Amsterdam

Beethovenstraat 192 4

Objektnummer: NL26185617



KAUFPREIS: 1.125.000 EUR • WOHNFLÄCHE: ca. 132 m^2 • ZIMMER: 3

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- Auf einen Blick
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Auf einen Blick

Objektnummer	NL26185617
Wohnfläche	ca. 132 m²
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Baujahr	1970

Kaufpreis	1.125.000 EUR
Wohnungstyp	Dachgeschoss
Zustand der Immobilie	gepflegt
Ausstattung	Terrasse

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Auf einen Blick: Energiedaten

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

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Die Immobilie

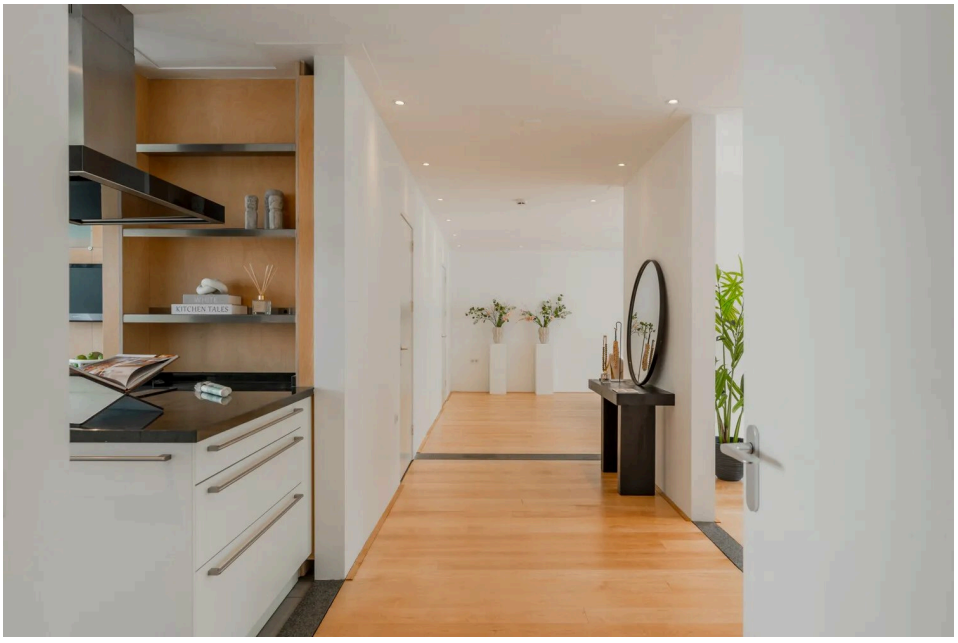




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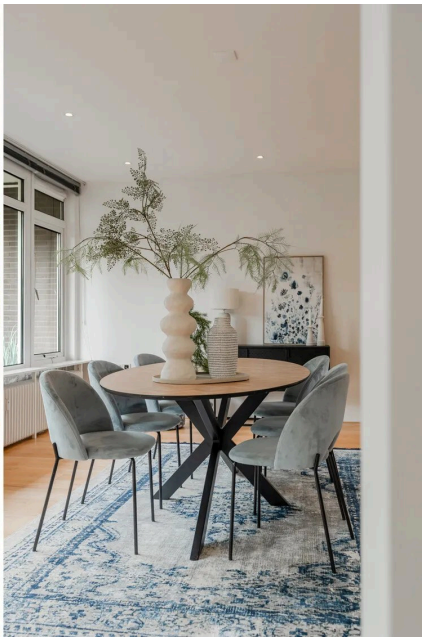


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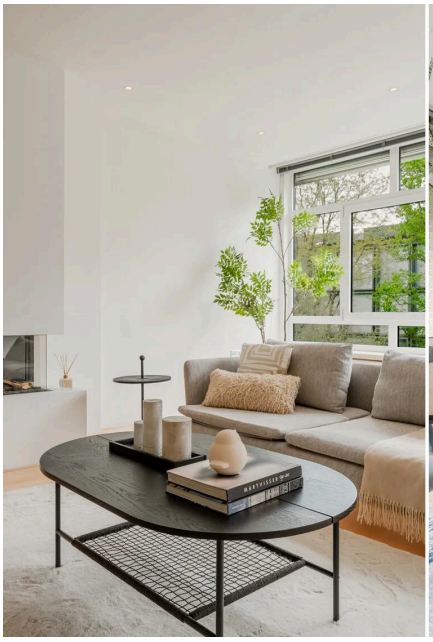
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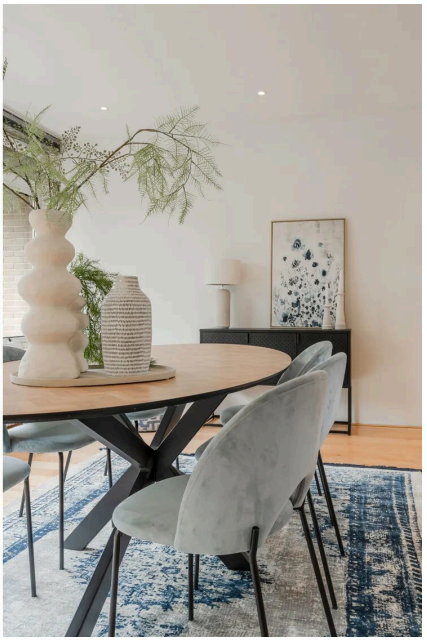




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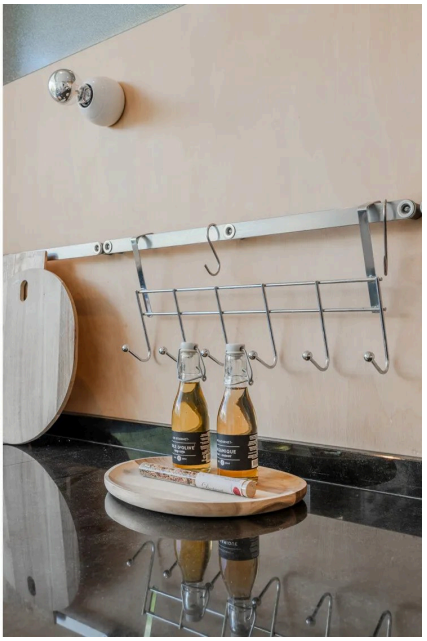


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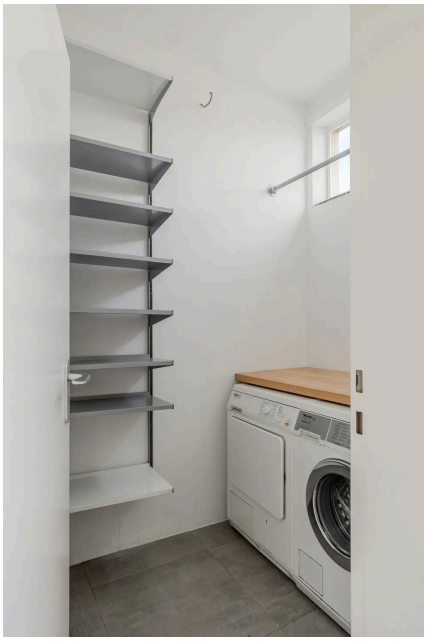




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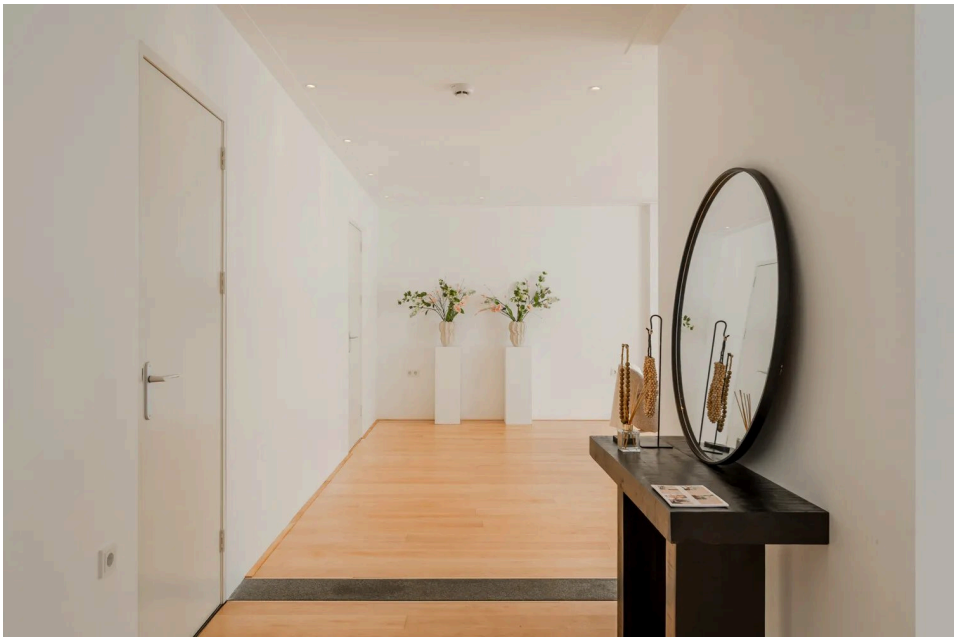
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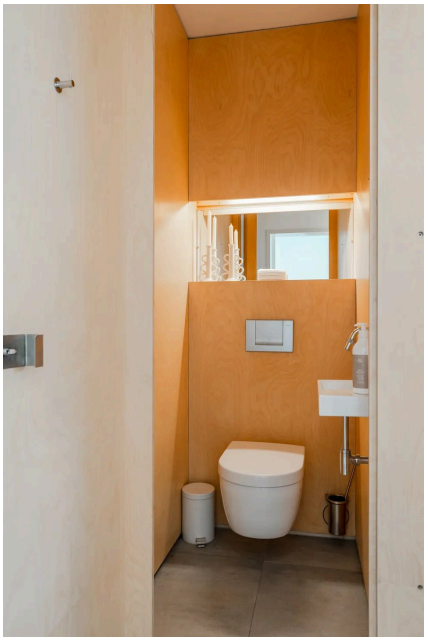
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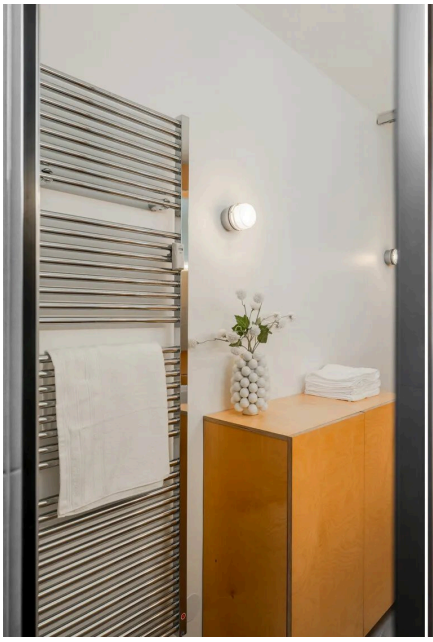
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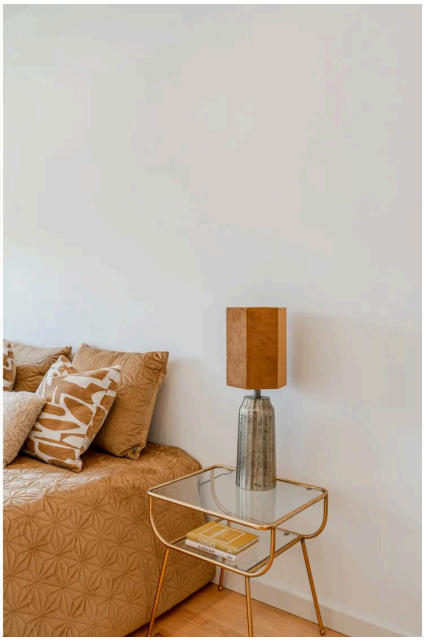
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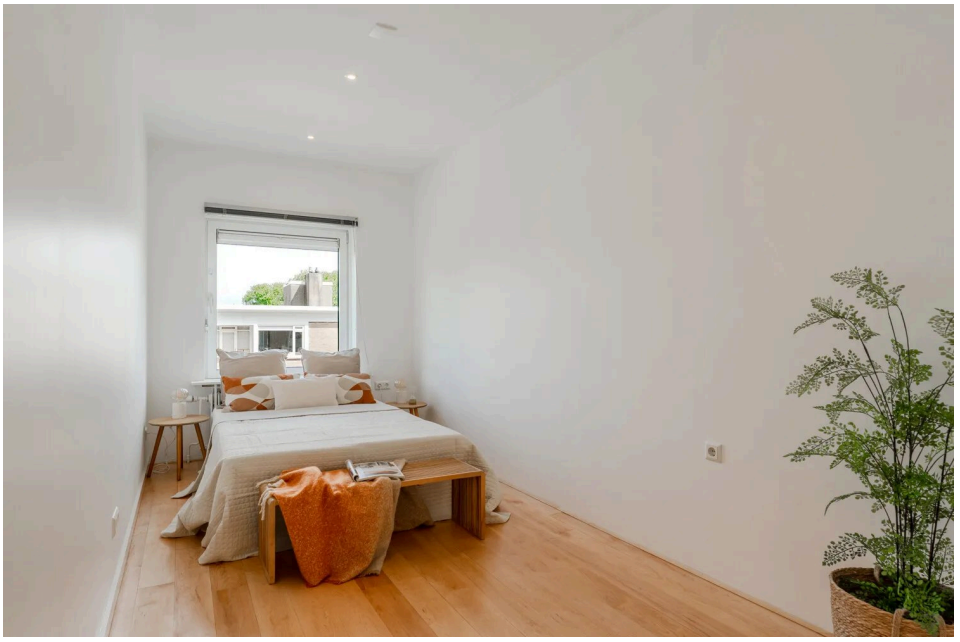
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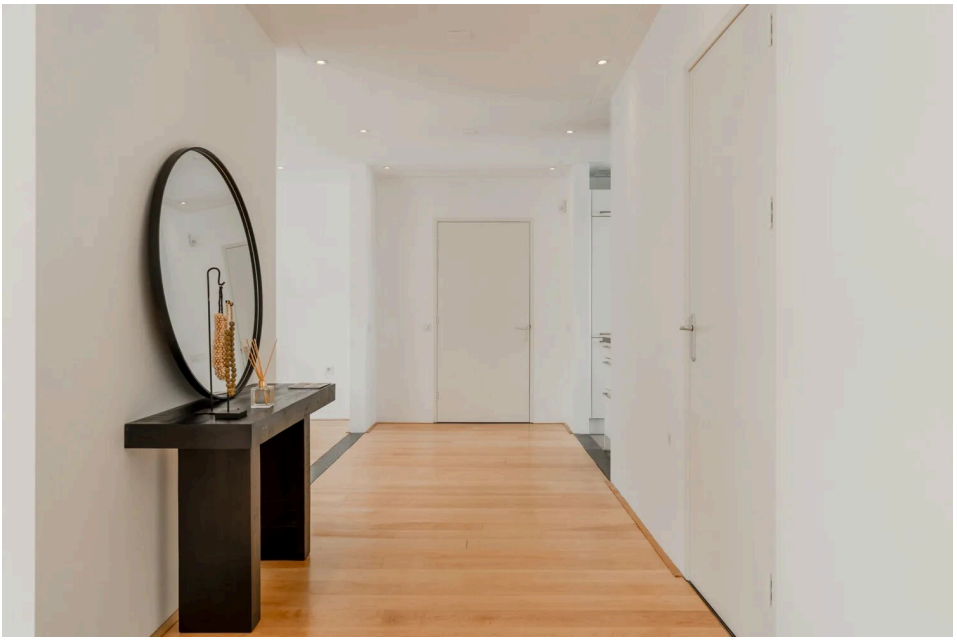




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Ein erster Eindruck

Luxurious and spacious turn-key apartment in the highly sought-after Oud-Zuid, within walking distance of the Beatrixpark, the shops of the Beethovenstraat, and the Zuidas.

Elegant and spacious apartment of approximately 132 m², situated on the fourth and top floor (with elevator) of a quiet and well-maintained complex (Pentaflat) in the highly sought-after Oud-Zuid district, featuring a beautifully landscaped communal courtyard garden. This comfortable apartment offers two generously sized bedrooms, a spacious sunny south-facing balcony, and a separate large storage room on the ground floor. The combination of generous living spaces, large windows, and a thoughtfully designed layout creates a particularly inviting and luxurious living experience.

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Ausstattung und Details

Through the stylish communal entrance (without thresholds), you reach the apartment by elevator or staircase. At the sunny front side is the impressively spacious living room with an attractive fireplace and an adjoining generous second room, ideal as a dining room, home office, or additional sitting room. The wide glass façades across the entire width provide wonderful natural light and offer a green view over the beautiful communal garden. From this living area there is direct access to the spacious south-facing balcony, where you can peacefully enjoy the open views and the late morning, afternoon, and evening sun.
The semi-open kitchen is situated at the rear of the apartment and is equipped with all built-in appliances, including an oven, steam oven, separate microwave, dishwasher, induction hob, Quooker, and large fridge-freezer combination. From the kitchen you reach the second balcony. The adjoining utility room provides practical additional storage space and room for a washing machine and dryer.
The two spacious and equally sized bedrooms are also located at the rear of the apartment. One of the bedrooms is directly connected to the comfortable bathroom, fitted with a walk-in shower and double washbasin. In addition, there is a separate toilet. The spacious hallway offers ample room for a wardrobe.
In the basement level there is also a private, generously sized storage room.

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Alles zum Standort

The apartment enjoys an exceptionally convenient location. Situated directly next to Beatrixpark and within proximity to the Zuidas business district and Beethovenstraat, known for its exclusive shops and boutiques. Several supermarkets for daily groceries are nearby, while popular restaurants such as Ferilli's, Brasserie Margaux, Williams, and QV Winebar can all be reached within minutes.
Sports facilities, schools, and cultural amenities are also located in the immediate vicinity.
Accessibility is excellent: Amsterdam Zuid Station (train and metro) is just a 200-metre walk away. With a tram stop virtually at the doorstep, as well as nearby bus connections, other parts of the city are easily accessible. By car, the property offers ideal access to the A10 ring road and Schiphol Airport.

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Sonstige Angaben

Key Features

• Living area approximately 132 m² (measured in accordance with industry standards);
• Ready for immediate occupancy;
• Ground lease has been perpetually bought off;
• Spacious single-floor apartment with a comfortable layout;
• Sunny South-facing balcony with morning and afternoon/evening sun;
• Situated on the fourth and top floor, offering abundant natural light and privacy;
• Elevator present;
• Two spacious and equally sized bedrooms;
• Bathroom equipped with a walk-in shower and double washbasin;
• Separate toilet;
• External storage room (13 m²) in the basement level;
• Beautifully landscaped communal courtyard garden;
• The Pentaflat offers two guest rooms with two beds, washbasin, shower and toilet, as well as a third guest room with one bed, washbasin and toilet. These guest rooms can be reserved through the Owners' Association;
• The Owners' Association intends to sell the existing caretaker's apartment within the complex; the proceeds will benefit the apartment owners;
• Active and financially sound Owners' Association (VvE), professionally managed;
• Service charges: €813 per month, including heating costs;
• Double glazing throughout;
• Ample parking available around the building;
• Transfer date in consultation, available at short notice;
• Sale subject to owner's approval.

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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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