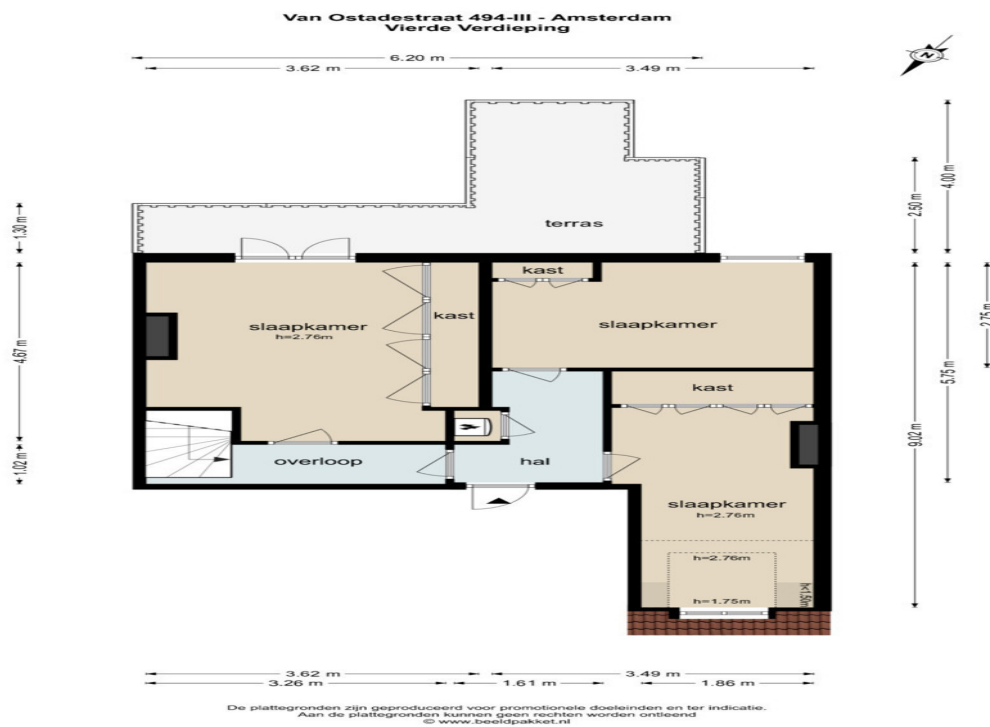


Amsterdam

## Van Ostadestraat 494 3

???????? ??: NL25185523

???? ??: 875.000 EUR • ??: ca. 120 m<sup>2</sup> • ??: 5

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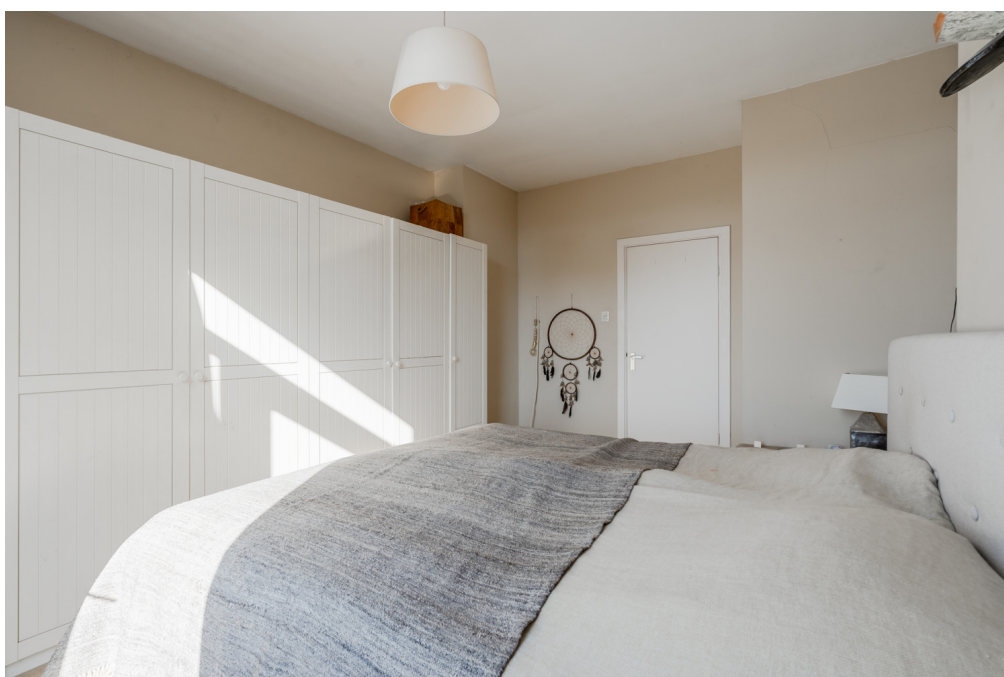
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SPACIOUS AND WELL-LAID-OUT 5-ROOM APARTMENT (CA. 120 M2) WITH 2 BALCONIES AND A ROOF TERRACE IN THE VIBRANT PIJP A STONE'S THROW FROM THE AMSTEL! The apartment has a lot of potential and has a nice living room, simple (living) kitchen, 4 bedrooms, bathroom, balconies at the front and back and a roof terrace (!). The apartment is located on private land in a stately typical Amsterdam School building.

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Entrance, access to the communal staircase.

Access to the apartment on the third floor.

All rooms on this floor can be reached via the hall. Upon entering, there is a spacious bedroom immediately to the right.

The spacious living room spreads from front to back and gets a lot of light through the windows on both sides.

At the rear of the apartment are the kitchen and the bathroom, currently equipped with a bath, shower, sink, toilet and washing machine connection.

The fourth floor can be reached via the internal staircase in the living room. This floor can also be reached via the communal staircase. Here are three well-sized bedrooms.

Through the patio door at the rear, you can reach the sunny roof terrace of approximately 14 m2 where you can enjoy the sun!

The apartment has an active and healthy Owners' Association and consists of 4 members. The administration is managed internally and the monthly service costs are €169,- per month. A multi-year maintenance plan is available.

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The apartment is located in the quiet street between the Amstel and Van Woustraat. The apartment is perfectly located with numerous cozy restaurants, cafes and boutiques within walking distance. Whether you like to have breakfast outside or quickly score a coffee to go at one of the trendy coffee shops on Van Woustraat, it is all possible in the neighborhood. For your daily shopping you can go to Ceintuurbaan, Stadhouderskade or the lively Albert Cuypmarkt. The area also offers a wide range of delicious restaurants, such as Arles, De Ysbreeker, Graham's Kitchen, Badcuyp, Le Hollandaise, Spaghetteria and Fa. Pekelhaaring. In short, this area has something for everyone and will never bore you! The apartment is very conveniently located with respect to public transport (including the North South line) and the A-10 ring road.

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PARTICULARITIES - Living area 120 m2 (NEN2580 certificate available) - Apartment with lots of potential in a fantastic location! - FREEHOLD LAND - Balcony facing south and small balcony facing the street with a view of the Amstel - Roof terrace of approximately 14 m2 (facing south) - 4 bedrooms - Small VvE, consisting of 4 members - The service costs are €169,- per month - Delivery in consultation 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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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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*To Disclaimer of von Poll Immobilien GmbH*

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