AMSTERDAM

Valeriusplein 28 2

Objektnummer: NL25185591



KAUFPREIS: 865.000 EUR • WOHNFLÄCHE: ca. 76 m^2 • ZIMMER: 2 • GRUNDSTÜCK: 268 m^2

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Auf einen Blick

Objektnummer	NL25185591	Kaufpreis	865.000 EUR
Wohnfläche	ca. 76 m²	Wohnungstyp	Apartment
Zimmer	2		
Schlafzimmer	1		
Badezimmer	1		
Baujahr	1912		

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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

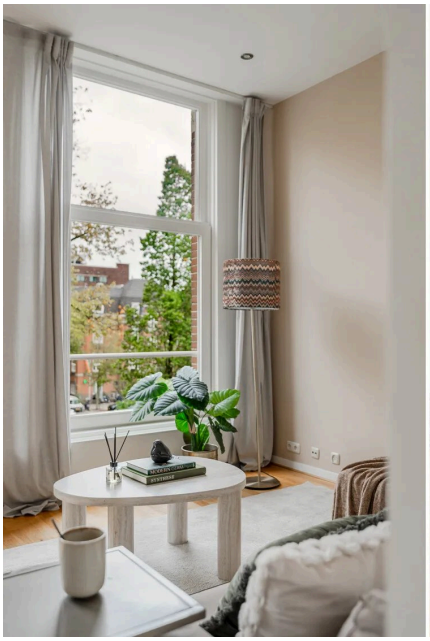




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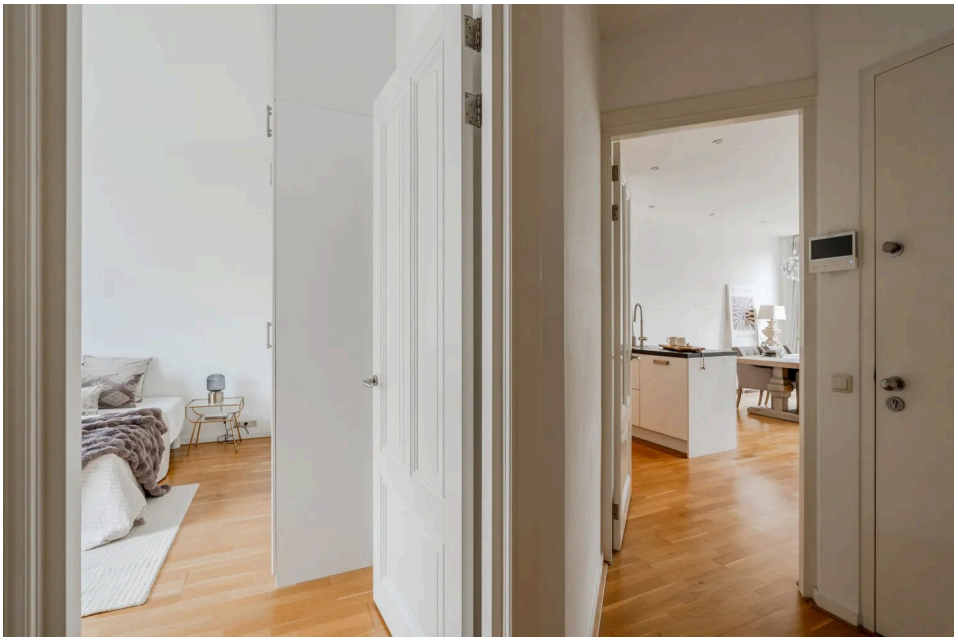






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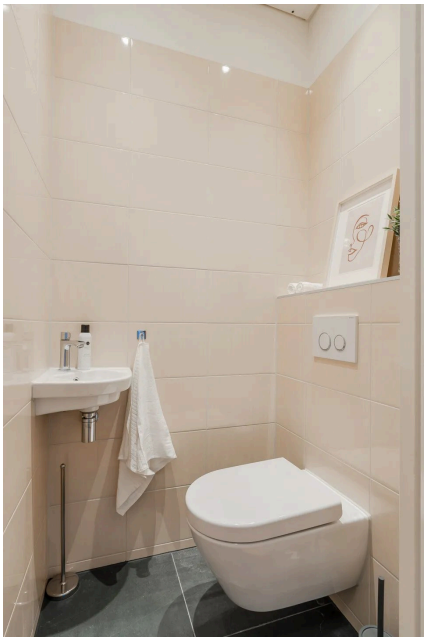
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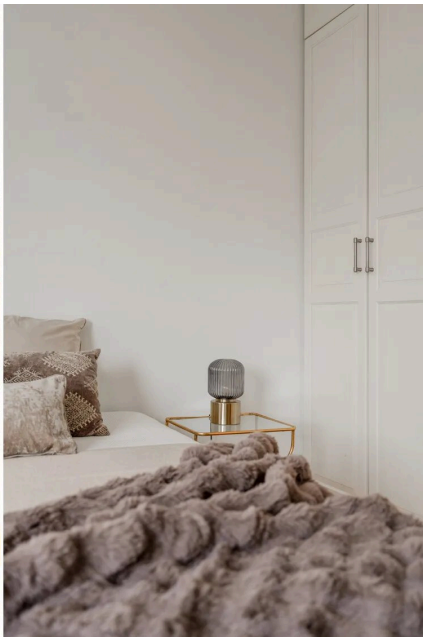




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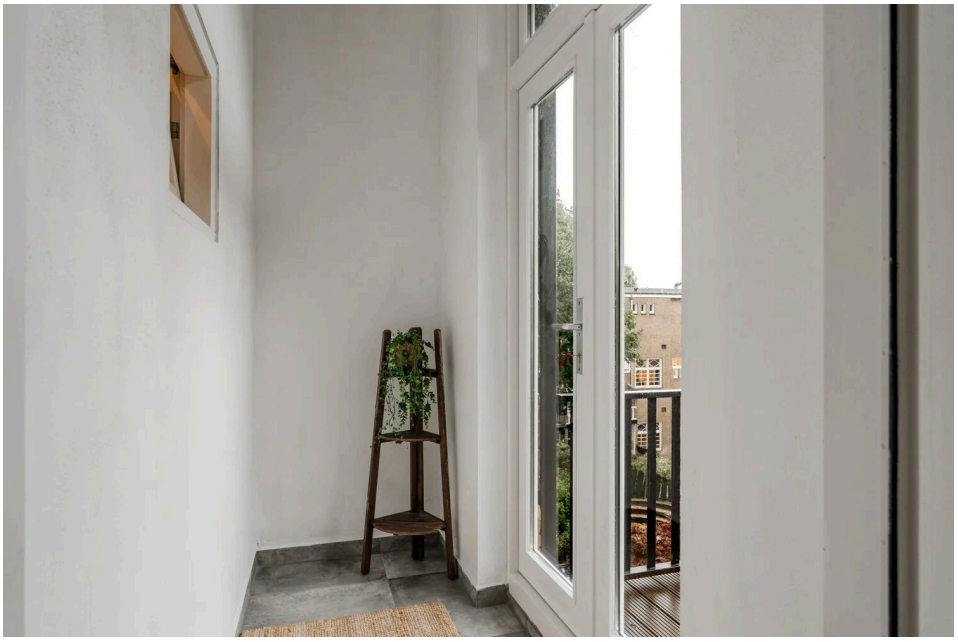






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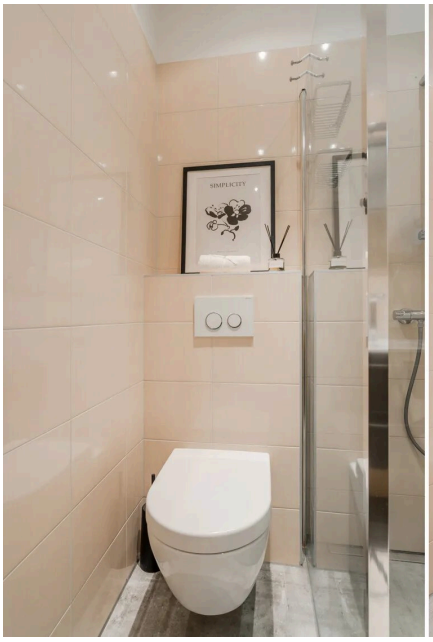
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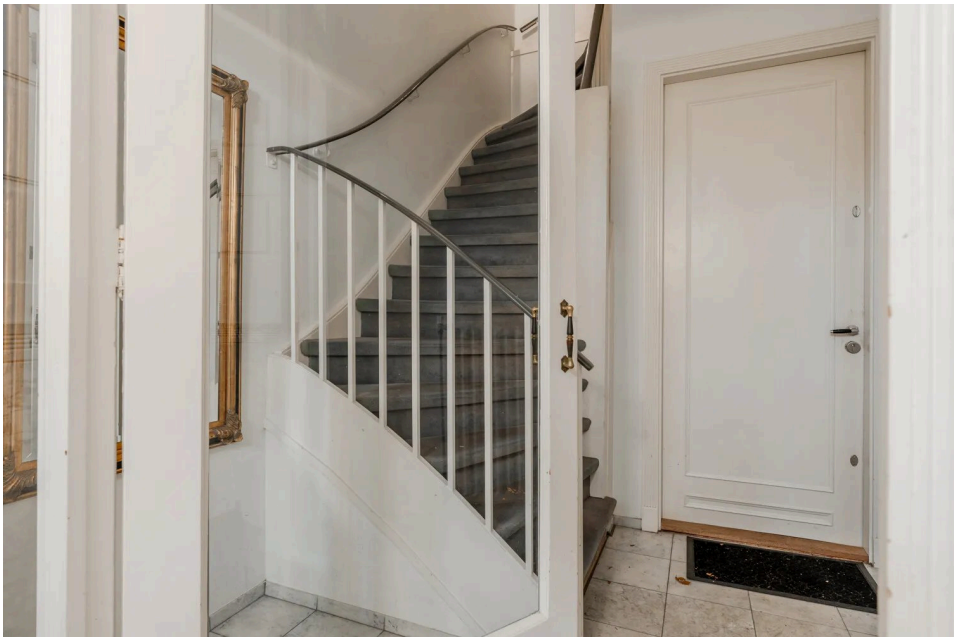




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Ein erster Eindruck

Light, Space, and Elegance on the Valeriusplein
Located in one of the most sought-after areas of Amsterdam Oud-Zuid, this charming and characterful apartment occupies the second floor of a distinguished townhouse on the stately Valeriusplein. With unobstructed views over the lush green square, the apartment offers a unique blend of tranquility, natural light, and urban sophistication.

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Ausstattung und Details

Layout:
A well-kept front garden leads to the elegant communal entrance, finished with classic marble details. A wide staircase brings you to the second floor, where the apartment is located.
The spacious and bright hallway provides access to all rooms. The generous living room spans an impressive 6 meters in width and is bathed in natural light from three large front-facing windows, offering beautiful views of the tree-lined Valeriusplein. The nearly 3-meter-high ceilings enhance the sense of space and grandeur throughout.
The open-plan kitchen is fully equipped with built-in appliances and includes a large, practical pantry. At the rear of the apartment, the spacious bedroom features expansive windows overlooking the tranquil inner gardens.
Through a charming intermediate room – formerly a balcony – you reach the generous west-facing terrace at the rear. This sun-drenched outdoor space runs the full width of the apartment and is perfect for enjoying the afternoon sun.
The bathroom is functionally designed with a shower, washbasin, and toilet. Additionally, there is a separate guest toilet and a dedicated closet with connections for a washer and dryer.

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Alles zum Standort

Location:

Living on the Valeriusplein means living in style. This elegant, leafy, and peaceful neighborhood is just a two-minute walk from the Vondelpark, offering both serenity and vibrancy. Around the corner lies the exclusive Cornelis Schuytstraat, home to upscale boutiques, fine traiteurs, and high-end delicatessens. Within walking distance, you'll also find the Museumplein, the Concertgebouw, and the Van Baerlestraat, as well as an array of popular restaurants, cozy cafés, supermarkets, and specialty stores.
For families, the area offers excellent educational options, including The British School of Amsterdam. Public transport is well organized, with several tram and bus stops nearby. Tram line 2 and cycling take you to the city center or canal district in under 10 minutes. The A10 ring road is easily accessible, and Schiphol Airport is just a 15-minute drive away.

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Sonstige Angaben

Details:
Freehold property (no ground lease)
Year of construction: 1912
Living area: 76 m²
Energy label: B
West-facing balcony approx. 6.5 meters wide
Small, active homeowners' association (VvE) with four members
Monthly contribution: €200
Long-term maintenance plan (MJOP) in place
Stunning views over the Valeriusplein

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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