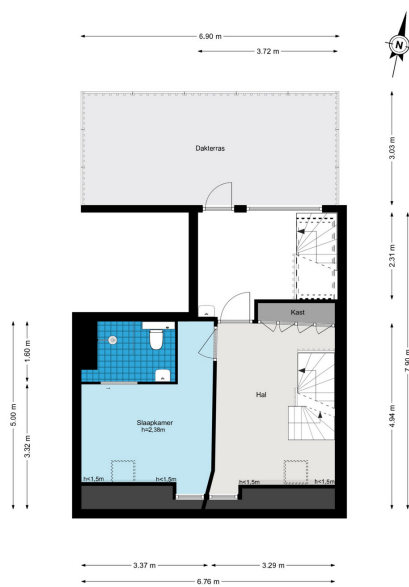
## O imóvel



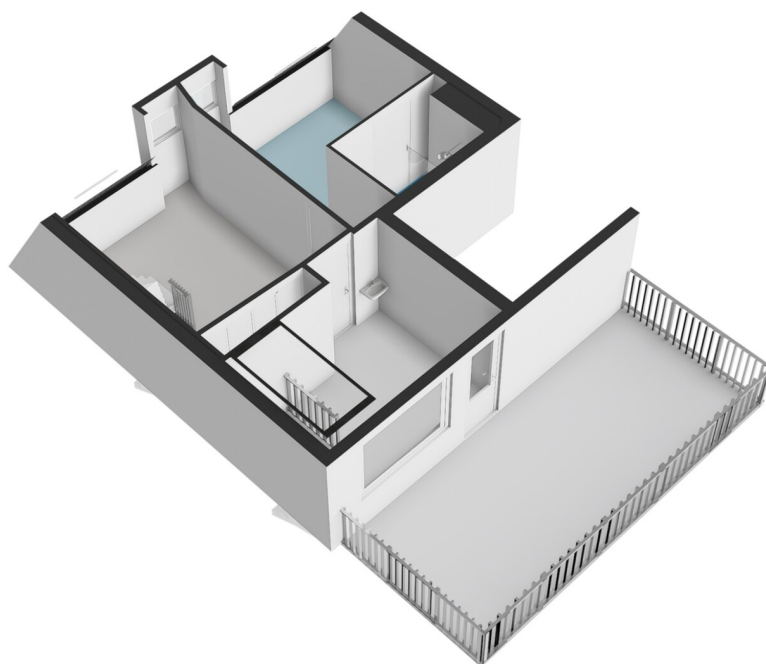
Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel

Van Tuyll van Serooskerkenweg 28-3 - Amsterdam  
Vierde verdieping

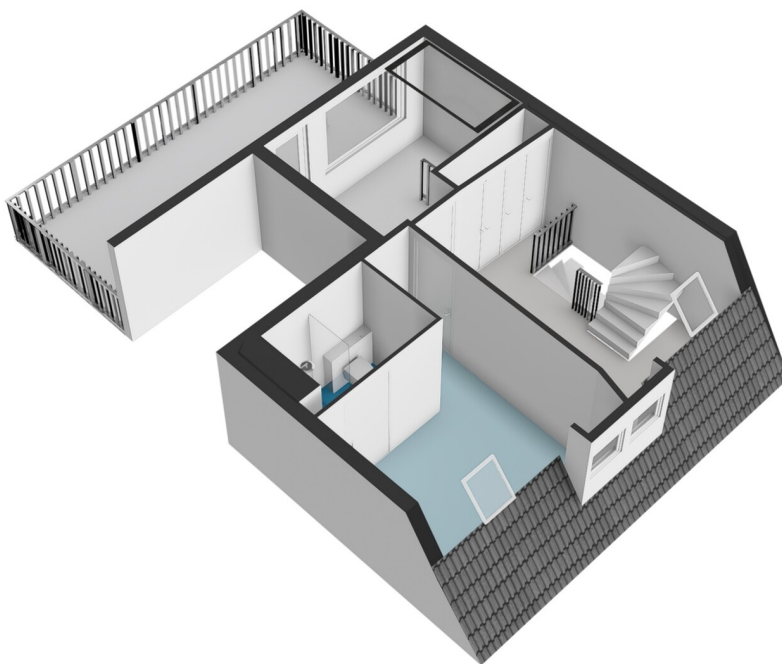


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.woningmedia.nl

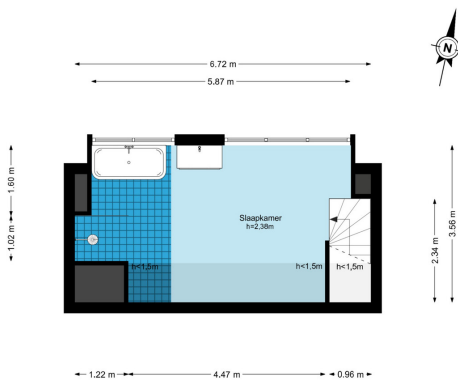


Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



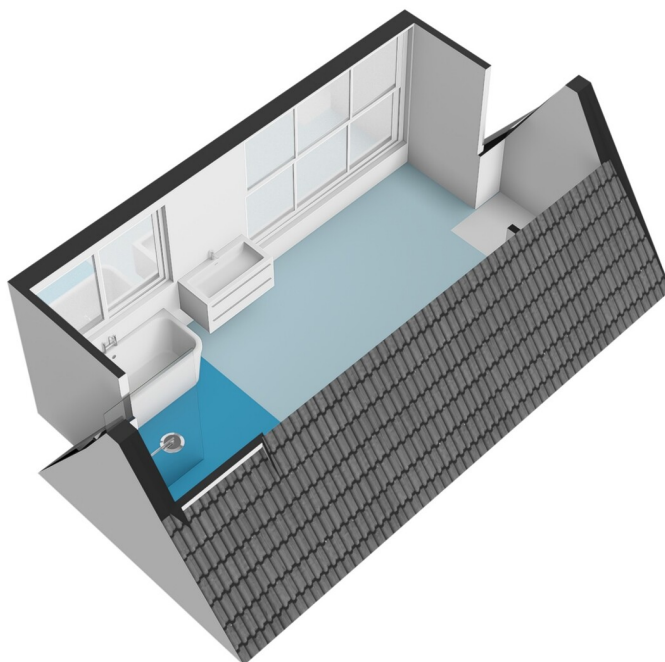
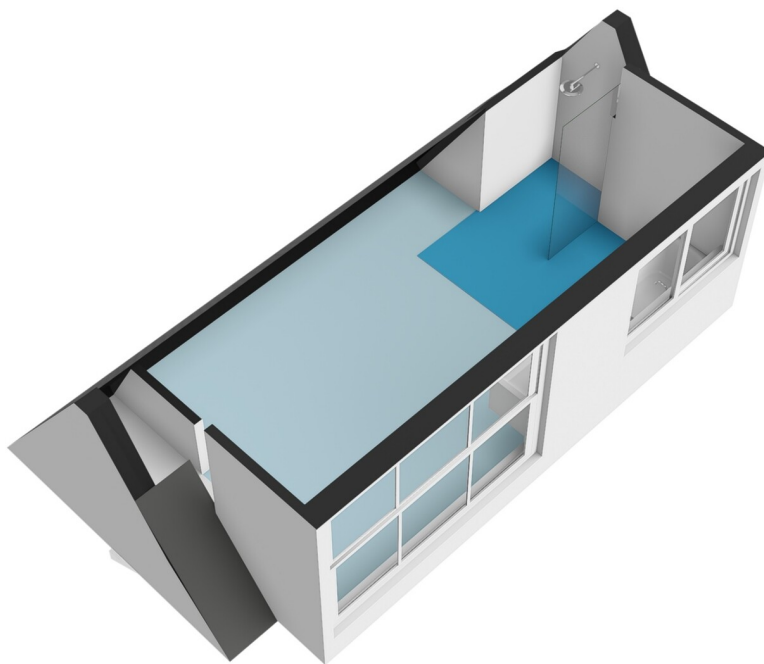
Van Tuyll van Serooskerkenweg 28-3 - Amsterdam  
Vijfde verdieping



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.woningmedia.nl

Número da propriedade: NL25185592 - 1076 JL Amsterdam

## O imóvel



**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

## Uma primeira impressão

CONTEMPORARY AND BRIGHT UPPER HOUSE OF 115 M<sup>2</sup>, DIVIDED OVER THREE FLOORS, WITH A BALCONY AND A ROOF TERRACE. LOCATED IN ONE OF THE MOST DESIRABLE STREETS OF THE STADIONBUURT!

The apartment was renovated in 2021 and offers a spacious living room with a centrally located open kitchen, three well-sized bedrooms, two luxurious en suite bathrooms, a multifunctional utility room, a balcony, and a 21 m<sup>2</sup> roof terrace.

**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

## Detalhes do equipamento

### LAYOUT

Through the communal staircase, you reach the apartment on the third floor. Entrance, hallway, separate toilet, spacious study or bedroom, utility room with washing machine connection and central heating, large L-shaped living room with centrally located open kitchen featuring an island and built-in appliances including a dishwasher, induction hob, boiling water tap, oven, and fridge/freezer combination.

The dining area is located at the rear, where you also have access to a balcony with evening sun.

At the front of the apartment is the sitting area and a multifunctional side room. The four large windows provide plenty of light and air.

Via the internal staircase to the fourth floor. A spacious landing with multiple possibilities (for example a home office) and plenty of built-in storage, a large bedroom with en suite bathroom equipped with toilet, shower, sink, and towel radiator. Ideal as a children's or guest room.

Through the communal hallway, you have access to the sunny private roof terrace of 21 m<sup>2</sup>.

Via the internal staircase to the fifth floor. A beautiful and very bright bedroom with open bathroom featuring a shower, bathtub, sink, and a stunning view over Amsterdam.

**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

## Tudo sobre a localização

### LOCATION

The Van Tuyll van Serooskerkenweg is a beautiful, wide street in the popular Stadionbuurt. In the middle of the street lies a large green strip with two playgrounds where residents happily leave their toys for everyone to use. There is a great sense of community in the neighborhood.

The apartment is within walking distance of Stadionplein, home to the impressive four-star hotel Twenty Eight and numerous cozy cafés and restaurants such as the well-known Vascobelo, restaurant Wils, Wils Bakery Café, and the neighborhood café and restaurant Jack Dish with a wonderful sunny terrace.

Shops such as Ekoplaza, Het Vlaamsch Broodhuys, Albert Heijn XL, BLOEM! and STACH are also within walking distance.

Nearby you will also find the restaurants along Marathonweg (Kiebêrt and restaurant Marathonweg) and along Stadionweg (Bar Baut and L'Arena).

Stadionweg also offers various local shops such as a pharmacy, bike repair shop, florist, and the famous French bakery Le Fournil and cheese shop L'Amuse.

The Vondelpark, the Amsterdamse Bos, the lively Beethovenstraat, and the Zuidas business district are all in the vicinity.

There are several good schools nearby, such as the Tweede Openluchtschool, the Tweede Daltonschool, the Olympiaschool, the Willemsparkschool, and a Montessori school.

The location in relation to public transport and Schiphol Airport is excellent, thanks to the proximity of both metro station Zuid and Amsterdam Zuid train station. Trams 5, 16, and 24 and several bus lines run around the corner towards the city center or

directly to Schiphol.

By car, you can quickly reach the A10 ring road via exits S108 and S109. Around the corner, along the Stadionkade, lies the Zuideramstel Canal where, according to Waternet information, you can moor a small boat with a permit.

In short, a peaceful living environment in a lively location.

**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

## Outras informações

### FEATURES

- Living area of 115 m<sup>2</sup> (NEN2580 certificate available)
- Roof terrace of 21 m<sup>2</sup>
- Balcony of 3 m<sup>2</sup>
- No upstairs neighbors
- Three bedrooms, with potential to create additional rooms
- Multiple suitable home office areas
- Professionally managed homeowners' association (VvE)
- Long-term maintenance plan (MJOP) available
- VvE contribution: € 296,- per month
- Fully double-glazed windows
- Leasehold paid off until November 15, 2062 (AB 2000)
- Delivery by mutual agreement, can be arranged at short notice

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.

**Número da propriedade: NL25185592 - 1076 JL Amsterdam**

## Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

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)

*Para o aviso de isenção de responsabilidade da von Poll Immobilien GmbH*

---

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