

Amsterdam

# Stadionplein 89

*CODICE OGGETTO: NL25185551*



PREZZO D'ACQUISTO: 975.000 EUR • SUPERFICIE NETTA: ca. 145 m<sup>2</sup> • VANI: 4 • SUPERFICIE DEL TERRENO: 501 m<sup>2</sup>

CODICE OGGETTO: NL25185551 - 1076 CK Amsterdam

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## A colpo d'occhio

|                     |                        |
|---------------------|------------------------|
| CODICE<br>OGGETTO   | NL25185551             |
| Superficie netta    | ca. 145 m <sup>2</sup> |
| Vani                | 4                      |
| Camere da letto     | 2                      |
| Anno di costruzione | 1931                   |

|                   |              |
|-------------------|--------------|
| Prezzo d'acquisto | 975.000 EUR  |
| Appartamento      | Appartamento |

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## La proprietà



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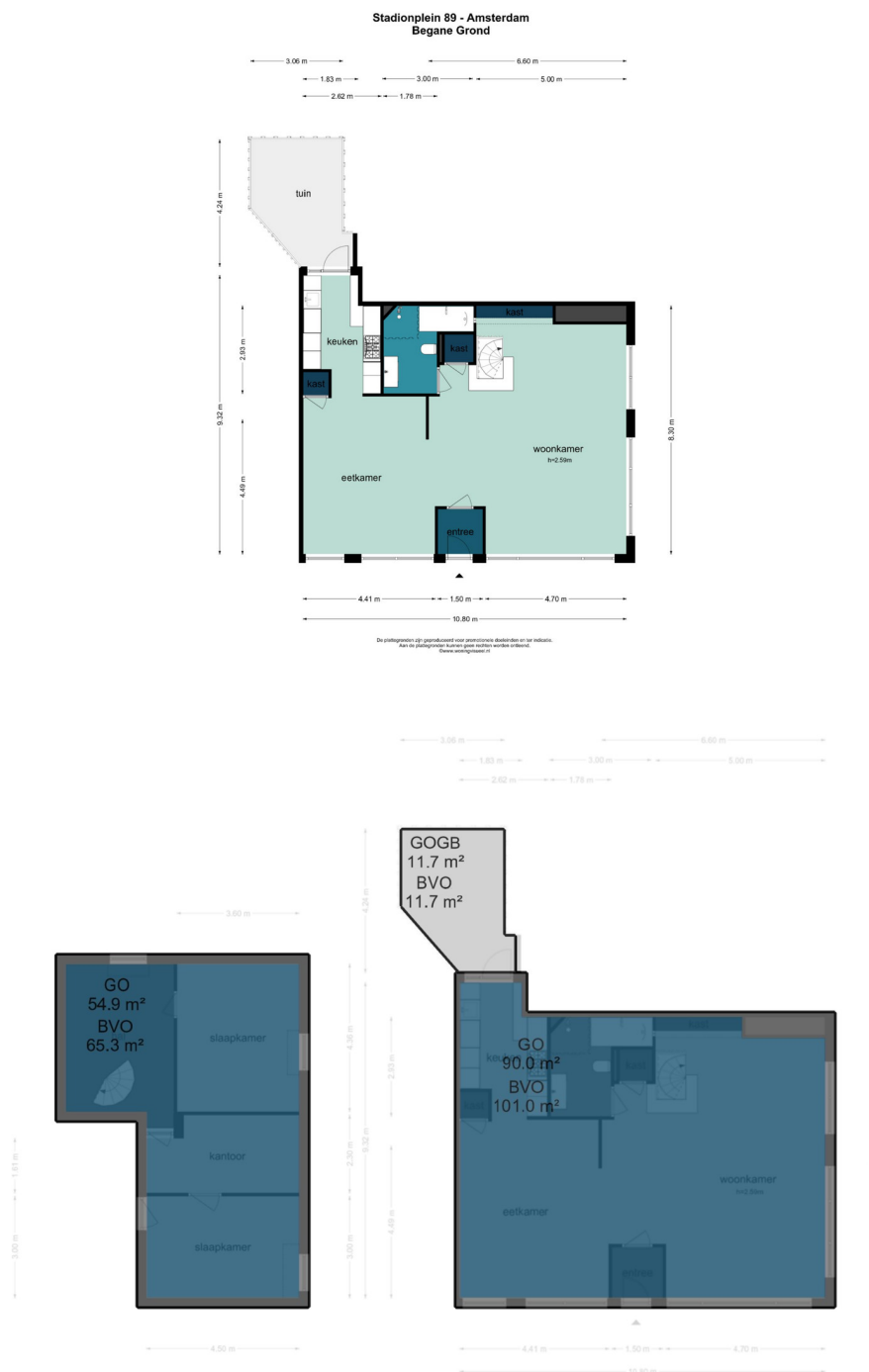
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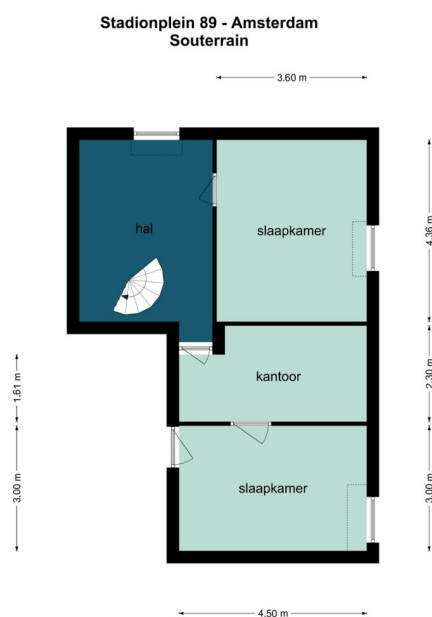
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## Una prima impressione

VERY SPACIOUS TWO-LEVEL GROUND-FLOOR APARTMENT WITH PATIO  
GARDEN ON THE CORNER OF STADIONPLEIN AND STADIONKADE

This 145 m<sup>2</sup> apartment is spread across the ground floor and basement and features 2 bedrooms. The leasehold has been bought off until 2055!

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## Dettagli dei servizi

Through the entrance and vestibule, you enter the surprisingly spacious and bright living room, which spans the entire front and side of the apartment.

The many windows let in plenty of daylight, and the wooden floor adds a warm, welcoming atmosphere.

There's ample space for a sitting area, a large dining table, and even a dedicated workspace or TV corner.

Want to create a separate room? That's certainly possible, given the generous square footage.

At the front of the house, there is a beautiful facade garden of nearly 20 meters, which has always been carefully and maintained with love by the seller.

At the rear of the property, you'll find the stylish open kitchen, equipped with a 5-burner gas stove and high-end built-in appliances from brands like Smeg, Miele, and Gaggenau. There's also space for a washer and dryer here.

From the kitchen, you step out onto a lovely wooden terrace of approximately 14 m<sup>2</sup>, facing east — perfect for a relaxing breakfast or post-work drinks.

The well-maintained bathroom is also on this floor and features a bathtub, shower, toilet, and a wide sink.

An elegant spiral staircase takes you down to the basement level with a ceiling height of 2.54 m.

Here, you first enter a central space with plenty of room for extra storage or closets.

The first bedroom, approximately 17 m<sup>2</sup>, is spacious and peacefully located, with enough room for a double bed and wardrobe.

From the same central hallway, you'll also access a practical storage room and a separate office — ideal for working from home or as a hobby space.

At the front of the property is the second, generously sized bedroom of around 19 m<sup>2</sup>. Thanks to its layout and location, it's a quiet and comfortable place to unwind.

With a renovation, this level could easily accommodate an additional bedroom and a second bathroom.

The apartment is well maintained and move-in ready.

A new owner might want to update the kitchen and bathroom and optimize the lower-level layout.

The apartment is part of a professionally managed Homeowners' Association (VvE), managed by Rappange, and a current multi-year maintenance plan (MJOP) is in place. Monthly service costs are €271.

The leasehold is paid off until 2055 — so no annual payments until then.

After 2055, the estimated perpetual ground rent will be approximately €4,300 per year.



VON POLL  
REAL ESTATE

The apartment is available at short notice. The current owner is eager to hand it over to someone who will enjoy it just as much as she has.

We warmly invite you to view this spacious and incredibly bright ground-floor home.

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## Tutto sulla posizione

This bright apartment is located in an absolute prime location!

Right across from the iconic Olympic Stadium and on the corner of Stadionkade, offering an open, green view over the water—perfect for mooring your own boat.

For daily groceries or a quick coffee or lunch, you can head to the square itself, Stadionweg, or Amstelveenseweg.

Every Saturday, there's a lively market on the square.

On the opposite side of Stadionkade, you'll find several schools, and there's a large enclosed playground just around the corner—ideal for families with children!

Looking for upscale shops or fine dining? Beethovenstraat, Cornelis Schuytstraat, and Gelderlandplein are nearby, offering boutiques, gourmet stores, and excellent restaurants.

Travel connections are exceptionally convenient: the A10 Ring Road is just around the corner, giving you quick access to Utrecht, The Hague, or Amersfoort. Zuid Station (Zuid-WTC) and several tram and bus lines are within walking distance, so living here without a car is no problem at all.

Nature lovers will also feel at home here: the Amsterdamse Bos, Schinkeleilanden, and Oeverlanden are all just a stone's throw away. You can even stroll through a cozy marina to reach the Nieuwe Meer.

And don't forget the famous Vondelpark, which is just a 5-minute bike ride away.

Stadionplein is the perfect base for walking, picnicking, or a jog.

Do you need more fitness options? A large gym is located in the Olympic Stadium.

Parking is well organized: there's plenty of space and it's still possible to apply for two parking permits without any waiting time.

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## Ulteriori informazioni

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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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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