Amsterdam

Valkenburgerstraat 194 T

Objektnummer: NL26185618



KAUFPREIS: 1.200.000 EUR • WOHNFLÄCHE: ca. 98 m^2

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- Auf einen Blick
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Auf einen Blick

Objektnummer	NL26185618	Kaufpreis	1.200.000 EUR
Wohnfläche	ca. 98 m²	Wohnungstyp	Erdgeschosswohnung
Schlafzimmer	2	Zustand der Immobilie	neuwertig
Badezimmer	1		
Baujahr	2012		

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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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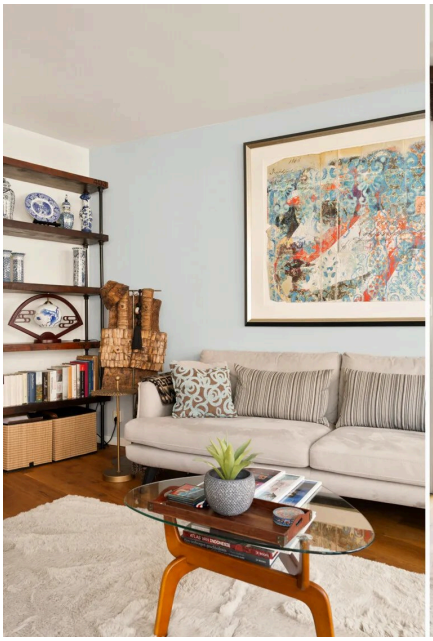




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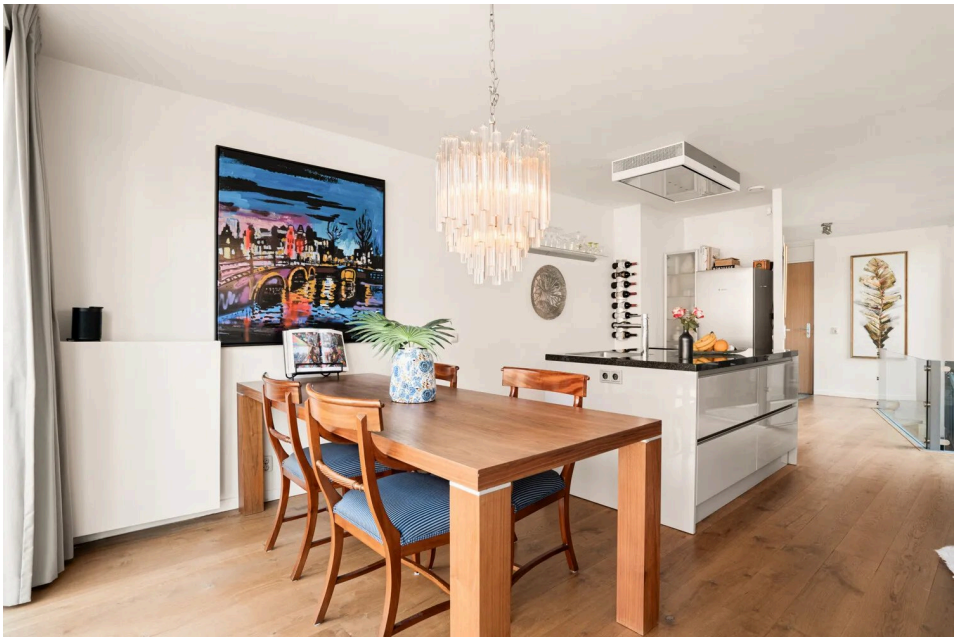




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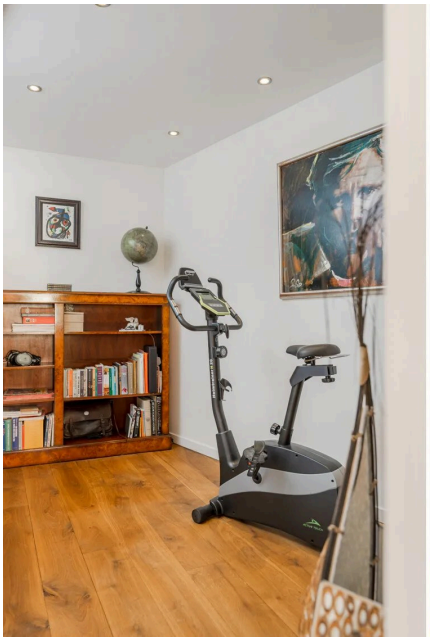
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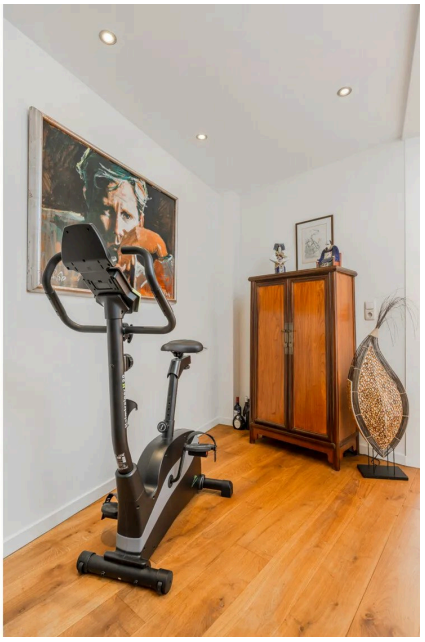


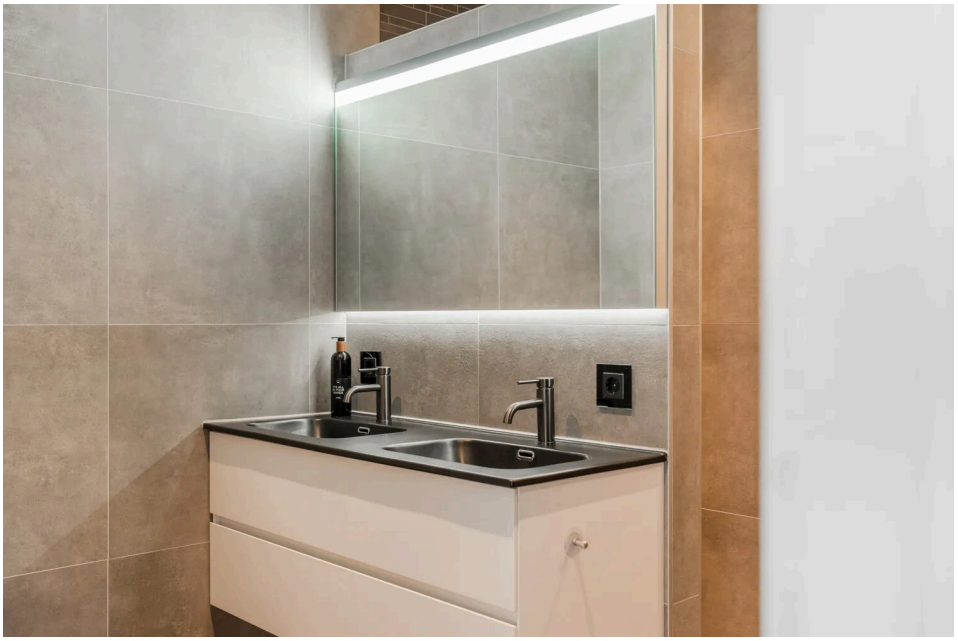


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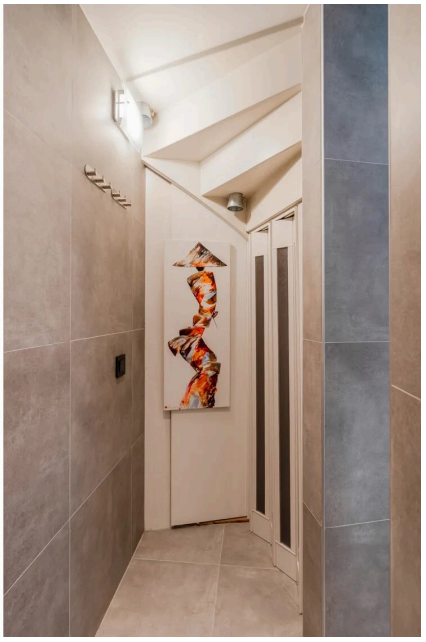


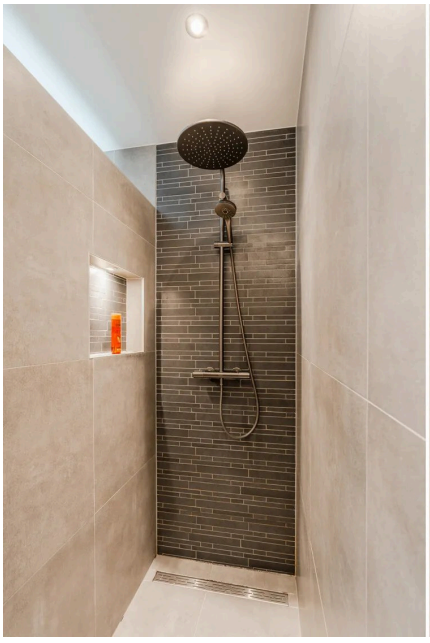


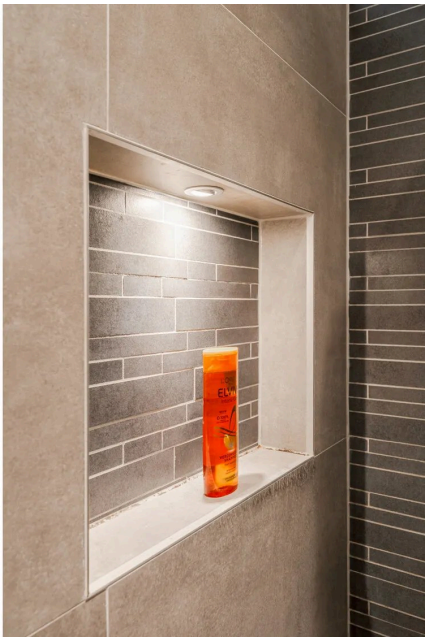
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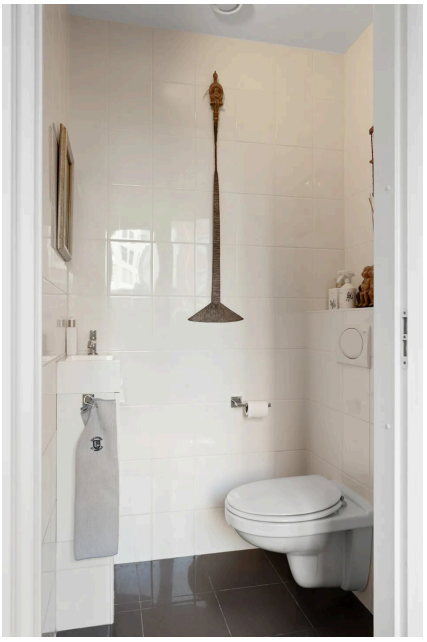
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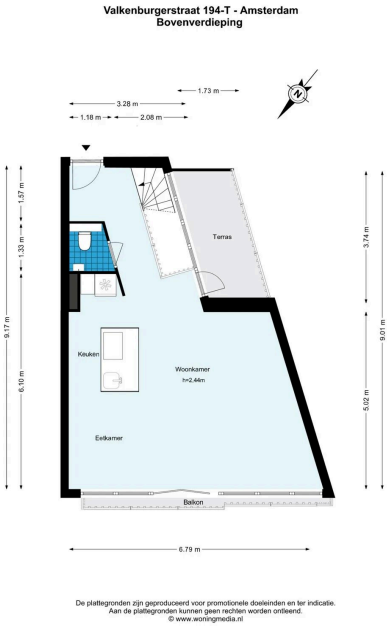
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Die Immobilie



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Ein erster Eindruck

A Hidden Gem on an Amsterdam Canal

Situated in one of Amsterdam's most exceptional locations, this unique duplex apartment offers a rare combination of waterfront living, contemporary luxury, and remarkable tranquillity in the heart of the city.
Nestled along the picturesque Uilenburgergracht, just moments from Waterlooplein and Nieuwmarkt, this extraordinary residence enjoys stunning views of the iconic Gassan Diamond Museum. Here, Amsterdam's rich history and vibrant atmosphere blend seamlessly with the comfort of modern living.

How often do you find a home where you can step directly from your apartment to your boat? A home complete with a private parking space in the underground garage, lift access that takes you directly from the garage to your apartment, and a sunny south-facing terrace overlooking beautifully landscaped gardens?
This exceptional property offers it all.

Its canal-side setting creates a truly unique living experience. The full-width folding glass doors along the waterfront open completely, effortlessly merging the interior with the outdoors and making the spectacular view part of everyday life. Although the city is literally around the corner, what you'll experience here is peace, privacy, and space —a hidden oasis in the very centre of Amsterdam.

A home with truly distinctive character. A perfectly cut diamond.

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Ausstattung und Details

Layout
The apartment is accessed through a well-maintained, secure entrance featuring a resident caretaker, intercom system, mailboxes, lift, and staircase.
The building also benefits from a peaceful, beautifully landscaped communal courtyard, immediately creating a sense of calm and exclusivity.
The entrance to the apartment is on the ground floor. The spacious living room with its open-plan kitchen is a wonderful place to relax and entertain. Large floor-to-ceiling windows flood the interior with natural light while offering uninterrupted views across the Uilenburgergracht.
The impressive full-height folding glass façade opens entirely, allowing the living space to flow seamlessly onto the outdoor area. From the living room, you step onto the sunny south-facing terrace, overlooking the beautifully landscaped gardens.
The stylish open-plan kitchen features sleek handleless cabinetry, generous work surfaces, and a range of high-quality integrated appliances. Its timeless design perfectly complements the character of the home.
At canal level are two generously sized bedrooms, both enjoying beautiful views across the water. The luxurious bathroom is fitted with a walk-in shower, washbasin, toilet, recessed lighting, and comfortable underfloor heating. A separate utility and technical room provides additional storage space.
Throughout the apartment, high-quality wooden parquet flooring adds warmth and elegance.

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Alles zum Standort

Location
Living on Uilenburgergracht means living in one of the most desirable locations in Amsterdam's historic city centre. Everything that makes Amsterdam so attractive is within easy reach: charming cafés, excellent restaurants, artisan bakeries, supermarkets, museums, Artis Royal Zoo, the Hortus Botanicus, the Stopera, and the atmospheric streets surrounding Nieuwmarkt.

Several metro stations are nearby, providing quick connections to Amsterdam Central Station, while the A10 ring road is easily accessible by car.

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Sonstige Angaben

Highlights
•Unique waterfront location on the Uilenburgergracht
•Approximately 98 m² of living space (NEN measurement report available)
•The leasehold has been paid off perpetually, so no annual ground rent
•Energy Label A
•Spacious duplex apartment with high-end finishes
•Two generous bedrooms overlooking the canal
•Sunny South-facing terrace/balcony
•Fully opening folding glass façade on the canal side
•Contemporary open-plan kitchen with premium integrated appliances
•Luxurious bathroom with underfloor heating
•Two toilets
•Spacious landing suitable for a private gym, home office, or library
•Private underground spacious parking space (separately for sale for €90.000) with direct lift access
•Private storage room
•Direct access to the canal with private mooring possibilities and electric charging points
•Active and financially healthy Homeowners' Association (VvE)
•Exceptionally well-maintained residential complex
A truly unique home in an extraordinary location.
A hidden gem in the heart of Amsterdam.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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