Amsterdam

Van Tuyll van Serooskerkenweg 28 3

Objektnummer: NL25185592



KAUFPREIS: 895.000 EUR • WOHNFLÄCHE: ca. 115 m^2 • ZIMMER: 6 • GRUNDSTÜCK: 402 m^2

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- Auf einen Blick
- Die Immobilie
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Sonstige Angaben
- Ansprechpartner

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Auf einen Blick

Objektnummer	NL25185592	Kaufpreis	895.000 EUR
Wohnfläche	ca. 115 m²	Wohnungstyp	Apartment
Zimmer	6		
Schlafzimmer	3		
Badezimmer	2		
Baujahr	1930		

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Die Immobilie





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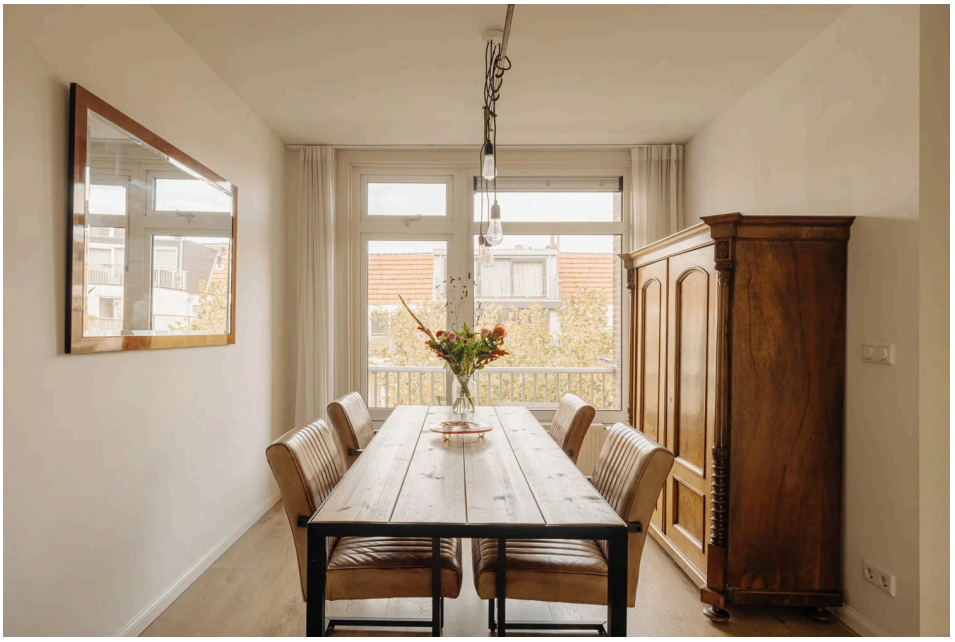
Die Immobilie





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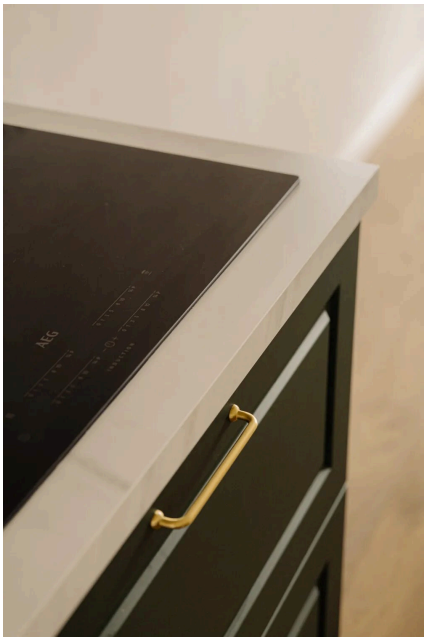
Die Immobilie





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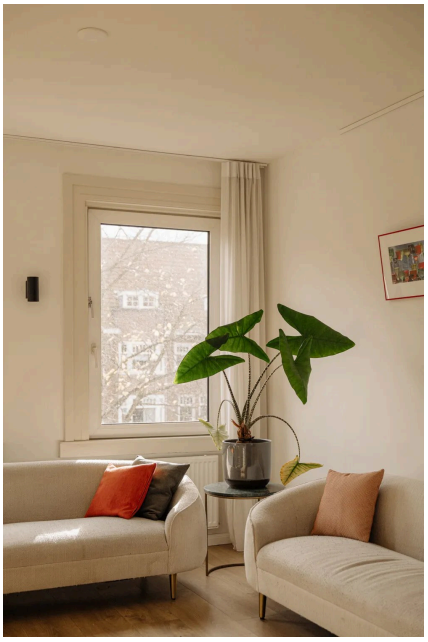
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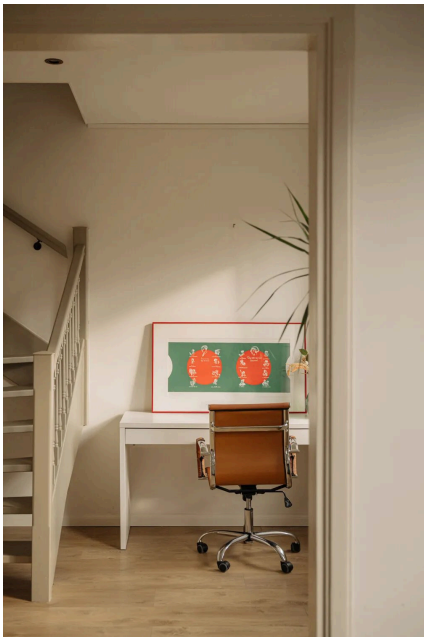
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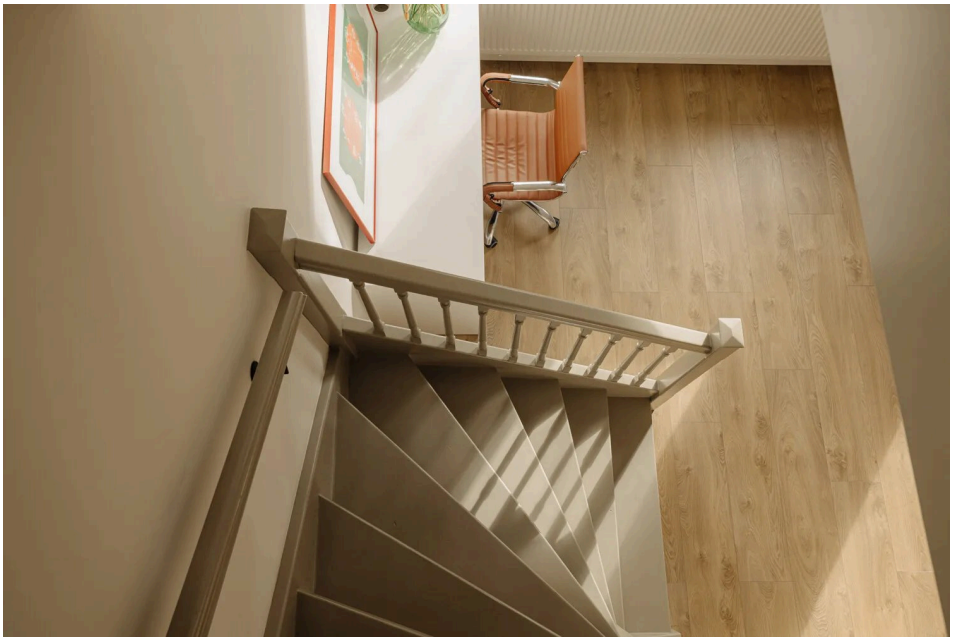
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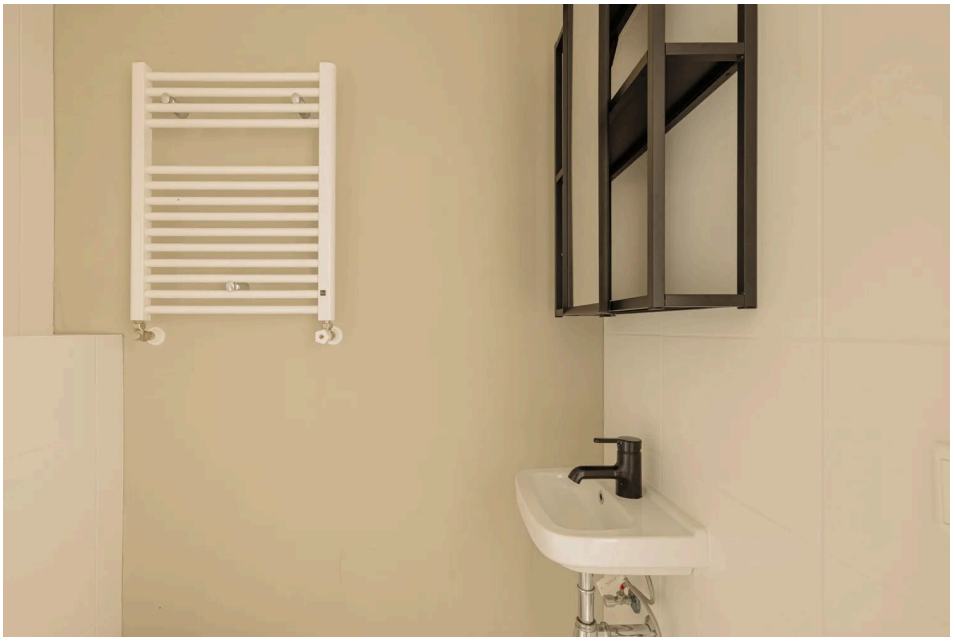




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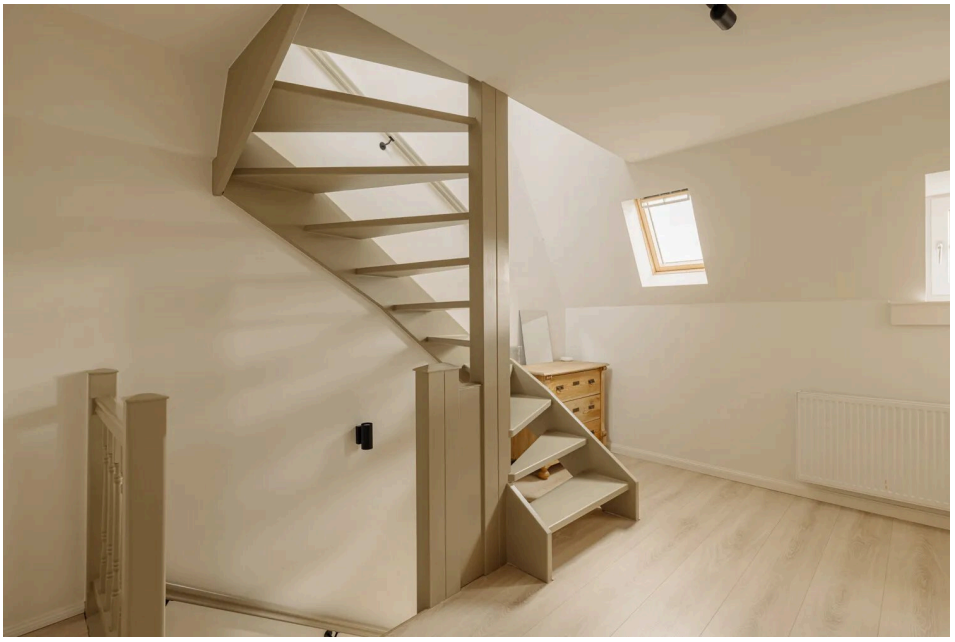
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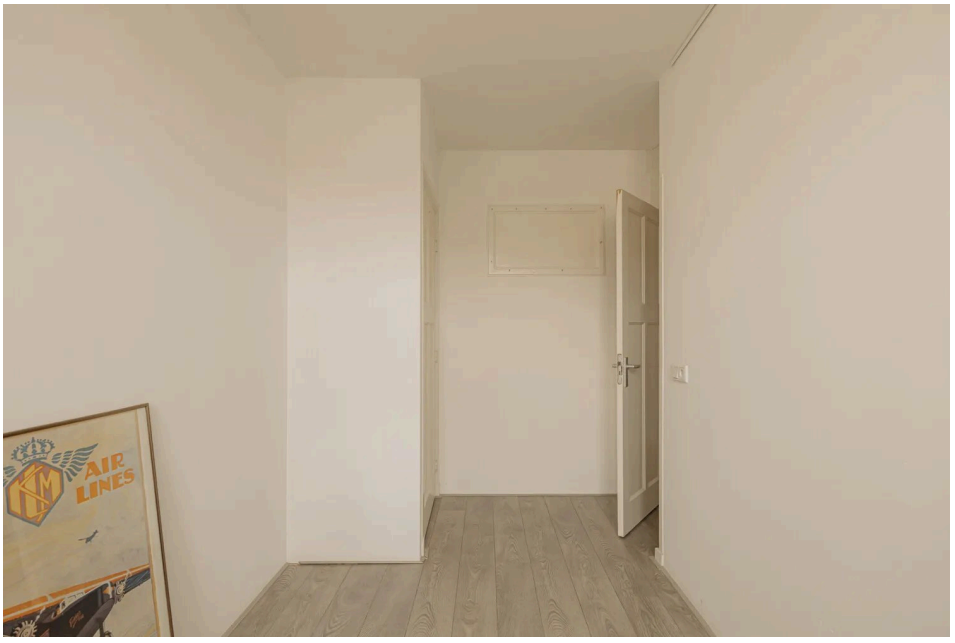




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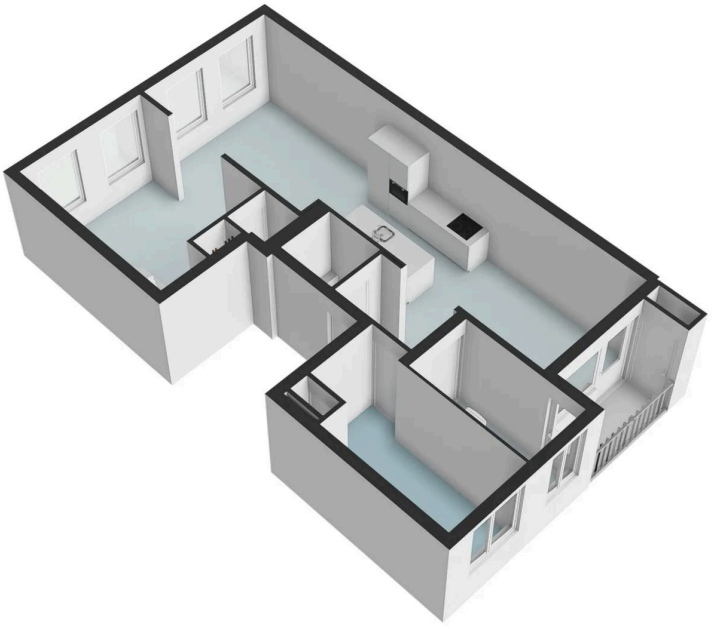
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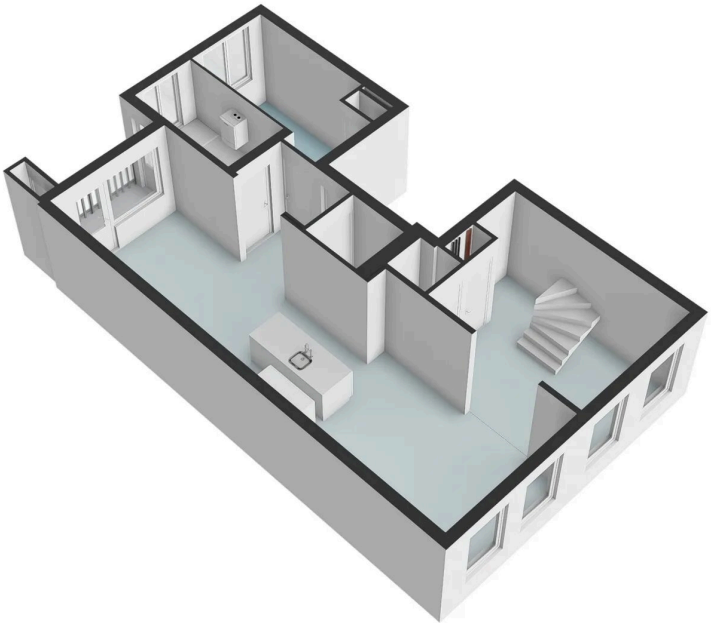




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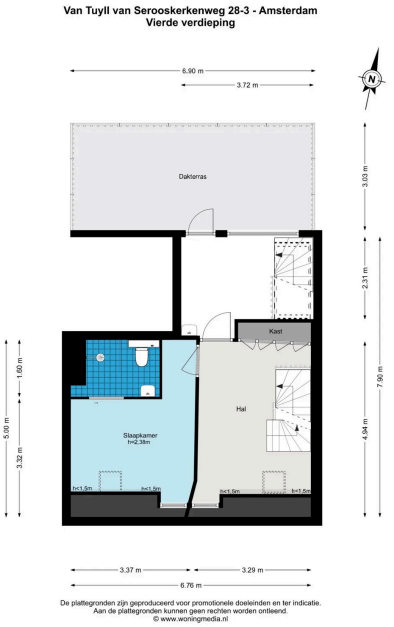
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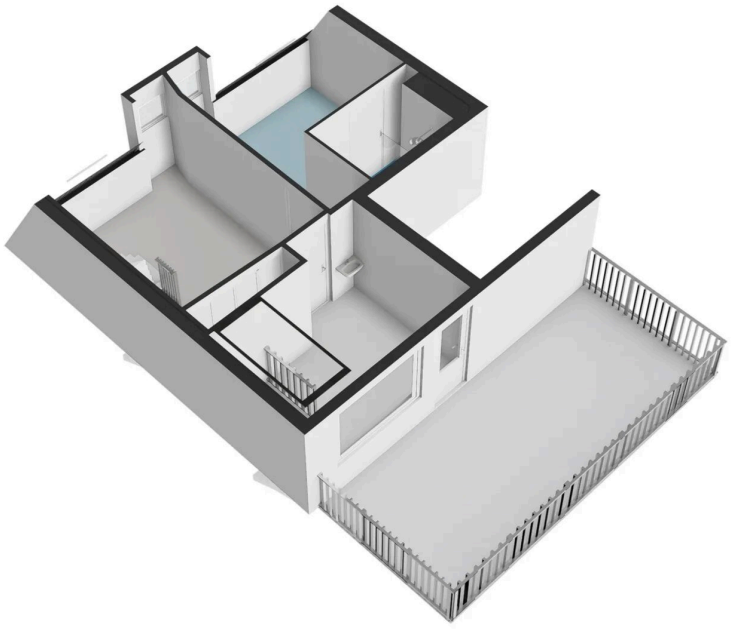




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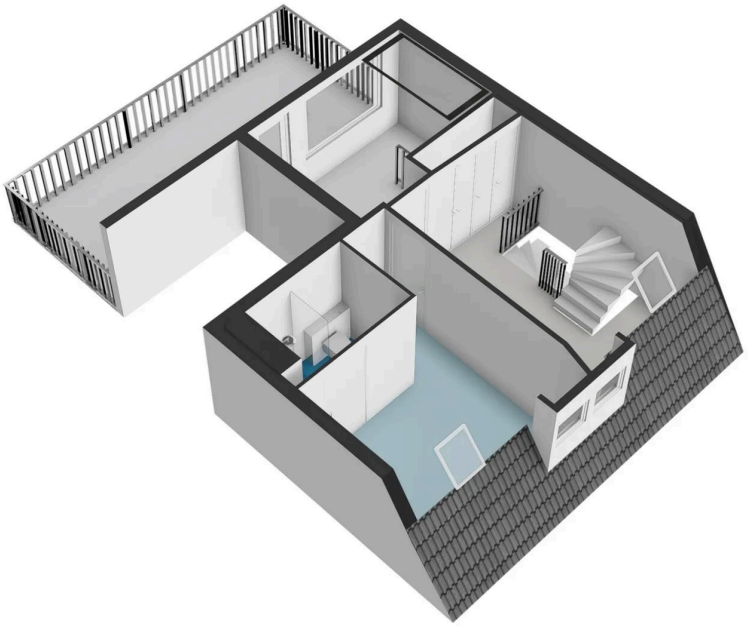
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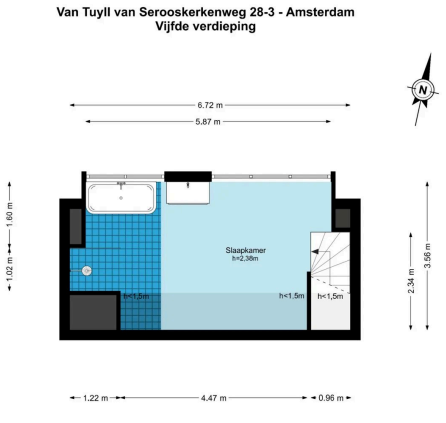




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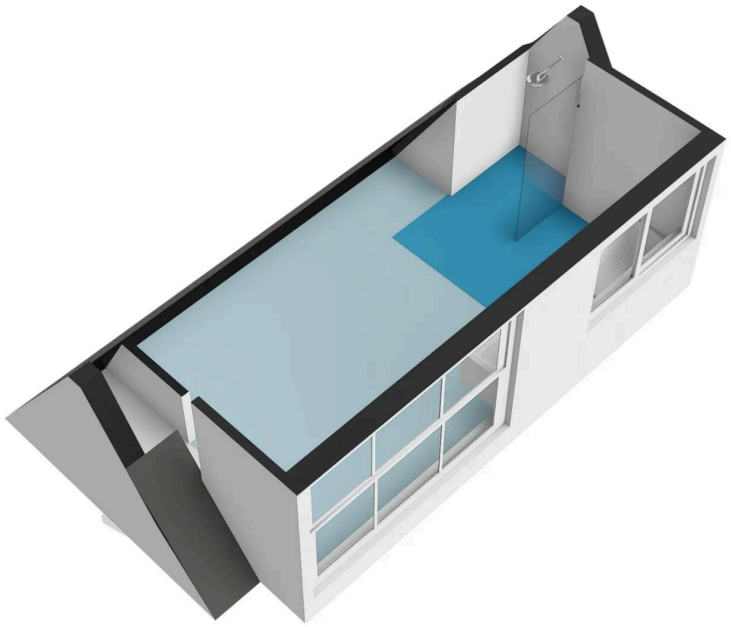


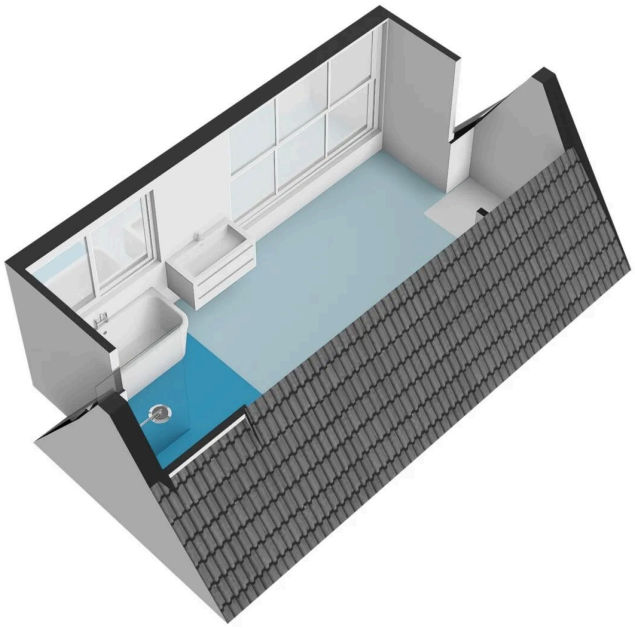


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Die Immobilie





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Ein erster Eindruck

CONTEMPORARY AND BRIGHT UPPER HOUSE OF 115 M², DIVIDED OVER THREE FLOORS, WITH A BALCONY AND A ROOF TERRACE. LOCATED IN ONE OF THE MOST DESIRABLE STREETS OF THE STADIONBUURT!

The apartment was renovated in 2021 and offers a spacious living room with a centrally located open kitchen, three well-sized bedrooms, two luxurious en suite bathrooms, a multifunctional utility room, a balcony, and a 21 m² roof terrace.

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Ausstattung und Details

LAYOUT
Through the communal staircase, you reach the apartment on the third floor.
Entrance, hallway, separate toilet, spacious study or bedroom, utility room with washing machine connection and central heating, large L-shaped living room with centrally located open kitchen featuring an island and built-in appliances including a dishwasher, induction hob, boiling water tap, oven, and fridge/freezer combination.
The dining area is located at the rear, where you also have access to a balcony with evening sun.
At the front of the apartment is the sitting area and a multifunctional side room. The four large windows provide plenty of light and air.
Via the internal staircase to the fourth floor. A spacious landing with multiple possibilities (for example a home office) and plenty of built-in storage, a large bedroom with en suite bathroom equipped with toilet, shower, sink, and towel radiator. Ideal as a children's or guest room.
Through the communal hallway, you have access to the sunny private roof terrace of 21 m².
Via the internal staircase to the fifth floor. A beautiful and very bright bedroom with open bathroom featuring a shower, bathtub, sink, and a stunning view over Amsterdam.

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Alles zum Standort

LOCATION
The Van Tuyll van Serooskerkenweg is a beautiful, wide street in the popular Stadionbuurt. In the middle of the street lies a large green strip with two playgrounds where residents happily leave their toys for everyone to use. There is a great sense of community in the neighborhood.

The apartment is within walking distance of Stadionplein, home to the impressive four-star hotel Twenty Eight and numerous cozy cafés and restaurants such as the well-known Vascobelo, restaurant Wils, Wils Bakery Café, and the neighborhood café and restaurant Jack Dish with a wonderful sunny terrace.
Shops such as Ekoplaza, Het Vlaamsch Broodhuys, Albert Heijn XL, BLOEM! and STACH are also within walking distance.

Nearby you will also find the restaurants along Marathonweg (Kiebêrt and restaurant Marathonweg) and along Stadionweg (Bar Baut and L'Arena). Stadionweg also offers various local shops such as a pharmacy, bike repair shop, florist, and the famous French bakery Le Fournil and cheese shop L'Amuse.
The Vondelpark, the Amsterdamse Bos, the lively Beethovenstraat, and the Zuidas business district are all in the vicinity.

There are several good schools nearby, such as the Tweede Openluchtschool, the Tweede Daltonschool, the Olympiaschool, the Willemsparkschool, and a Montessori school.

The location in relation to public transport and Schiphol Airport is excellent, thanks to the proximity of both metro station Zuid and Amsterdam Zuid train station. Trams 5, 16, and 24 and several bus lines run around the corner towards the city center or directly to Schiphol.
By car, you can quickly reach the A10 ring road via exits S108 and S109. Around the corner, along the Stadionkade, lies the Zuideramstel Canal where, according to Waternet information, you can moor a small boat with a permit.
In short, a peaceful living environment in a lively location.

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Sonstige Angaben

FEATURES
- Living area of 115 m² (NEN2580 certificate available)
- Roof terrace of 21 m²
- Balcony of 3 m²
- No upstairs neighbors
- Three bedrooms, with potential to create additional rooms
- Multiple suitable home office areas
- Professionally managed homeowners' association (VvE)
- Long-term maintenance plan (MJOP) available
- VvE contribution: € 296,- per month
- Fully double-glazed windows
- Leasehold paid off until November 15, 2062 (AB 2000)
- Delivery by mutual agreement, can be arranged at short notice

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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