Amsterdam

Kloveniersburgwal 75 D

Objektnummer: NL25185588



KAUFPREIS: 825.000 EUR • WOHNFLÄCHE: ca. 90 m² • ZIMMER: 1 • GRUNDSTÜCK: 325 m²

Objektnummer: NL25185588 - 1011 KA Amsterdam

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Auf einen Blick

Objektnummer	NL25185588	Kaufpreis	825.000 EUR
Wohnfläche	ca. 90 m²	Wohnungstyp	Apartment
Zimmer	1		
Schlafzimmer	1		
Badezimmer	1		
Baujahr	1895		

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Die Immobilie





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Die Immobilie



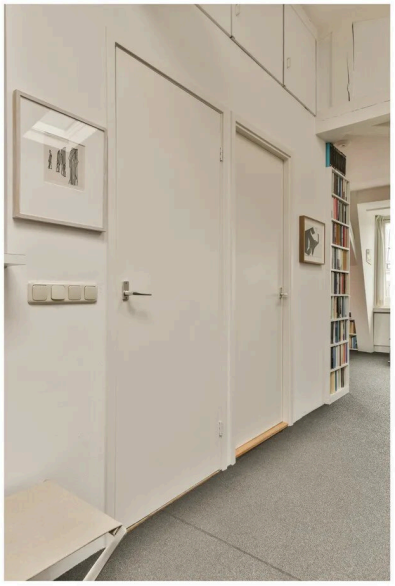




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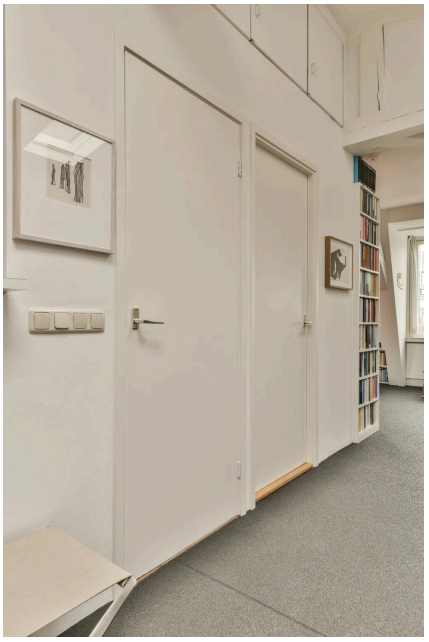






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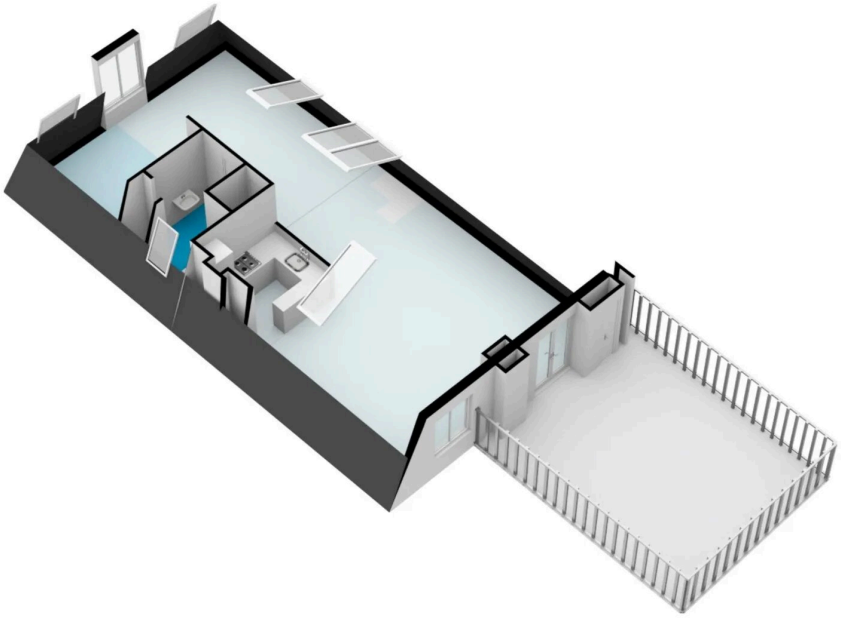
Die Immobilie

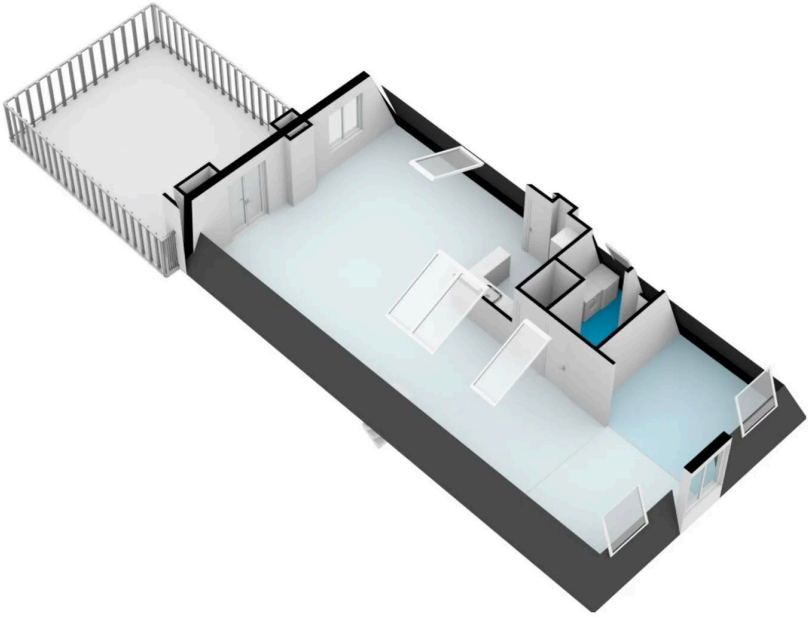




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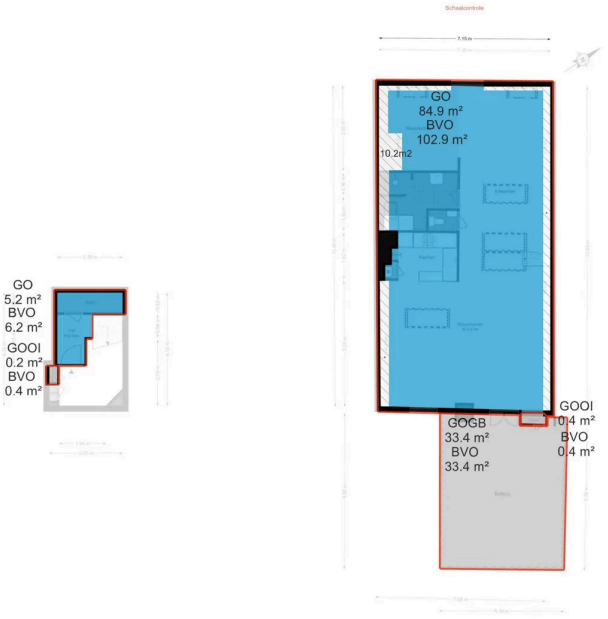
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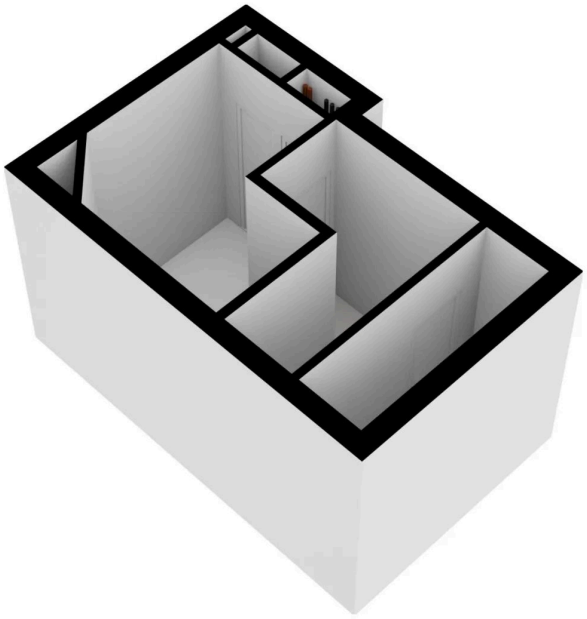




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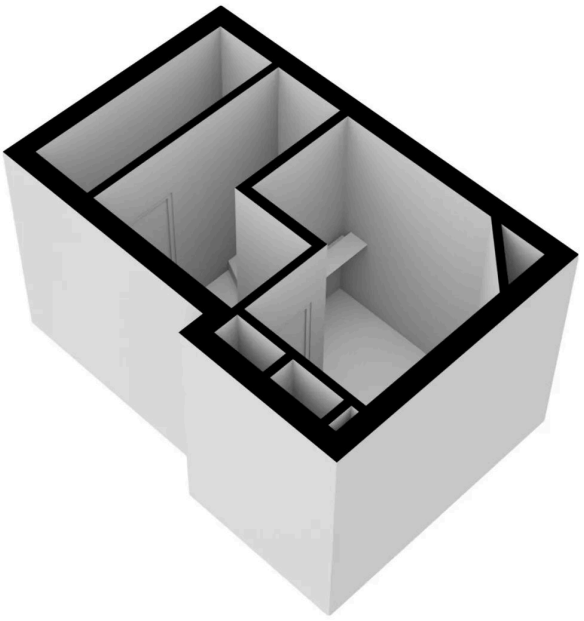
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Ein erster Eindruck

Unique Penthouse Loft with Terrace and Canal Views – Kloveniersburgwal, Amsterdam

On the top floor of a monumental canal house (built in 1895, designed by architect Abraham Salm) lies this unique penthouse loft of approximately 90 m², featuring a spacious 33 m² terrace and stunning views over the canal.

The loft is situated beneath a distinctive mansard roof, allowing natural light to pour in from three sides – front, back, and above. The space is currently one open layout, with a charming fireplace and direct access to a sunny, private terrace. This remarkable apartment offers tranquility in the very heart of Amsterdam's historic city center.
The space was previously a three-room apartment and can easily be converted back to that layout.

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Ausstattung und Details

Entrance on the second floor with coat area and ample storage space. A fixed staircase leads to the top floor with an impressive open loft: a bright living area with fireplace and direct access to the spacious roof terrace.
The semi-open kitchen (renovated in 2014–2015) is centrally located. At the front, there is a bedroom with an adjoining workspace. The bathroom, located in the middle, features a shower, sink, and washing machine connection. There is also a separate toilet.

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Alles zum Standort

The canal house is located on the quiet section of Kloveniersburgwal, in Amsterdam's historic center (a UNESCO World Heritage Site). The area is steeped in history: in the Middle Ages, this was the site of the old city wall on which the 17th-century canal houses were later built.

All amenities are within easy reach. The Nieuwmarkt, Waterlooplein, Dam Square, and numerous shops, restaurants, and cafés are just a short walk away. Cultural landmarks such as the Hermitage, Royal Theater Carré, De Kleine Komedie, the Stopera, and the Rembrandt House Museum are all within walking distance as well.

Metro stations Nieuwmarkt and Rokin (North/South line) are just around the corner, and the A10 ring road can be reached quickly via the IJ Tunnel.

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Sonstige Angaben

Homeowners' Association (VvE)
The well-managed and financially healthy homeowners' association consists of four apartment rights and is self-managed by the residents. Every two years, the building is inspected by Monumentenwacht, and all recommendations are carefully followed up. The monthly service charges amount to €281.

FEATURES
- Living area: approx. 90 m²
- Terrace: approx. 33 m²
- Freehold / no landlease
- Municipal monument (1895), architect Abraham Salm
- Mansard roof with unique natural light
- Epoxy gravel floor with underfloor heating
- Fireplace
- Stunning canal views
- the space can easily be reconfigured to its former layout with 3 rooms, 2 bedrooms
- Semi-open kitchen (2014–2015)
- Active and healthy VvE (4 members)
- Monumentenwacht inspection every two years
- Monthly VvE contribution: €281
- Located in the heart of the historic city center

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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