Amsterdam

Revaleiland 73

Objektnummer: NL26185602



KAUFPREIS: 1.000.000 EUR • WOHNFLÄCHE: ca. 128 m^2 • ZIMMER: 4

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Auf einen Blick

Objektnummer	NL26185602	Kaufpreis	1.000.000 EUR
Wohnfläche	ca. 128 m²	Wohnungstyp	Apartment
Zimmer	4		
Schlafzimmer	3		
Badezimmer	1		
Baujahr	2011		

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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

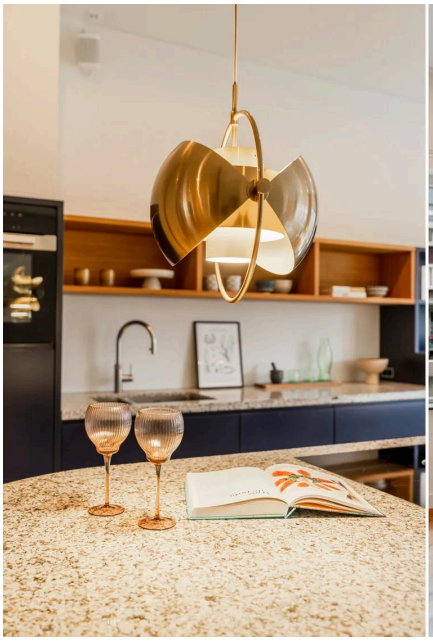




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Die Immobilie







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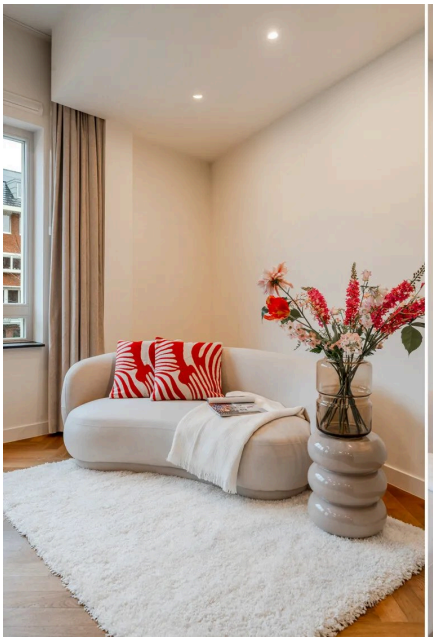
Die Immobilie

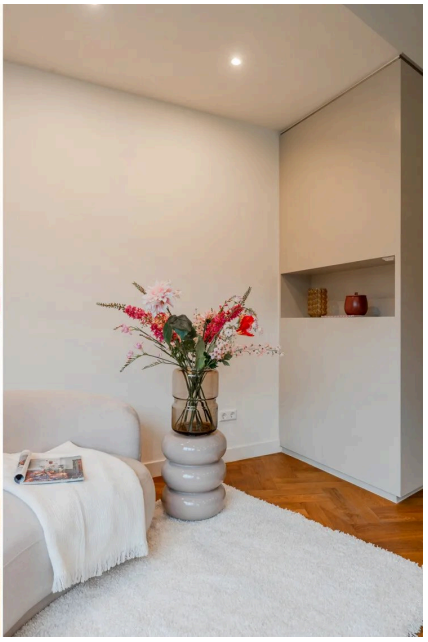




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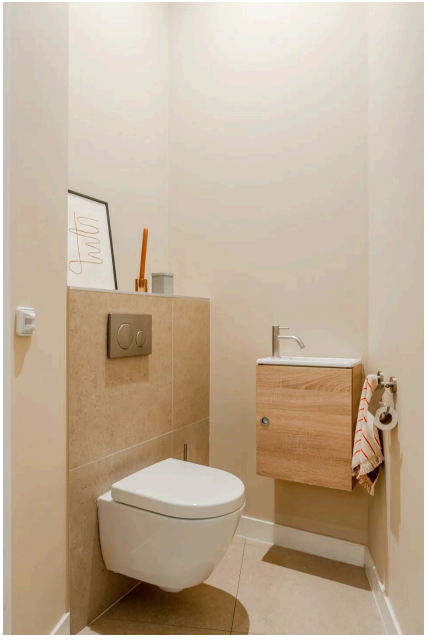




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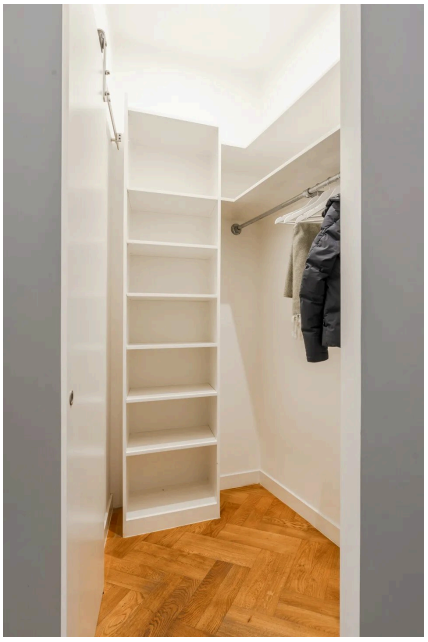
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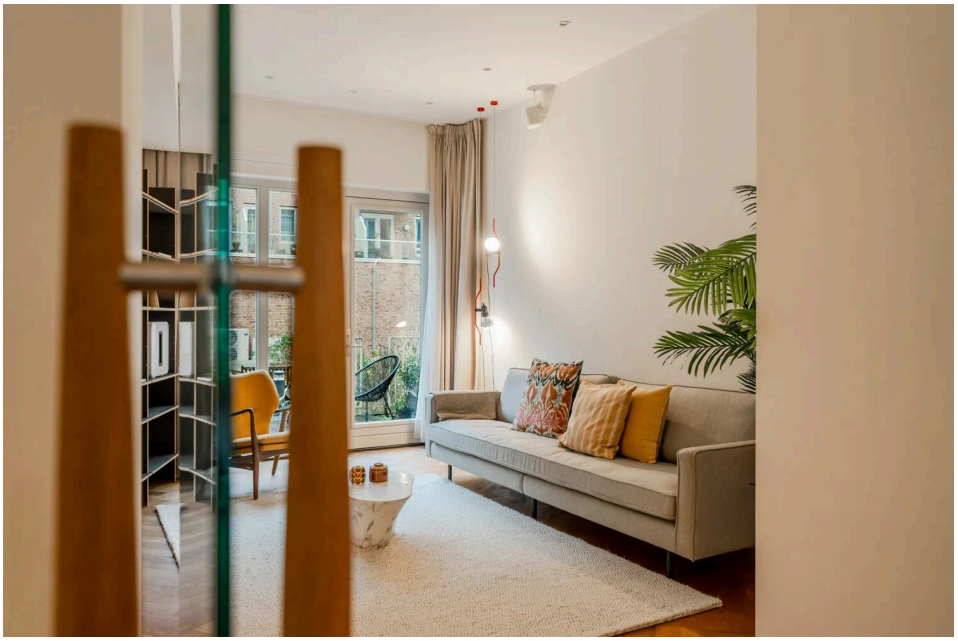




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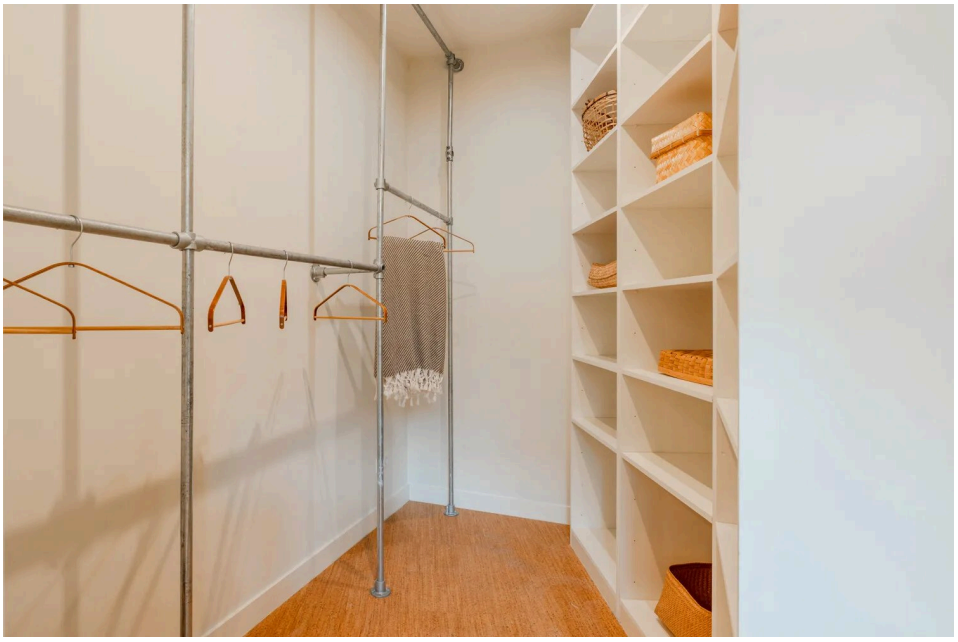
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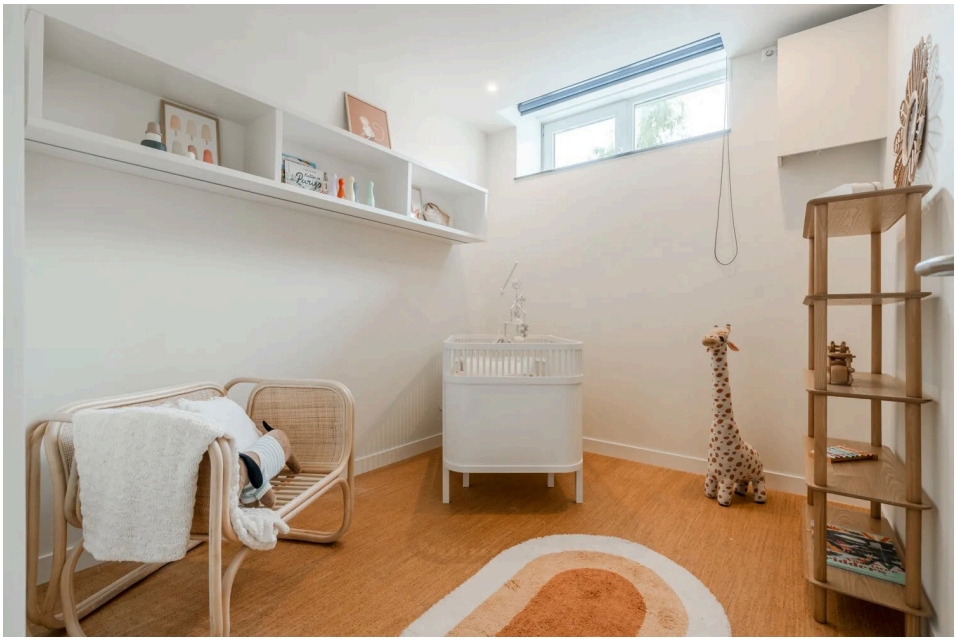
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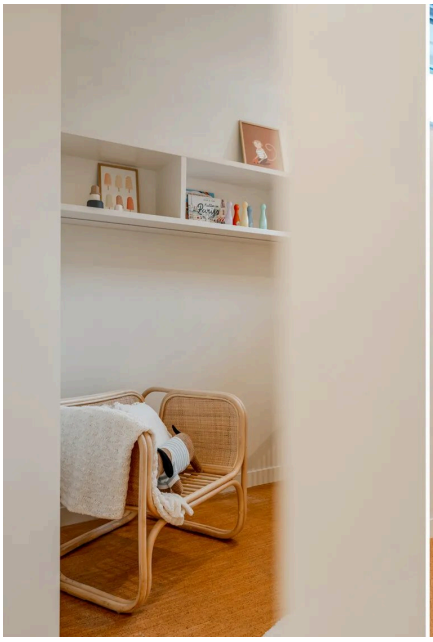
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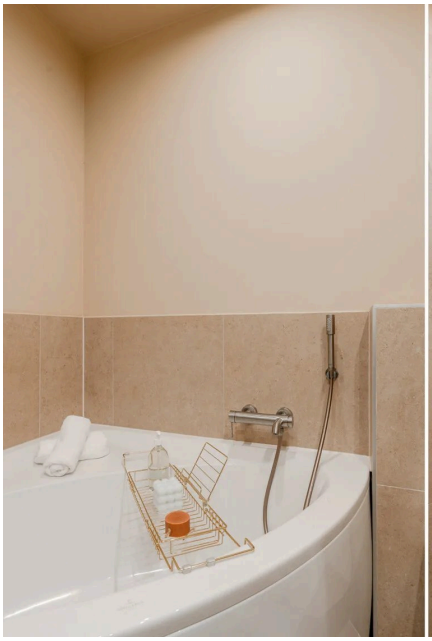


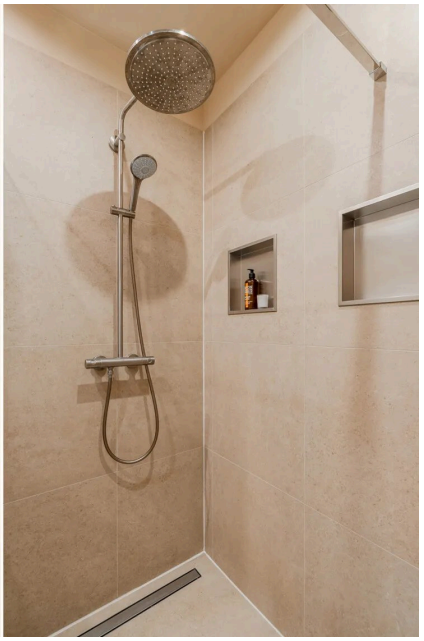


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Ein erster Eindruck

LUXURY – COMFORT – SPACE

Are you looking for a modern, fully move-in ready duplex ground-floor apartment with a private parking space, located in one of Amsterdam's most attractive (new) neighbourhoods?

Then be sure to visit Revaleiland 73: a wonderfully bright, fresh and architecturally finished apartment featuring a stunning open-plan kitchen with views over greenery and water.

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Ausstattung und Details

The modern building is accessed via the shared entrance on the quay. A few steps or the lift take you to the raised ground floor (bel-etage), where the entrance to the apartment is located. Upon entering the hallway, the sense of space is immediately striking.
This very spacious hall features a separate toilet, a highly practical walk-in wardrobe, and a separate utility room. The utility room is already equipped with all the necessary connections to easily create an additional bathroom on this floor.
The open-plan kitchen and living room are separated by impressive glass panels with double doors, custom-made by specialist glassmakers. Many apartments in the building created the primary suite with a second bathroom here.
The large eat-in kitchen forms the heart of the apartment, where the current owners spent much of their time. The handcrafted kitchen with generous island is luxuriously finished in dark blue and features a natural stone countertop. Naturally, it is fully equipped with high-end appliances including a Miele combi oven and separate microwave, two large fridge-freezer combinations, a dishwasher, a Quooker boiling-water tap, and an induction hob with integrated extractor (Bora).
The kitchen is complemented by two large built-in cupboards, one of which houses a spacious Liebherr climate-controlled wine fridge. This area, with views over a green strip and water, offers ample space for an additional seating area.
The living room is located at the rear of the apartment and provides access to the terrace. From here, you can step directly into the 700 m² communal courtyard garden, featuring a pétanque court, sandbox, walking paths and cosy seating areas. This small green oasis is a wonderful place where neighbours meet and children can play safely.
This living room could also serve as a third bedroom if desired.
An internal staircase leads to the basement level, where two generously sized bedrooms are located. Here you enjoy complete tranquillity, with no upstairs neighbours, and a pleasantly cool indoor climate. The master bedroom features a spacious walk-in closet.
The luxurious bathroom is fitted with a double washbasin with cabinets, walk-in shower, bathtub and toilet.
The internal storage room is very spacious and provides direct access to the indoor parking garage, where you can park your car in your own private space.
The apartment is finished to a very high standard and has recently been fully refreshed (including painting and floor treatment), allowing for immediate occupancy.
All walls and ceilings are smoothly plastered, and the living level features a beautiful oak herringbone parquet floor by Van Apeldoorn. The entire apartment is equipped with underfloor heating and cooling.
In short: a wonderfully comfortable, luxuriously finished and practically laid-out apartment with plenty of possibilities, located in a popular and peaceful area. We would be delighted to invite you for a viewing.

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Alles zum Standort

Amsterdam's Houthavens is a young and vibrant district on the river IJ, offering peaceful living with the energy of the city just around the corner. Within walking distance, you will find excellent cafés and restaurants such as George, Ferry and Vessel.

For relaxation, yoga classes and bootcamp sessions are organised in Houthaven Park or on the jetty by the water, and there are several gyms nearby. The ferry provides easy access to Amsterdam North, and a brand new cinema has recently opened in the area.

Primary schools, childcare facilities and the 4th Gymnasium are just around the corner, and the charming Spaarndammerbuurt and the beautiful Westerpark can be reached in no time.

Heading into the city? In less than 10 minutes by bike you can be in the Jordaan, Haarlemmerstraat, the Nine Streets or Oud-West.

Public transport connections are excellent: by car you can reach the A10 West ring road within minutes, and both Central Station and Sloterdijk Station are easily accessible.

In short: a comfortable and peaceful living environment with a friendly community, right next to everything Amsterdam has to offer.

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Sonstige Angaben

FEATURES
• Living area of 128 m² (measured according to NEN2580; report available)
• Year of construction 2019
• Energy label A
• Located on the raised ground floor and basement level
• Spacious eat-in kitchen
• Separate living room or optional third bedroom
• Cosy terrace with direct access to the communal courtyard garden
• Currently 2 bedrooms – easy option to create a 3rd bedroom
• Luxurious bathroom with washbasin, walk-in shower, bathtub and toilet
• Separate toilet
• Utility room that can easily be converted into a second bathroom; all connections are already in place
• Luxury window coverings by DeRu have been purchased, with blackout window coverings in the bedrooms
• Ample storage space throughout the apartment
• Large private storage room
• Private parking space in the secured parking garage (available separately for €65,000 k.k.)
• Active and financially healthy homeowners' association (VvE), professionally managed by MVGM; a long-term maintenance plan in place
• Monthly service charges: €246.91 (apartment) and €58.78 (parking space)
• Communal bicycle storage
• Annual ground lease: €8,184.15 (apartment) and €159.35 (parking space) until 2067, subject to indexation; AB2016 conditions apply
• Ground lease has been BOUGHT OFF in perpetuity as of 2067
• 7 solar panels
• Move-in ready, transfer to be discussed, can be done quickly
• Preference for Hartman LMH notary

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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