Amsterdam

Bellamystraat 372 F

Objektnummer: NL25185589



KAUFPREIS: 850.000 EUR • WOHNFLÄCHE: ca. 99 m^2 • ZIMMER: 4 • GRUNDSTÜCK: 313 m^2

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Auf einen Blick

Objektnummer	NL25185589	Kaufpreis	850.000 EUR
Wohnfläche	ca. 99 m²	Wohnungstyp	Apartment
Zimmer	4		
Schlafzimmer	3		
Badezimmer	1		
Baujahr	2006		

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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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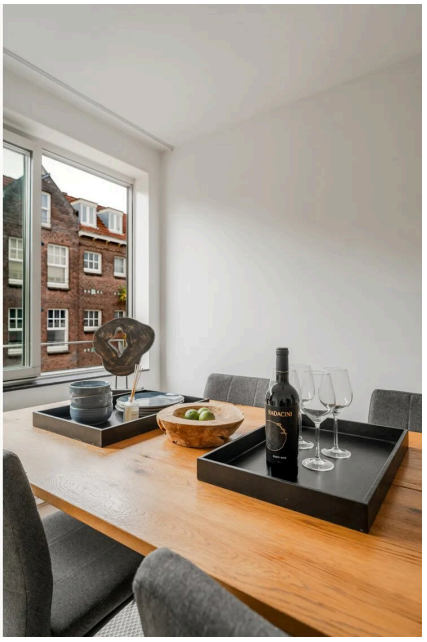




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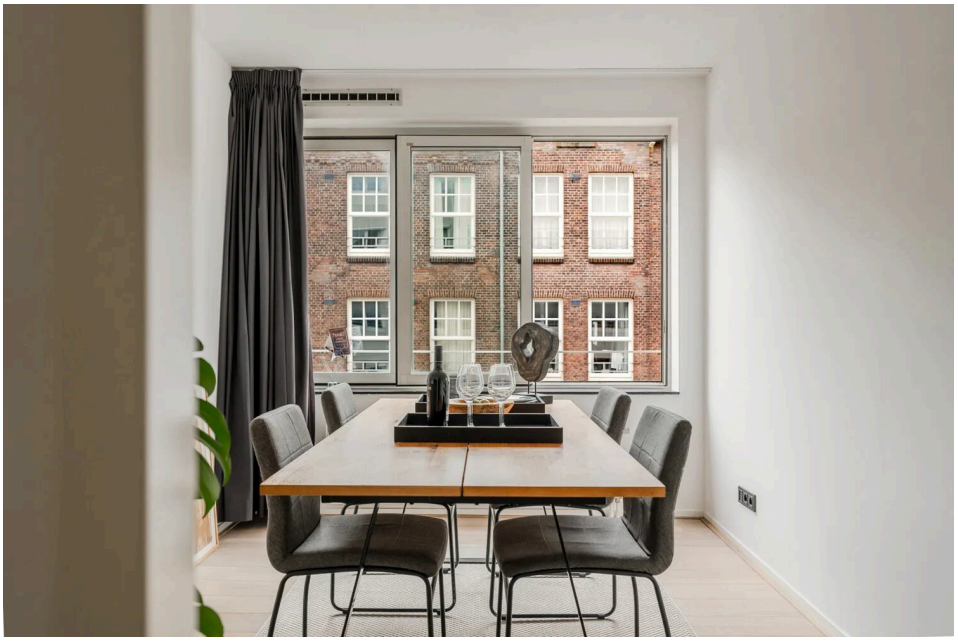






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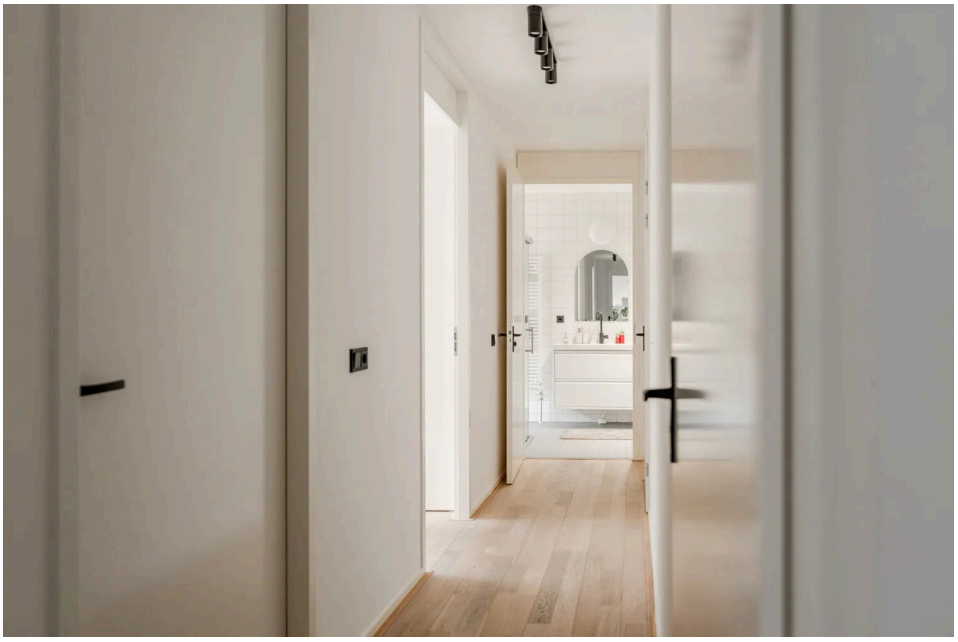
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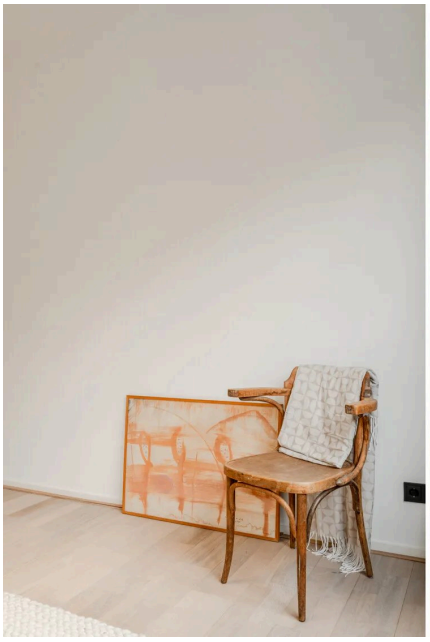
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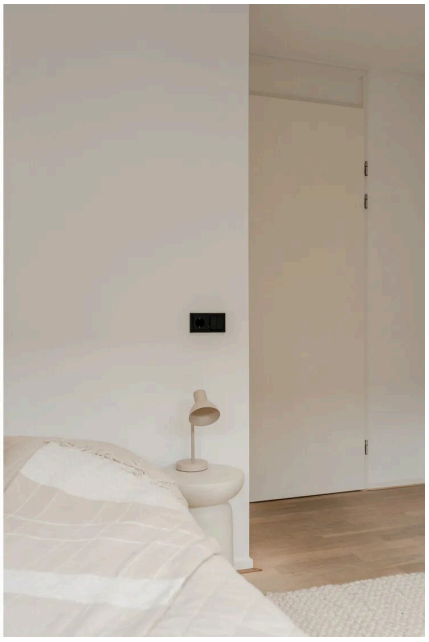




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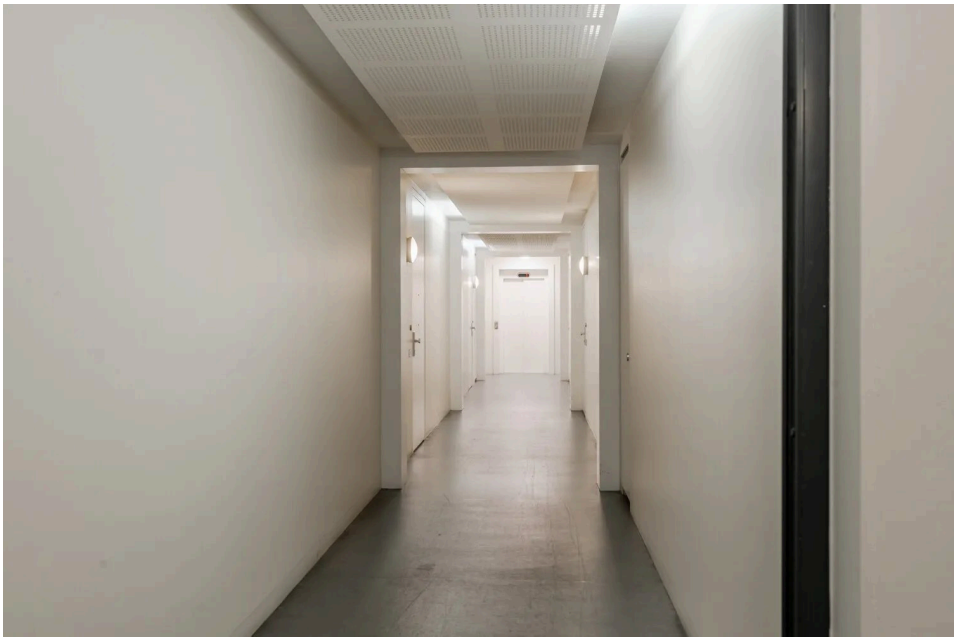
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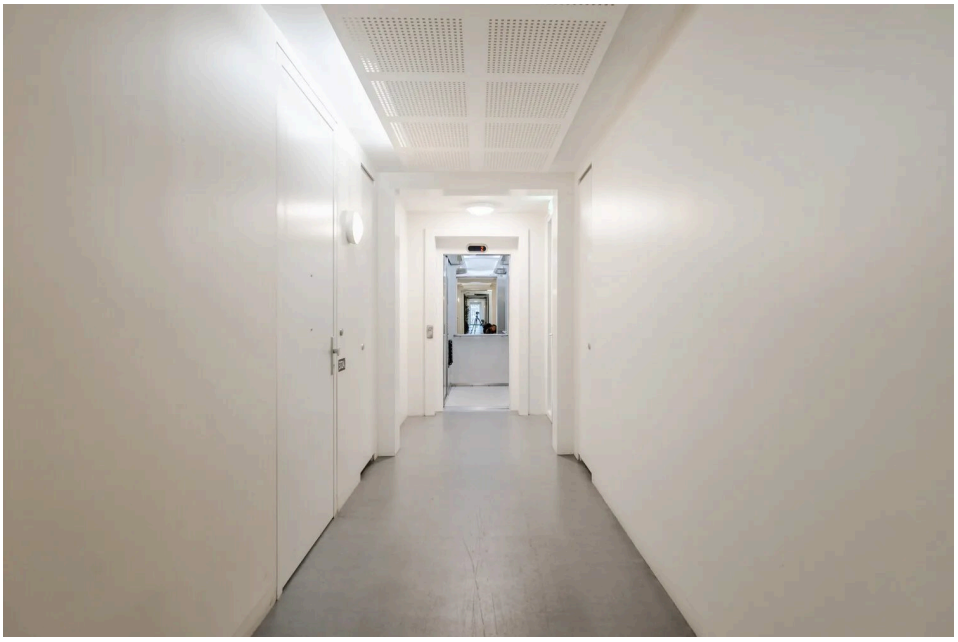
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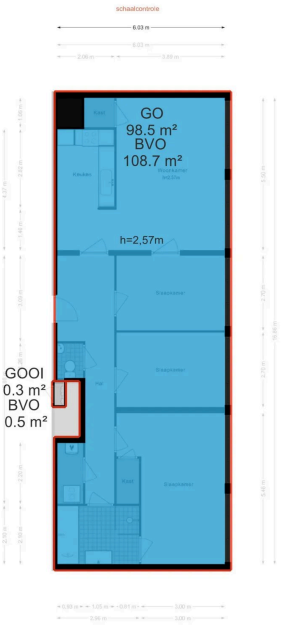
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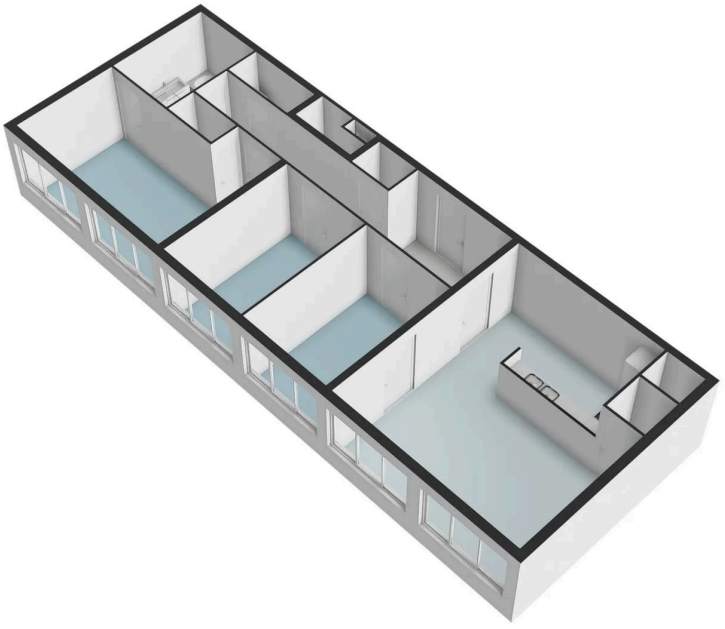
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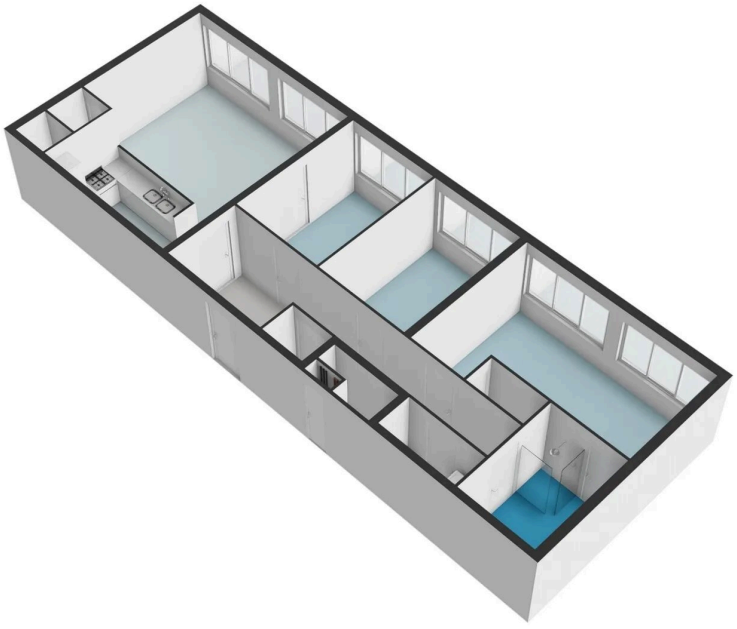




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Ein erster Eindruck

Truly wonderful 99 m² apartment on one single living level in a bold industrial complex (built in 2006).

This fantastic apartment stands out thanks to its exceptional layout and the many possibilities it offers. With a façade width of nearly 17 metres(!) facing southeast and large folding windows spanning the full width, the space is beautifully bright, indoor and outdoor living blend seamlessly, and you enjoy an open outlook and charming views of the façades across the street.

The complex, designed by architect Marlies Rohmer, combines a sleek and contemporary design with a robust industrial appearance.

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Ausstattung und Details

Layout
Well-maintained communal entrance on the ground floor with access to the shared bicycle storage. Via the lift or stairs you reach the second floor.
Entrance to the apartment, hallway with separate WC and a spacious storage room with central heating installation and connections for washing machine and dryer. From the hallway you access three generous bedrooms, including one with a walk-in closet, and a bright living room with open kitchen. Next to the open kitchen is an additional practical storage space.
The bathroom, located at the end of the hallway, features a walk-in shower, bathtub and towel radiator and is also directly accessible from the master bedroom.
In the basement of the complex is the parking garage, where it is possible to rent a parking space.

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Alles zum Standort

Location
Bellamystraat is a charming street in the heart of Amsterdam Oud-West, where you can enjoy everything the city has to offer. Daily groceries are easily done at the Ten Kate Market, with its varied selection of fresh fish, vegetables, fruit and other local and international delicacies. All imaginable shops and supermarkets are just around the corner on Kinkerstraat and Bilderdijkstraat.

When it comes to cafés and restaurants, you are perfectly situated:
• NNea, voted one of the 100 best pizzerias in the world, is only a 4-minute bike ride away.
• The famous natural wine bar Bar Centraal is literally next door.
• The Michelin-starred Daalder, with its leafy terrace on the water, is within walking distance.
• Café Binnenvisser, Petit Péché, Paindemie and Thai Thai Poppetje are also among Amsterdam's most beloved hotspots.

In addition, De Hallen with the Foodhallen and Filmhallen (with multiple screens) is close by, and a 5-minute cycle takes you to the Jordaan and the Nine Streets.
For sport and relaxation, both the Vondelpark and Rembrandtpark are within easy reach. In the immediate vicinity you will also find several schools and childcare facilities, all within a 5-minute walk.
The location offers excellent access to major roads (A5 and A10) and public transport. Within 15 minutes you reach Amsterdam Central Station, from where you can easily travel across the city, the country and even Europe.
In short: a super-central and vibrant location in the heart of popular Oud-West.

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Sonstige Angaben

Details
• Built in 2006
• Leasehold perpetually bought off
• Equipped with lift
• Energy label A+
• Kitchen appliances, taps and bathroom washbasin cabinet recently renewed
• Interior painting recently done, ready to move in
• Large windows spanning approx. 17 metres of façade width, which can be fully opened
• Active HOA “Buurtfabriek Ruimzicht,” managed by Iris VVE Beheer, with MJOP and ample reserves
• Monthly HOA contribution for the parking space: € 50.19
• HOA contribution for the apartment: € 133
• Central heating recently renewed
• Communal Garden
• Shared bicycle storage
• Possibility to purchase a parking space in the underlying garage for € 75,000

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:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

De Lairessestraat 51, 1071 NT Amsterdam
Tel.: +31 20 215 99 88
E-Mail: info@von-poll.nl

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