AMSTERDAM

Jacob Marisstraat 34 H

Objektnummer: NL25185586



KAUFPREIS: 2.595.000 EUR • WOHNFLÄCHE: ca. 264 m^2 • ZIMMER: 12

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Auf einen Blick

Objektnummer	NL25185586	Kaufpreis	2.595.000 EUR
Wohnfläche	ca. 264 m²	Wohnungstyp	Apartment
Zimmer	12		
Schlafzimmer	6		
Baujahr	1910		

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Die Immobilie





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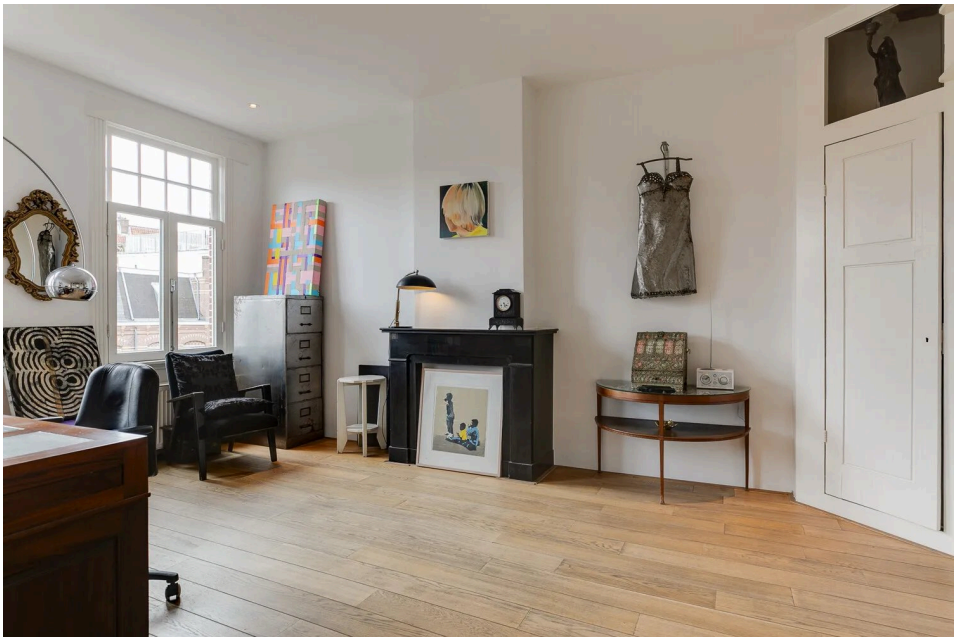




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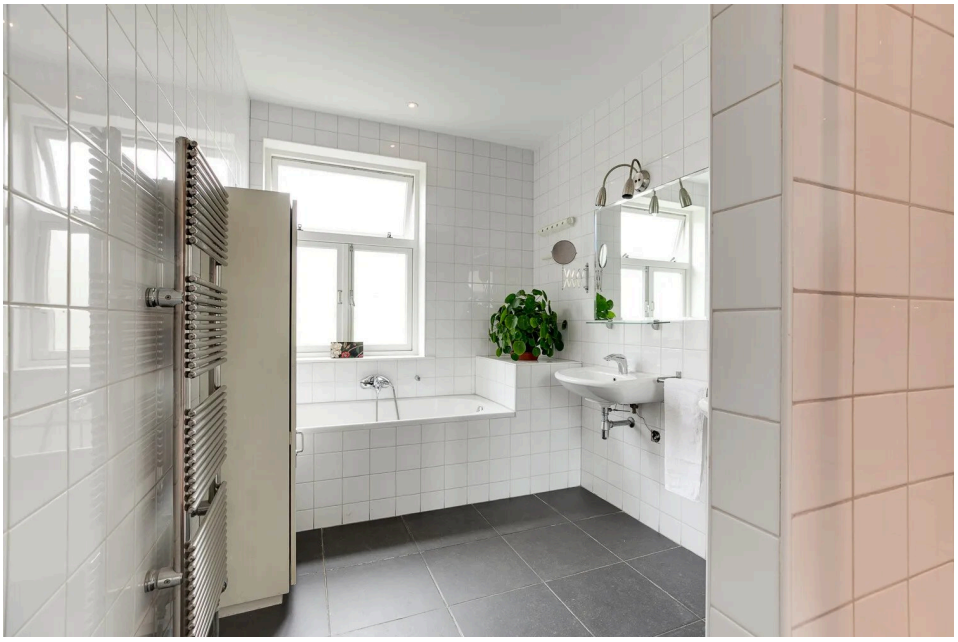
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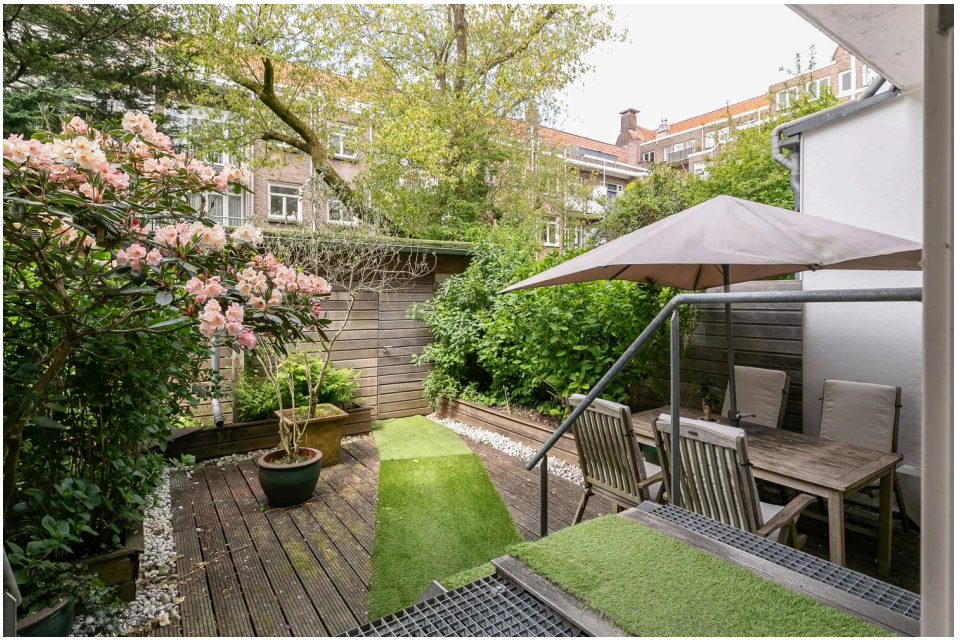
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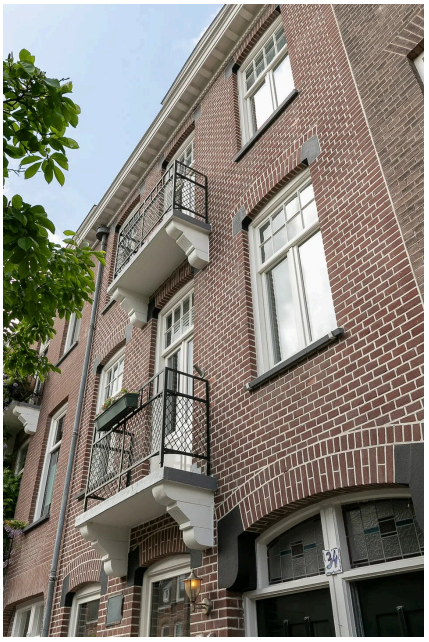
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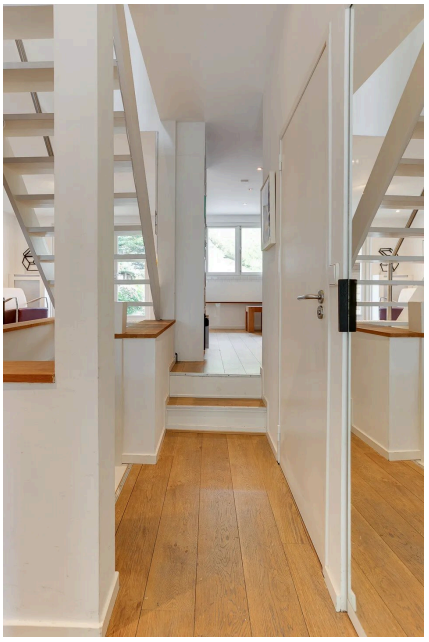
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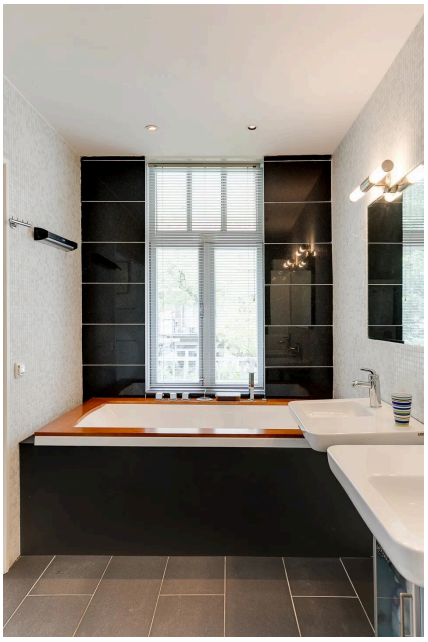
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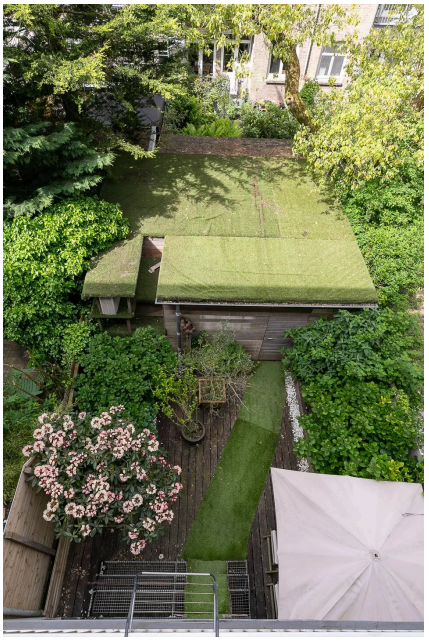
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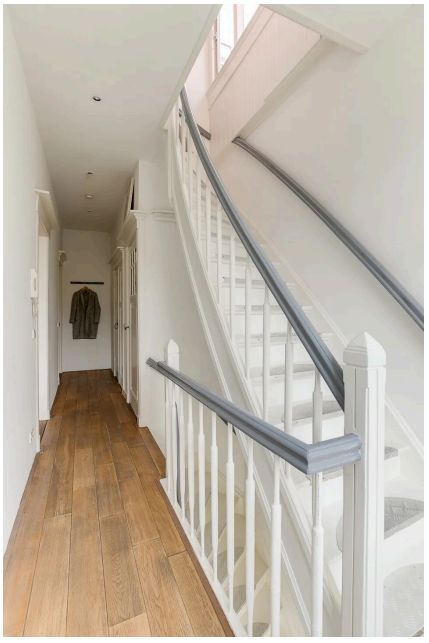




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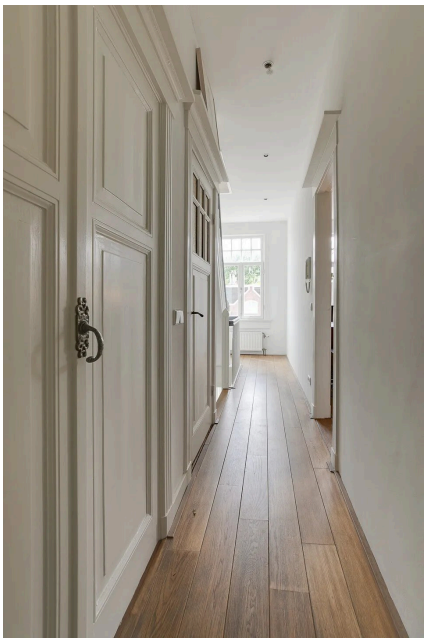
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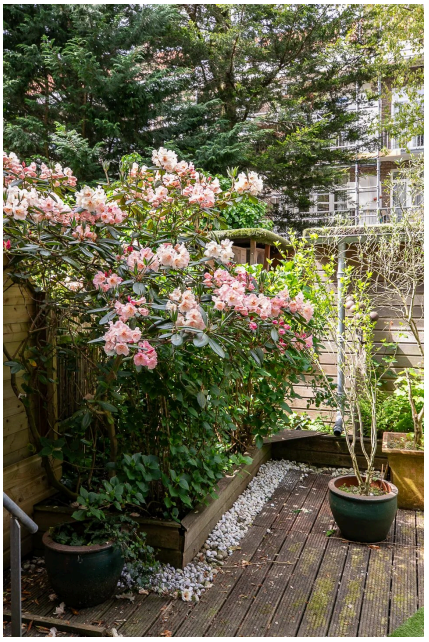
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Ein erster Eindruck

In one of the nicest streets of Amsterdam we offer for sale an entire house of approximately 264 m2 with 5 floors, 2 balconies, lots of storage space and a sunny garden, located on own ground. Various original details such as stained glass windows and fireplaces have been preserved.

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Ausstattung und Details

Ground floor
The left entrance gives access to the ground floor, the right entrance leads directly to the 2nd floor via a well-maintained staircase.
The entrance on the ground floor has a spacious wardrobe and a space for storing up to four bicycles. A glass door leads to the bright, wide living room with a view of the garden.
At the front you will find the sunny, cozy open kitchen. The kitchen was completely renovated in 2024 and equipped with built-in appliances from Miele and Siemens, such as an induction hob with built-in extractor, a built-in oven and lots of handy storage space.
The living room is at the rear and has French doors with wide stairs to the garden. In the garden a large garden house is located with a lot of storage space. There is enough space left in the garden for a lovely dining table and play area for the kids.
There is a beautiful oak floor throughout the kitchen and living room.
In the living room there is a modern internal staircase with access to the basement.
Basement/Cellar
The basement, with a ceiling height of 2.28m and a window to the garden, can be used for various purposes. It can serve as an extra guest room, study, laundry room or chill area for the kids. Adjacent is a compact bathroom with shower and toilet.
On the street side is a large storage room, currently used as a wine cellar and storage.
1st floor
The 1st floor can be reached from the living room via an internal staircase.
On the first floor, on the garden side is a lovely spacious bedroom with lots of closet space. The bedroom has an open bathroom with a luxurious bath, double sink, walk-in shower and space for the washing machine and dryer. The bedroom has a nice balcony with a view of the garden.
On the street side is a sunny large room with French balcony, currently used as a gym. A wood-burning stove with original mantelpiece is still present.
There is a separate toilet on the landing. It is relatively easy to make the bathroom accessible from the landing.
2nd floor
Via the landing and the light, well-maintained staircase you will reach the 2nd floor
This floor can also be reached directly from the street side via a private entrance.
This sunny floor has a classic en-suite layout with a living room with a French balcony on the street side and a kitchen with dining room on the garden side with French doors to a balcony. The charming simple kitchen also has access to the balcony.
This floor has a beautiful light incidence and feels very spacious.
There is a beautiful oak floor on the entire floor. You will find a separate toilet on the landing.
Of course, this floor can also be used as a sleeping floor with 2 spacious bedrooms,

the kitchen can be converted into a bathroom.
3rd floor
You can reach the third floor via the stairs. Here is a charming large bedroom on the garden side. The bathroom with bath, double sink and shower is located on the garden side. The washing machine and dryer connection is on the landing. At the front is a small room currently used as a walk-in closet and a large bedroom with sloping walls and exposed beams.
The entire floor has the original wooden floor.

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Alles zum Standort

The Jacob Marisstraat is a quiet, wide street located in the vibrant Hoofddorppleinbuurt just across the water from the Schinkel. This neighborhood is characterized as cozy, quiet and child-friendly. When you cross the bridge you are directly in the Vondelpark and on the Amstelveenseweg.

Within walking distance you will find a variety of shops and restaurants, such as city café Van Mechelen and - literally around the corner - Gent aan de Schinkel with its lovely terrace. For daily shopping there are several supermarkets nearby. Furthermore, there are numerous schools in the area within walking and cycling distance, including primary schools, secondary schools and the new location of the British School.

The accessibility by public transport is excellent. Various tram and bus lines stop at the Hoofddorpplein and the Haarlemmerstraat and take you to Amsterdam Central Station, Amsterdam Lelylaan and other parts of the city in no time. By car you are on the Ring A10 and on the A4 towards Schiphol within 5 minutes. Parking is possible on the street and a parking permit can be arranged relatively quickly.

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Sonstige Angaben

- Entire house of approximately app. 264 m2
- Own ground, so no hassle with leasehold
- Built in 1910
- 5 floors, with a total of 6 bedrooms, 2 kitchens, 3 bathrooms
- Garden and 2 balconies
- Possibility to live in as a whole or as two separate homes
- Lots of storage space
- Many original details have been preserved
- Flat roof-covering recently renewed and equipped with 10 high-efficiency solar panels (2023)
- Entire house recently professionally painted (exterior 2022, interior 2023)
- Two new HR central heating boilers (2024)
- Energy label B
- 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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Zum Impressum der von Poll Immobilien GmbH

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