Amsterdam

Linnaeusparkweg 52 A 3

Objektnummer: NL25185590



KAUFPREIS: 850.000 EUR • WOHNFLÄCHE: ca. 122 m^2 • ZIMMER: 6 • GRUNDSTÜCK: 405 m^2

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Auf einen Blick

Objektnummer	NL25185590	Kaufpreis	850.000 EUR
Wohnfläche	ca. 122 m²	Wohnungstyp	Apartment
Zimmer	6		
Schlafzimmer	5		
Badezimmer	1		
Baujahr	1940		

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Auf einen Blick: Energiedaten

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

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Die Immobilie





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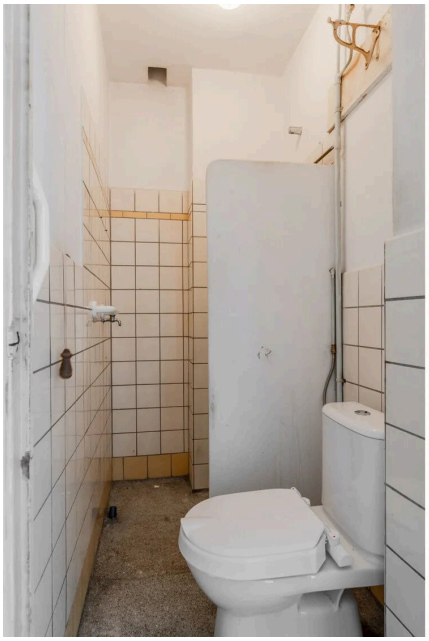


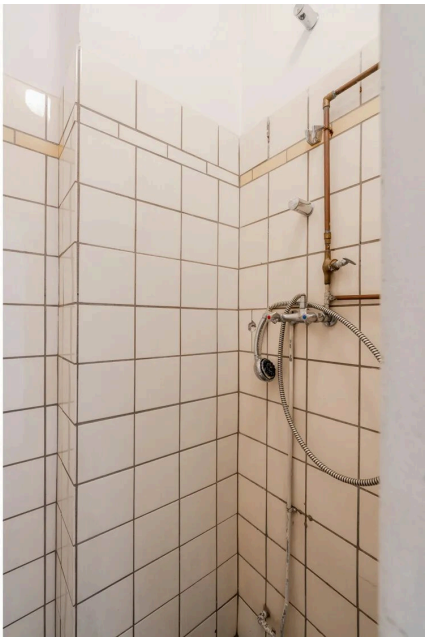


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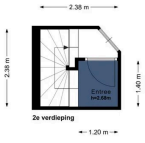




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1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
020 215 99 88



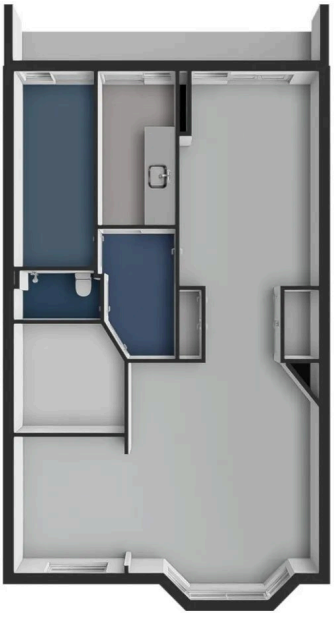
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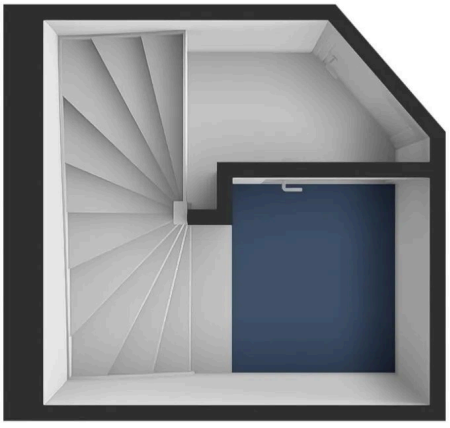
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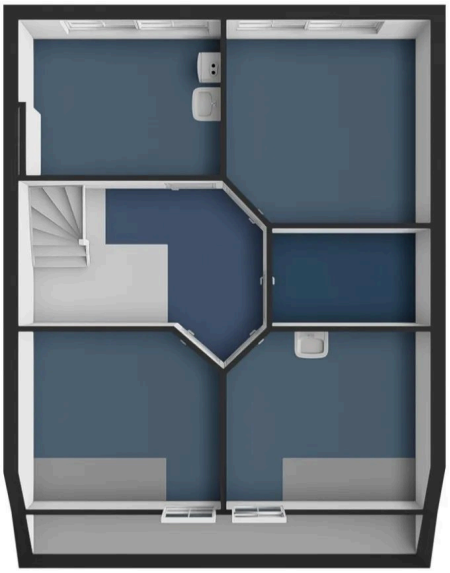
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Ein erster Eindruck

SPACIOUS DOUBLE UPPER HOUSE ON ONE OF THE MOST BEAUTIFUL STREETS IN WATERGRAAFSMEER!
LOCATED ON FREEHOLD LAND!

Looking for an apartment that you can completely renovate to your own taste? Then this double upper house on Linnaeusparkweg is exactly what you are looking for! With approx. 122 m² of living space, divided over two floors, this apartment offers plenty of possibilities. The apartment is delivered with the required building permits.

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Ausstattung und Details

LAYOUT
You reach the apartment via the communal staircase. The front door is located on the second floor. Through the hallway, all rooms on this floor are accessible.
The spacious living room extends from front to back and receives plenty of natural light thanks to the windows on both sides. Through the French doors at the rear, you reach the large balcony of approximately 7 m², where you can enjoy the sun!
At the rear, you will also find the kitchen and a bedroom. The bathroom is located in the middle of the apartment.
Via the internal staircase, you reach the fourth floor. This floor has 4 bedrooms and a storage room.
A permit has already been applied for with the Municipality of Amsterdam to realize a roof terrace on the flat roof.

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Alles zum Standort

LOCATION
Welcome to Linnaeusparkweg 52 A 3, an impressive apartment of 122 m² in a characteristic building from 1940, right in the heart of Amsterdam-East.

Watergraafsmeer offers a unique and attractive combination of everything the city has to offer in a pleasant, almost village-like atmosphere.

In the neighborhood there are several options for daily groceries such as Albert Heijn, Vomar, Dirk van den Broek, and of course the Dappermarkt. In addition, there are many nice restaurants and local cafés nearby such as Bar Restaurant 1900, Restaurant Merkelbach, and Lunchroom Lastig.
For entertainment, you can reach the Beukenplein with its many trendy hospitality spots within 10 minutes by bike.

There are plenty of opportunities for walking or exercising along the picturesque green Ringdijk, Park Frankendael, and the Oosterpark.
Watergraafsmeer is popular among (young) families because it is very child-friendly.

The best schools and childcare facilities can also be found directly nearby.

Commuting by car is easy; you can reach the A-10 ring road within a few minutes.
Parking is by means of a parking permit.

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Sonstige Angaben

PARTICULARITIES

- Living area approx. 122 m² (NEN2580 certificate available);
- Balcony of approx. 7 m²;
- Year of construction 1940;
- FREEHOLD LAND;
- Fantastic location in Watergraafsmeer;
- Original details (such as stained-glass windows);
- Seller has applied for a permit to create a roof terrace;
- Small-scale and active HOA, consisting of 4 members;
- Monthly service costs amount to €244.70;
- Old-age clause and non-occupancy clause applicable;
- Project notary: Buma Algera;
- Delivery in consultation, can be quick.

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

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Zum Impressum der von Poll Immobilien GmbH

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