AMSTERDAM

Banstraat 54 3

Objektnummer: NL25185584



KAUFPREIS: 1.595.000 EUR • WOHNFLÄCHE: ca. 151 m^2 • ZIMMER: 4

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Auf einen Blick

Objektnummer	NL25185584	Kaufpreis	1.595.000 EUR
Wohnfläche	ca. 151 m²	Wohnungstyp	Apartment
Zimmer	4		
Schlafzimmer	3		
Baujahr	1925		

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Auf einen Blick: Energiedaten

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

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Die Immobilie





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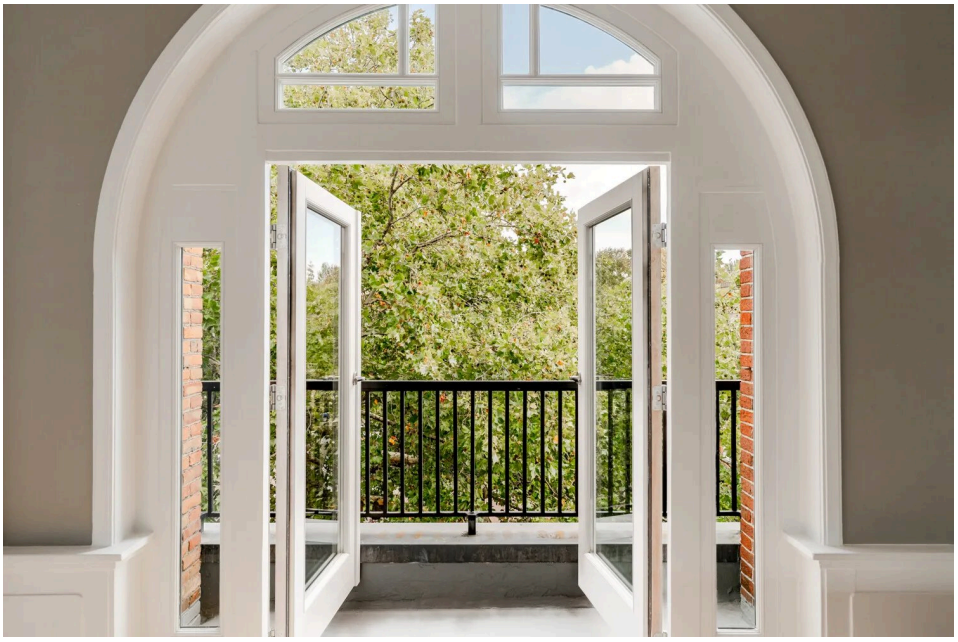
Die Immobilie





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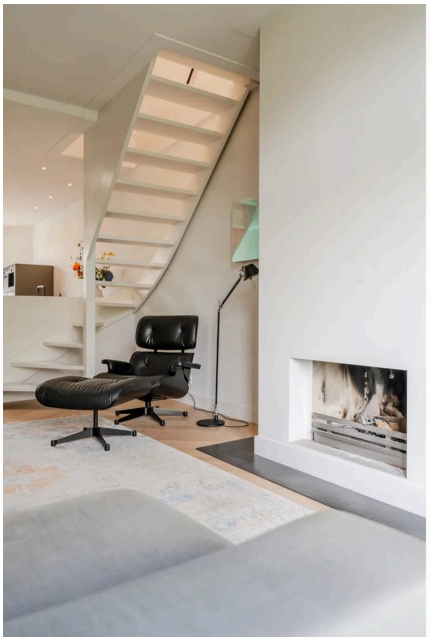
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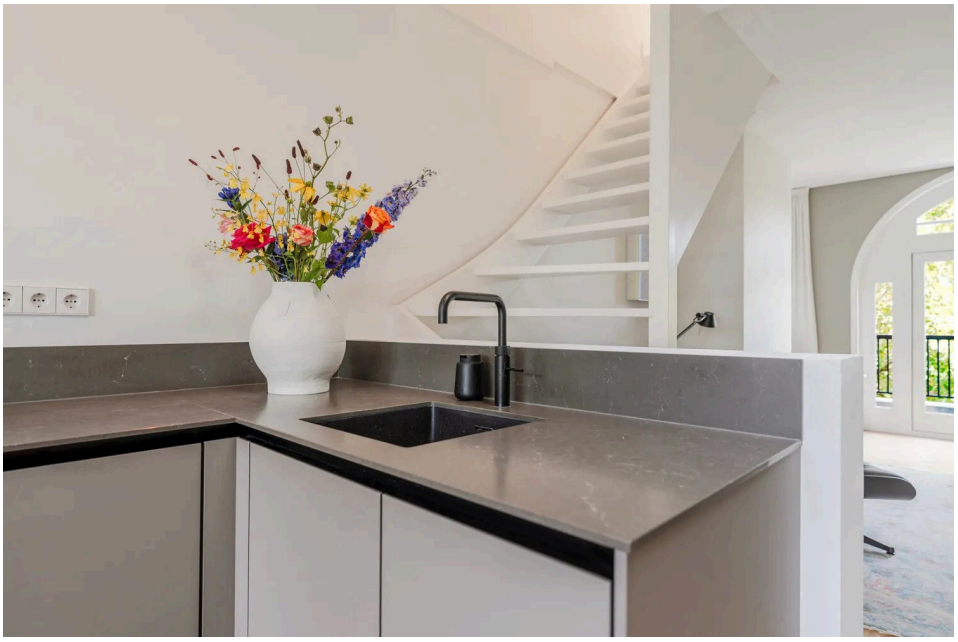
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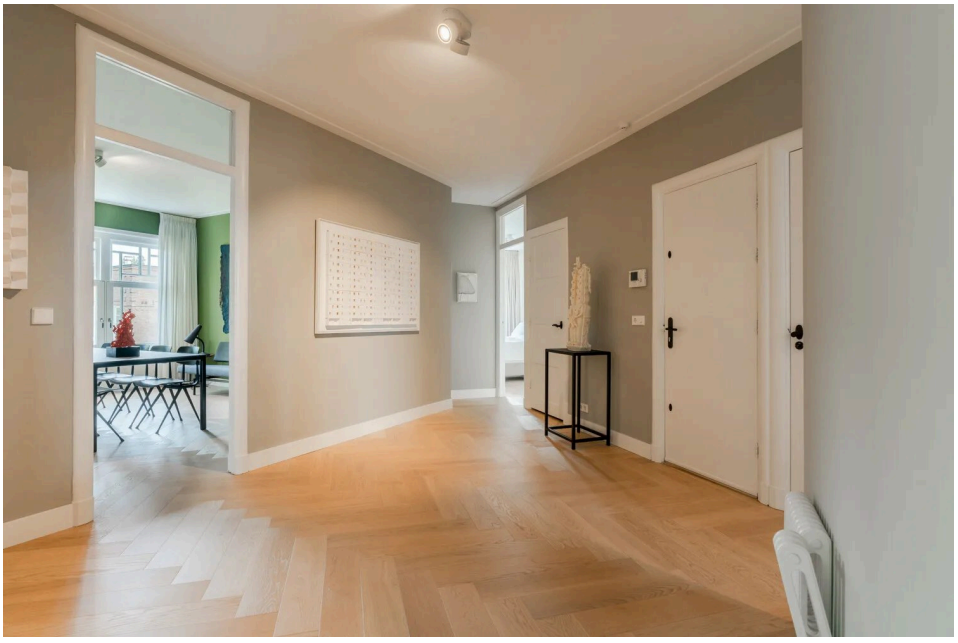




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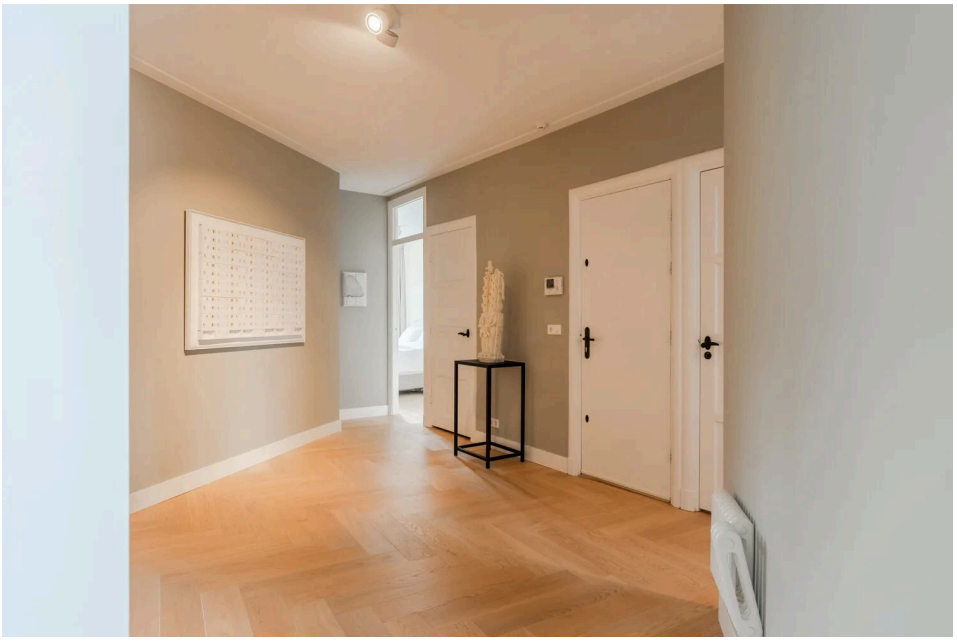
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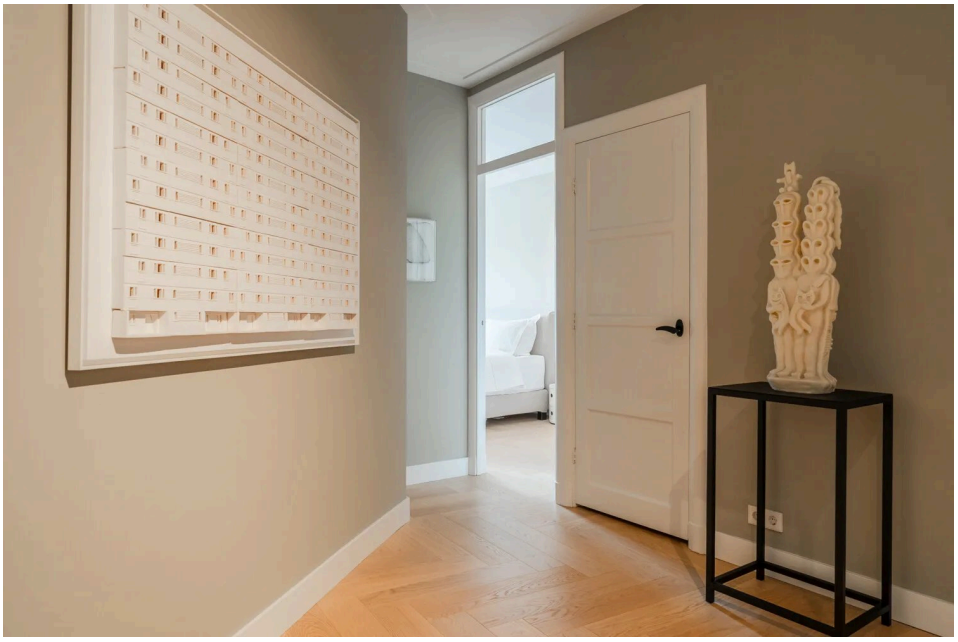
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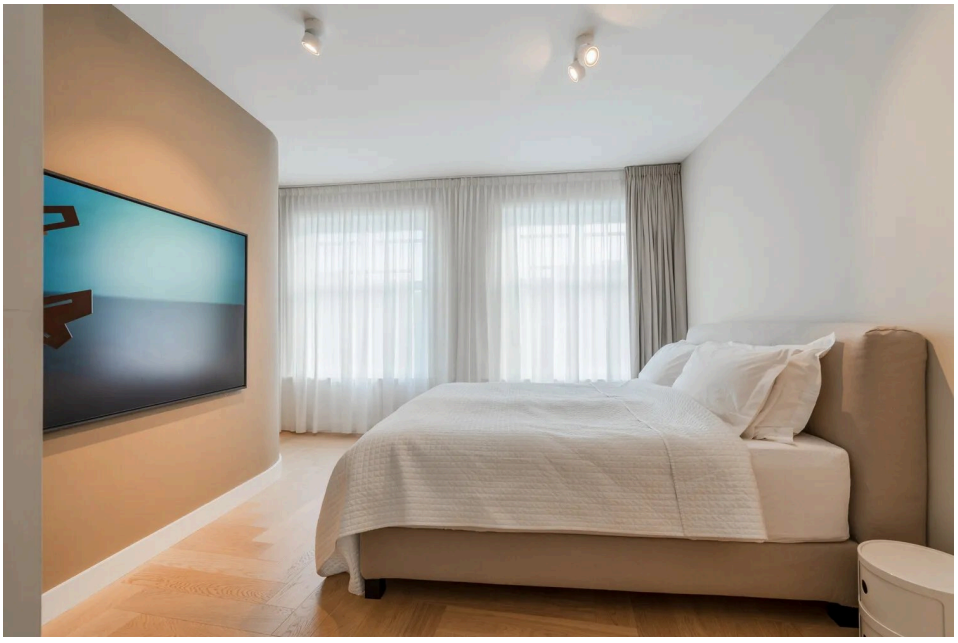




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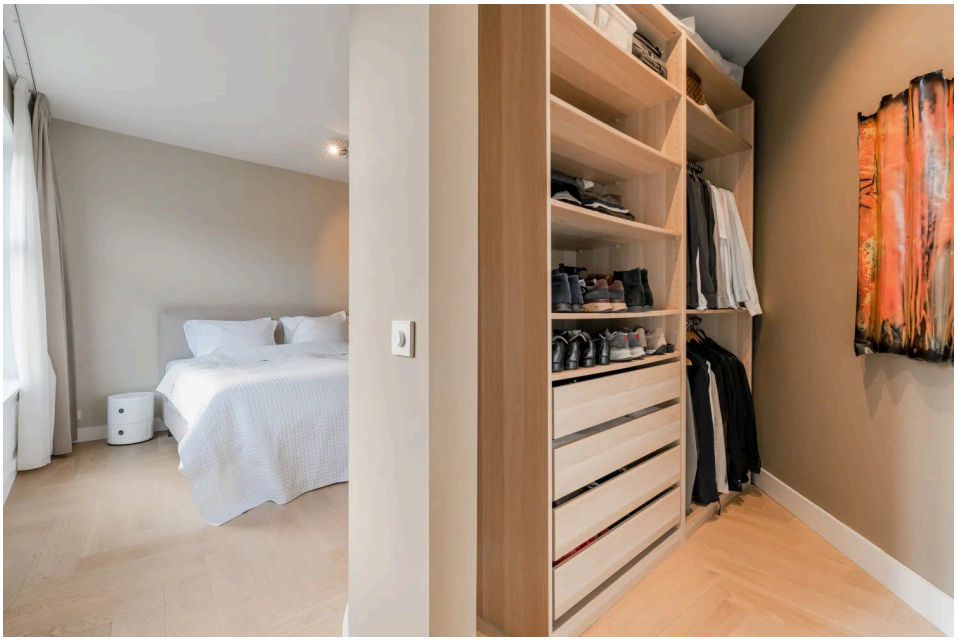




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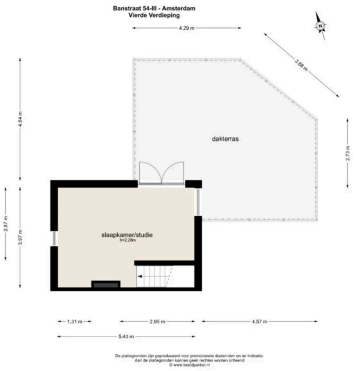




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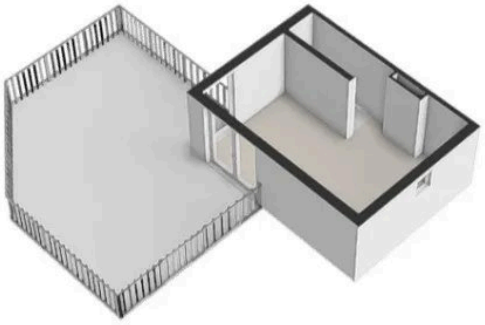
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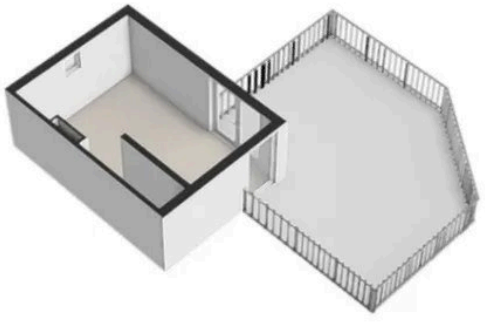




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Die Immobilie





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Ein erster Eindruck

Exceptionally high-quality and luxuriously renovated upper-floor apartment with three bedrooms, two bathrooms, two balconies, and a rooftop terrace, situated in a beautiful location in Oud-Zuid, completely move-in ready.

This spacious, luxurious, and very bright two-level upper apartment is located on the charming little square lined with old plane trees on Banstraat, with Reijnier Vinkeleskade and Hacquartstraat just around the corner.
The unique combination of its location, surprising and spacious layout, high-end finishes, and unobstructed views over the greenery make this apartment an absolute gem.

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Ausstattung und Details

Stylish living with a view in the heart of Oud-Zuid
Situated in one of the most exclusive neighborhoods of Amsterdam Oud-Zuid — the Banplein area — this beautifully renovated duplex apartment offers refined living across two floors, complete with a spacious rooftop terrace, two balconies, multiple bedrooms, and stunning natural light throughout.
You enter the apartment on the third floor via a well-maintained shared entrance. Upon entering, you are immediately struck by the spacious, bright hallway that provides access to all rooms on this level. A beautiful high-quality herringbone parquet floor runs seamlessly throughout the apartment, adding warmth and elegance.
At the front of the apartment is the charming en-suite living room, featuring tasteful paneling, a wood-burning fireplace, and access to the first balcony through French doors framed by a distinctive arched window. From here, you enjoy a rare and unobstructed view of the green Banplein — a unique blend of tranquility and vibrancy in the city.
At the rear, you'll find a bespoke, fully equipped kitchen fitted with premium built-in appliances, including a Bora cooktop, Quooker tap, and an espresso machine. There's ample space for a dining table, making this the ideal spot for long dinners and cozy evenings with friends and family. Large windows and French doors open onto the second balcony, which overlooks the lush inner gardens of Banstraat, Hacquartstraat, and Reinier Vinkeleskade — creating a peaceful, light-filled oasis.
This level also features two spacious bedrooms. The master bedroom includes a walk-in closet and a discreetly integrated television niche hidden behind a piece of art. The luxurious main bathroom offers ultimate comfort, complete with a walk-in shower, freestanding bathtub, double vanity, urinal, and toilet. A second bathroom — also finished to a high standard — features a walk-in shower, toilet, and sink. In addition, there is a separate utility room with connections for a washer and dryer.
A comfortable fixed staircase leads to the fourth floor, where you'll find a full-sized additional room — perfect as a third bedroom, home office, or relaxation space. From here, you have direct access to the generous rooftop terrace of approximately 40 m² — a true highlight of the apartment. From sunrise to sunset, you can enjoy full sun and panoramic views over the city.
In summary:
An exceptionally stylish, bright, and spacious apartment with a perfect layout, high-end finishes, multiple outdoor spaces, and a prime location in Amsterdam Oud-Zuid. A unique opportunity for those seeking comfort, privacy, luxury, and character — right in the heart of the city, yet with a true sense of space and freedom.

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Alles zum Standort

This charming and well-laid-out upper-floor apartment is in a quiet and sought-after part of Amsterdam Oud-Zuid. The building, dating from around 1925, is situated on Banplein, at the corner of Banstraat — a picturesque street known for its tranquility, open space, and abundant greenery.
The immediate surroundings offer everything you could possibly need: from artisanal specialty shops such as a bakery, butcher, and greengrocer to a wide range of boutiques, luxury stores, and high-end dining options. You're just a stone’s throw away from popular streets like Cornelis Schuytstraat, Beethovenstraat, and the prestigious P.C. Hooftstraat.
For relaxation and culture, the Vondelpark, Museumplein, and the Concertgebouw are all within walking distance.
This location is also ideal for families, with several excellent primary schools, daycare centers, and sports clubs nearby.
Accessibility is outstanding. Public transport (tram and bus) is close at hand, Amsterdam Zuid/WTC station is easily reached by bike, and the A10 Ring Road is just a few minutes away by car. Parking is available on the street with a permit or for a fee.

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Sonstige Angaben

•Location!
•Lots of privacy and unobstructed views
•Two-level upper-floor apartment, 151 m² (NEN measured), move-in ready
•Fully renovated in 2022/2023
•Brand-new designer kitchen by Siematic with all imaginable built-in appliances
•Energy label B
•Underfloor heating (individually controlled per room)
•New window frames with HR++ double glazing
•Roofs completely renewed and insulated
•High-efficiency boiler from 2022
•3 bedrooms
•2 luxurious bathrooms
•Fireplace
•Rooftop terrace and two balconies
•Connections for outdoor kitchen and electricity on the rooftop terrace
•Owners' association (VvE): 2 members
•Service charges: €50 per month
•Leasehold: annual ground rent approx. €1,411 until 2045
•Application for favorable leasehold conversion terms was submitted on time, but no offer from the municipality has been received yet
•Delivery in consultation

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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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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