

Amsterdam

# Weteringstraat 84

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???? ?????: 1.450.000 EUR • ?????: ca. 156 m<sup>2</sup>

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*****	ca. 156 m²	*****	*****
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Welcome to this unique apartment on Weteringstraat in Amsterdam, a residence that stands out in space, style, and comfort. Situated in one of Amsterdam's most sought-after neighborhoods, this apartment combines urban luxury with a feeling of home and tranquility. With a generous usable area of 156 m<sup>2</sup>, spread over two floors, this residence provides all the space you need to live, work, and relax comfortably. The apartment is located on FREEHOLD LAND.



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You enter on the 4th floor, where the entrance opens into the spacious living and dining room. This floor includes two balconies, perfect for enjoying the sun and the view of the iconic Rijksmuseum. There is space for a large sofa and a roomy dining table, ideal for cozy evenings with family and friends. Adjacent, you'll find the kitchen, fully equipped with conveniences such as a built-in oven and microwave, and a 5-burner stovetop. Large windows flood the space with natural light.

A staircase leads to the 5th floor, where you'll find the first bedroom on your right. This spacious room offers an oasis of calm and light. With ample space and a smart layout, this room is ideal as a bedroom, guest room, or study.

Following the hallway further, you'll reach a separate toilet, conveniently located next to the bathroom. This bathroom is fitted with a comfortable bathtub, a washbasin, and a walk-in shower with two separate shower heads, providing a luxurious experience.

At the end of the hallway, you'll find the master bedroom, a spacious and inviting room with a large walk-in closet—perfect for storing all your clothes and accessories. The bedroom adjoins another balcony, where you can relax and once again enjoy a breathtaking view of the iconic Rijksmuseum.

With an external storage room of 7 m<sup>2</sup>, you'll have ample space for storing your belongings. The apartment has a total volume of 487 m<sup>3</sup>, creating a spacious and airy feel in every room. The high ceilings of 2.5 meters on both floors contribute to the apartment's generous appearance.

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Weteringstraat 84 is in a prime location in the heart of Amsterdam, ideal for those who love the vibrant city atmosphere combined with the convenience of a peaceful residential setting. Within walking distance, you'll find a wide range of amenities, from trendy restaurants and cozy cafes to unique boutique stores and specialty shops. The area also offers a rich cultural environment, with the Rijksmuseum, Van Gogh Museum, and Concertgebouw nearby—perfect for an afternoon of culture.

For relaxation and outdoor activities, the Vondelpark and Sarphatipark are just around the corner, both popular spots for sports, walks, or a sunny picnic. Additionally, the proximity to the Amstel River provides the opportunity to enjoy a peaceful stroll along the water and take in the city.

In terms of accessibility, Weteringstraat is well connected: tram and bus stops are within walking distance, allowing you to reach Central Station or other parts of the city in minutes. The location is also ideal for car travel, with quick access to major highways. Living on Weteringstraat means enjoying one of Amsterdam's most versatile and attractive neighborhoods, with all the conveniences and vibrant city life within easy reach.

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Features:

- FREEHOLD LAND
- Energy label E
- Usable area of 156 m<sup>2</sup>
- Healthy, active HOA
- Monthly HOA contribution: € 528, - (including €150 heating costs)
- Delivery in consultation, can be quick
- Non-occupancy clause is in effect

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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