AMSTERDAM

Dintelstraat 49 2

Objektnummer: NL25185581



KAUFPREIS: 1.100.000 EUR • WOHNFLÄCHE: ca. 141 m^2 • ZIMMER: 4

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- Auf einen Blick
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- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Ausstattung und Details
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- Sonstige Angaben
- Ansprechpartner

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Auf einen Blick

Objektnummer	NL25185581	Kaufpreis	1.100.000 EUR
Wohnfläche	ca. 141 m²	Wohnungstyp	Apartment
Zimmer	4		
Schlafzimmer	3		
Baujahr	1930		

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Auf einen Blick: Energiedaten

Energieinformation	Zum Zeitpunkt der Anzeigenerstellung lag kein Energieausweis vor.	Energie-Effizienzklasse	A

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Die Immobilie





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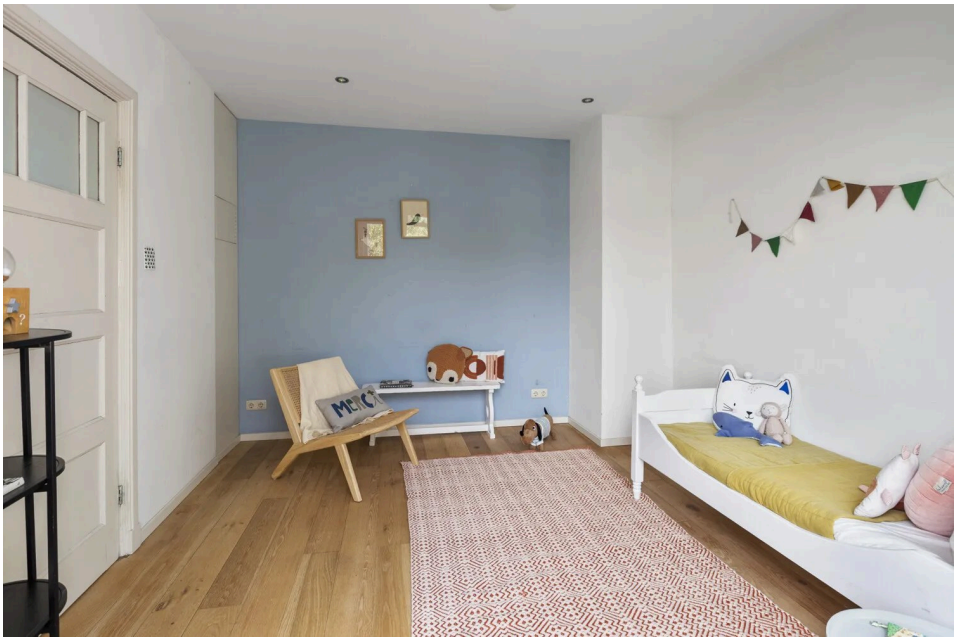




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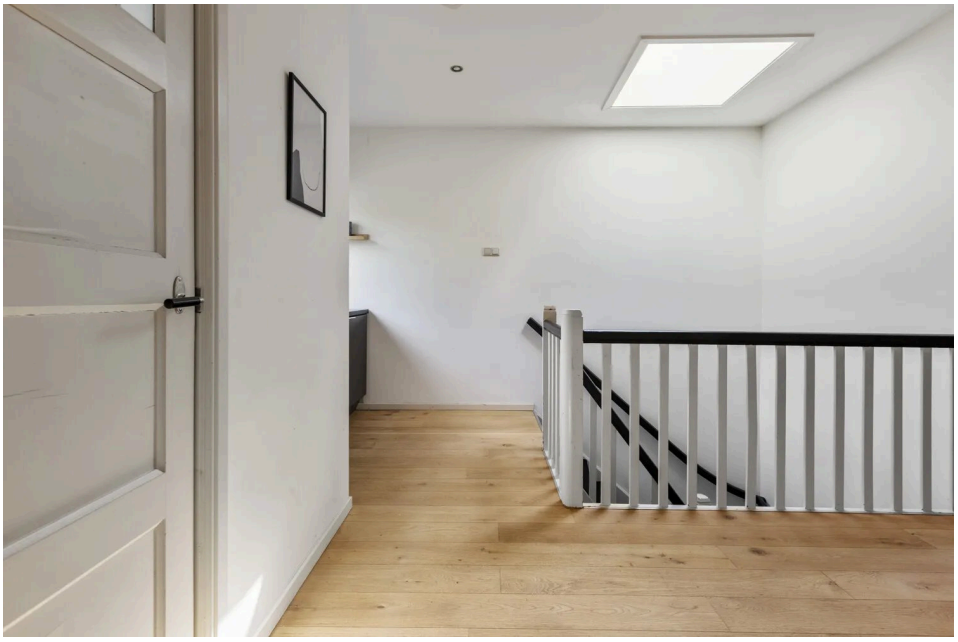
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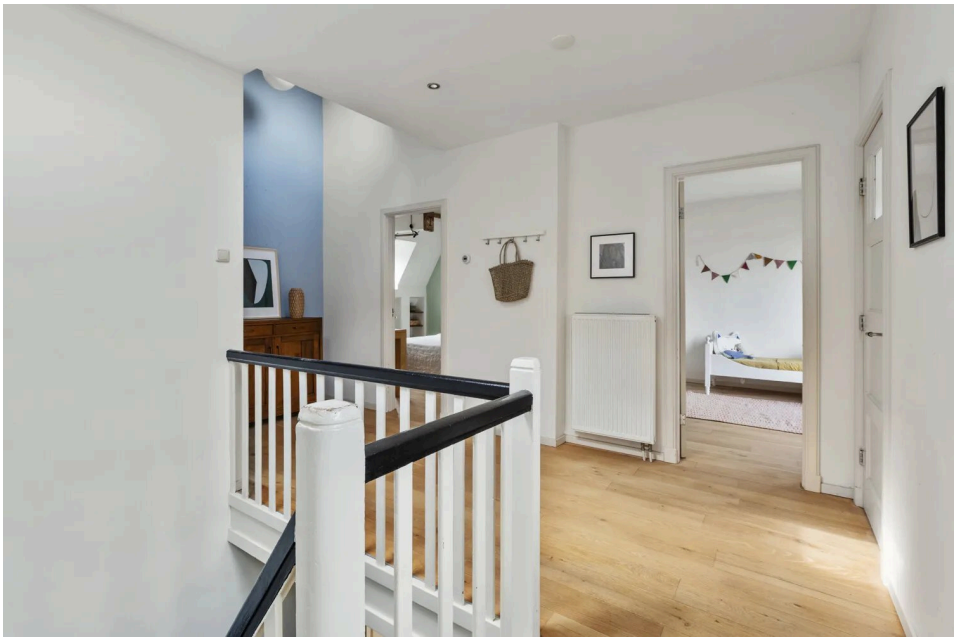




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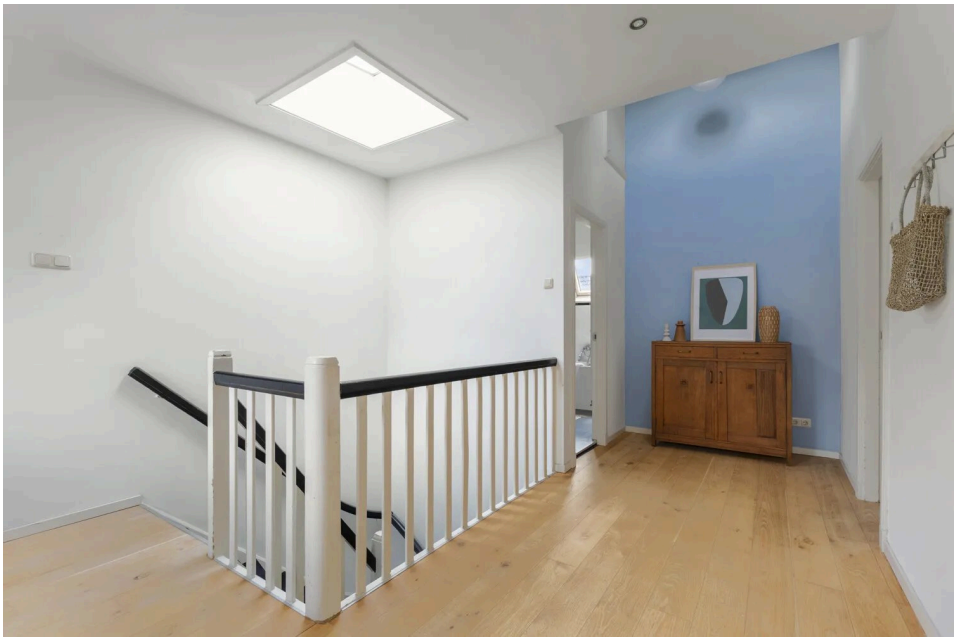
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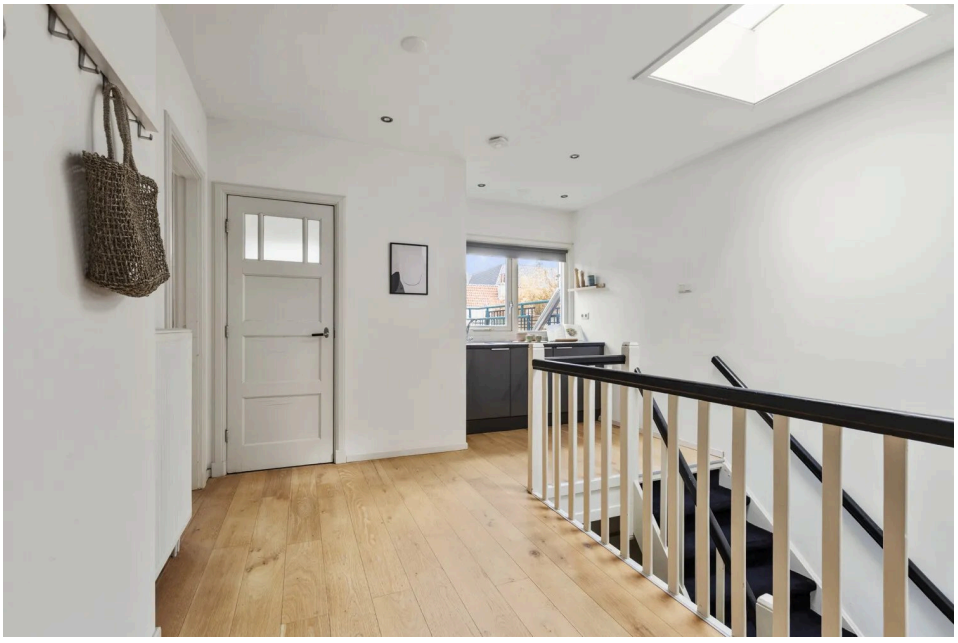




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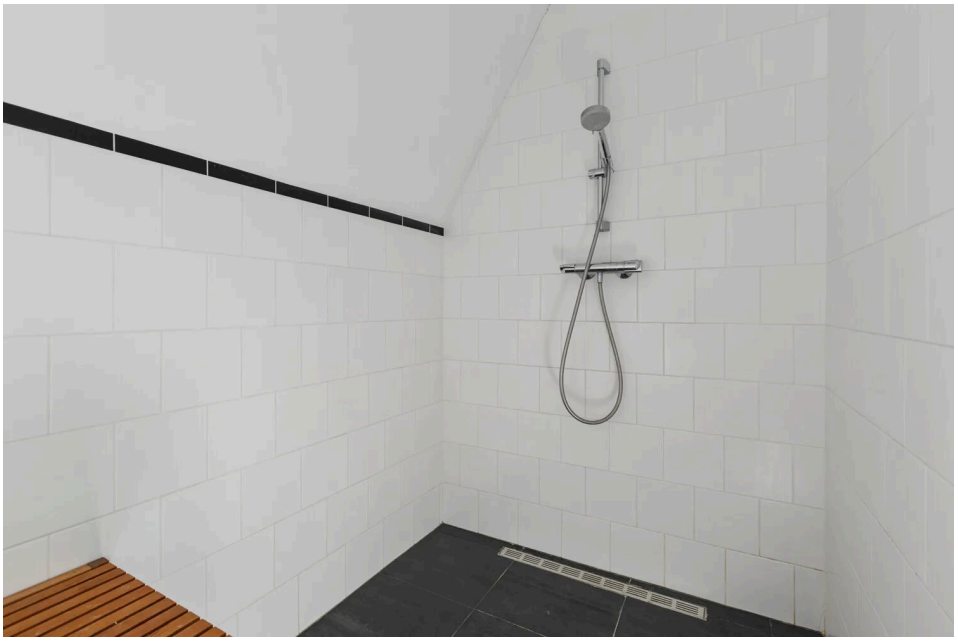




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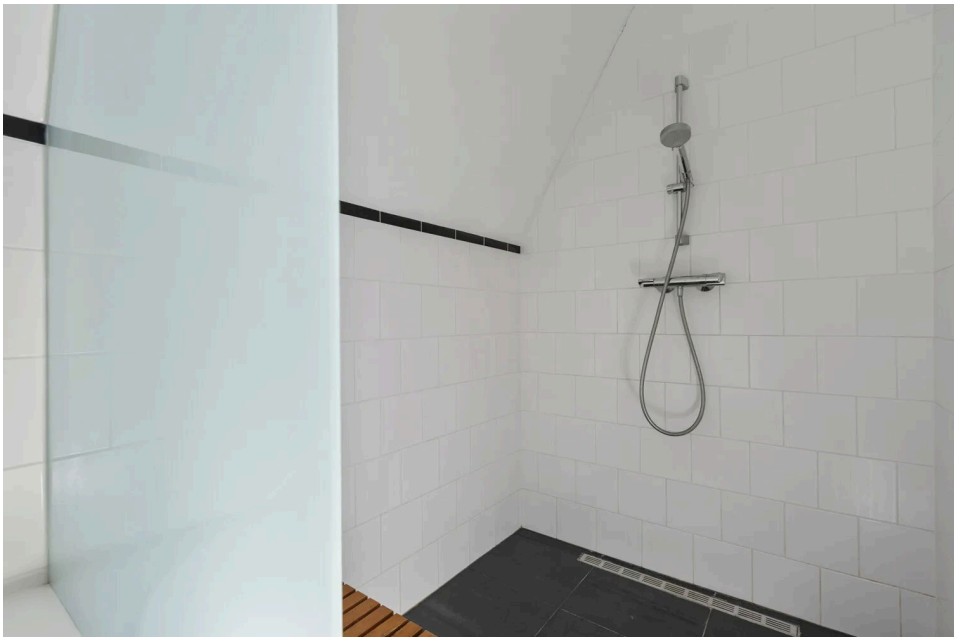
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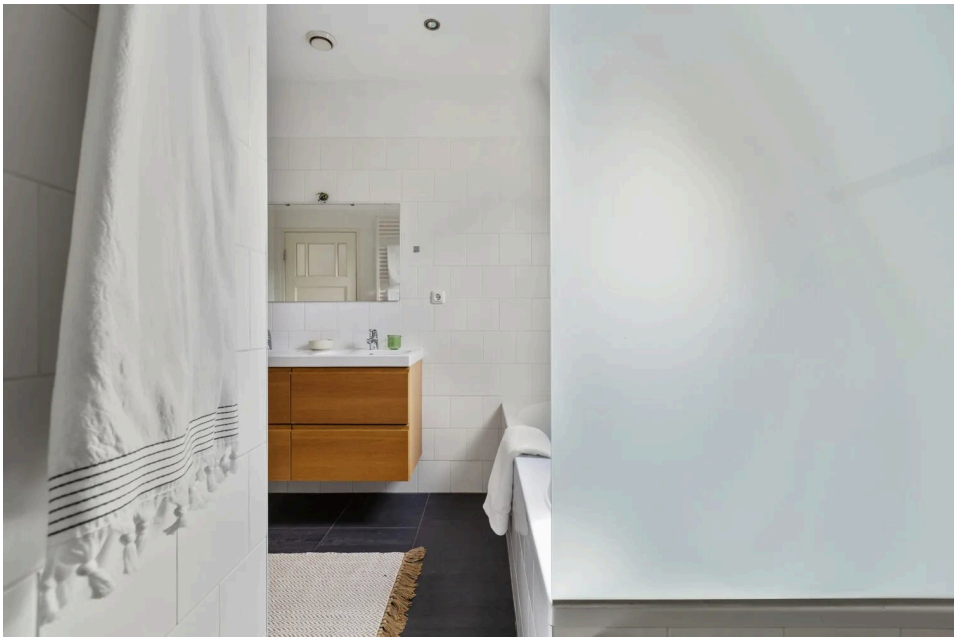




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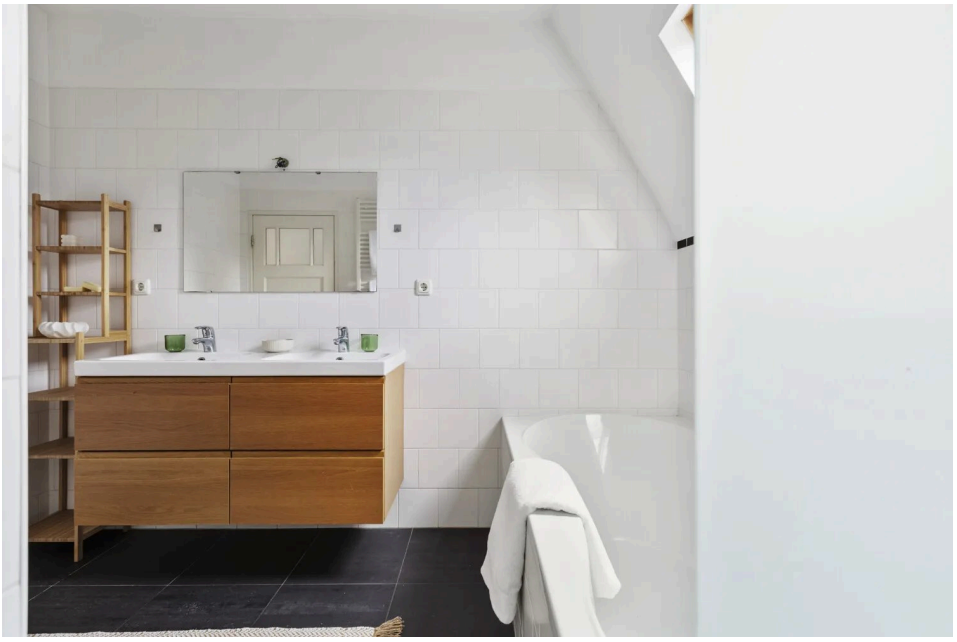
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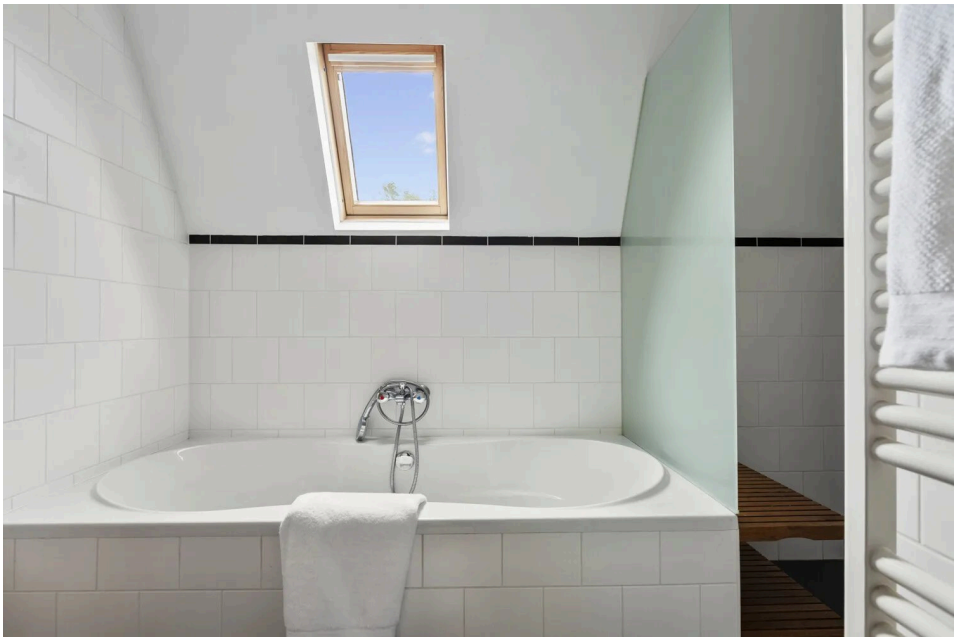
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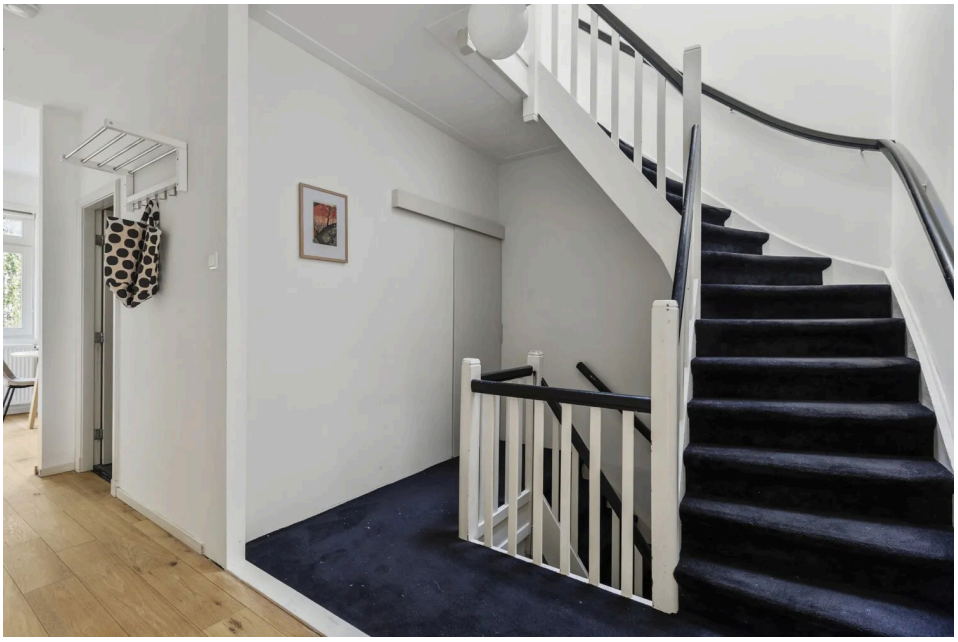
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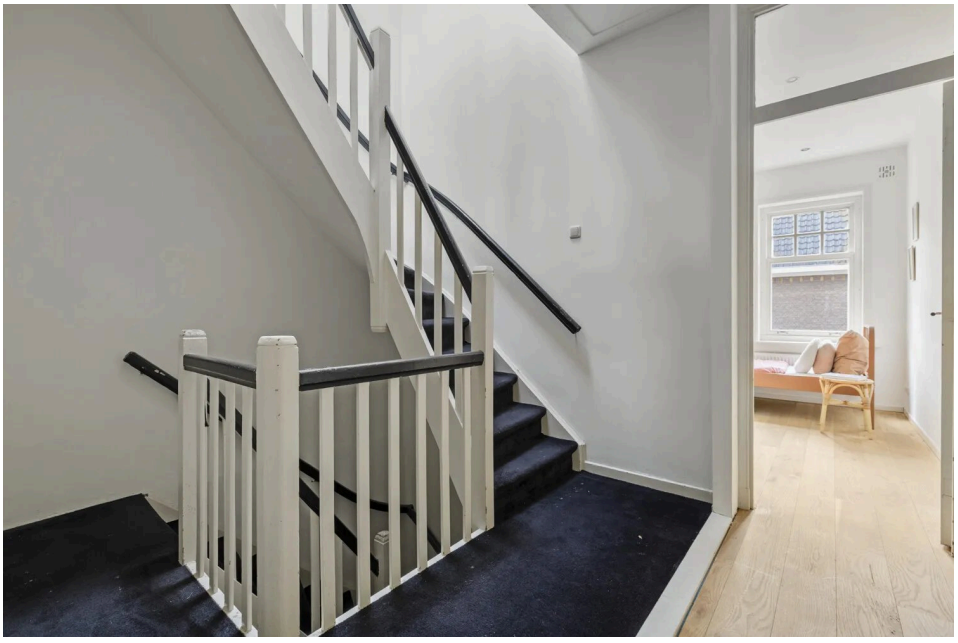




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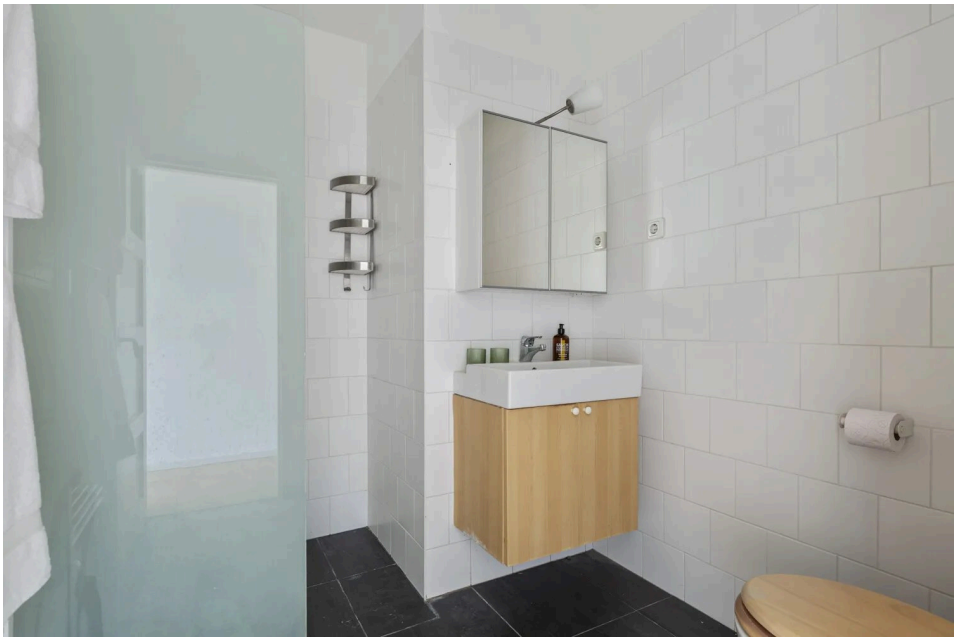
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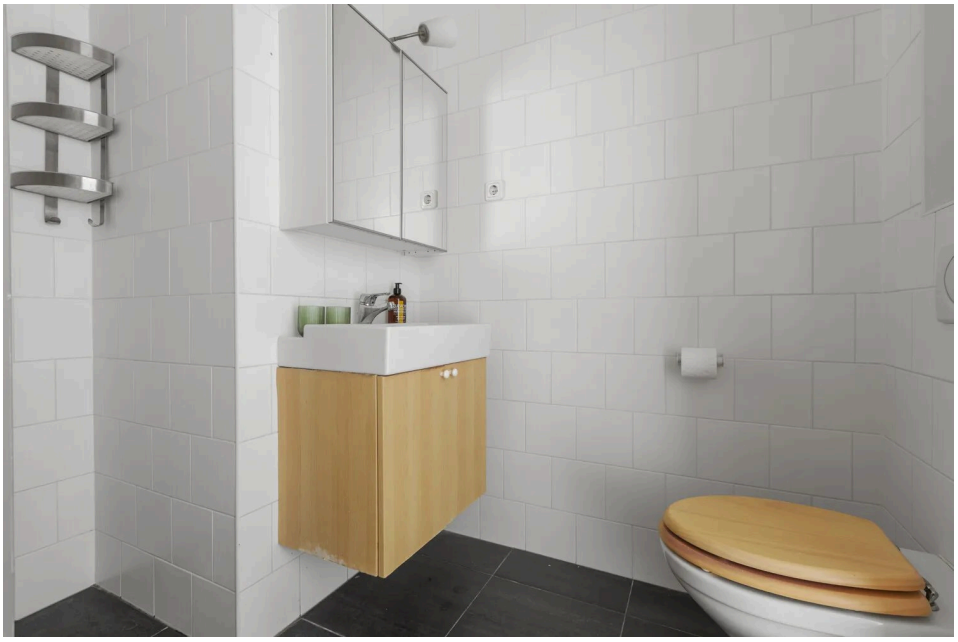
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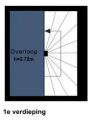
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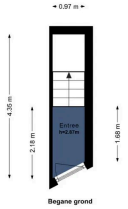
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VON POLL REAL ESTATE®

Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
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Ein erster Eindruck

This charming upstairs apartment (141m²) with a private entrance, balcony, and a spacious roof terrace (24m²) with permit offers everything you are looking for: space, light, comfort, and a prime location in Amsterdam South. The building was professionally divided in 2024 and is in excellent condition.

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Ausstattung und Details

Private entrance from the street with staircase leading to the second floor.
• At the front is the living room, at the rear the dining room – a classic and atmospheric en-suite layout.
• The separate kitchen at the rear is modern and equipped with various built-in appliances.
• Next to the kitchen is the bathroom with shower, toilet, and washbasin.
• At the street side, you will also find an additional (study/guest room).
An internal staircase leads to the third floor:
• Two spacious bedrooms.
• Large landing with access to the sunny roof terrace with permit – a wonderful place to enjoy both privacy and sunshine.

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Alles zum Standort

The property is located in the popular Rivierenbuurt, on a quiet street with plenty of greenery and characteristic 1930s architecture. Within walking distance, you will find Maasstraat and Scheldestraat, offering a wide range of shops, specialty stores, cafés, and restaurants. The Beatrixpark and the Amstel River are also nearby, as well as several (international) schools. Thanks to its convenient location, both the Zuidas business district and the city center are easily accessible by bike and public transport, while the nearby A10/A2 motorways provide quick routes out of the city.

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Sonstige Angaben

- Situated on leasehold land of the Municipality of Amsterdam, current term until 15-12-2054
- Annual ground rent: €799.34
- Leasehold: Current period until 15 December 2054, current ground rent €817 per year
- Switch to perpetual leasehold applied for
- Fixation after 2054: €6,543 per year, perpetual redemption €135,771
- Small owners' association (2 members)
- Officially divided with permit in 2024
- Balcony at the rear and spacious roof terrace
- Living area 141m²
- Non-occupancy clause applies
- Asking price: €1,100,000 costs-to-buyer

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.

Objektnummer: NL25185581 - 1078 VP AMSTERDAM

Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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E-Mail: info@von-poll.nl

Zum Impressum der von Poll Immobilien GmbH

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