

Amsterdam

## Alexanderkade 3-2

???????? ?????: NL24185515



???? ?????: 2.300.000 EUR • ?????: ca. 207 m<sup>2</sup> • ?????: 7

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| *****    | NL24185515 | ????  | 2.300.000 EUR |
| *****    | ca. 207 m² | ***** | *****         |
| *****    | 7          |       |               |
| ***** ?? | 3          |       |               |
| *****    |            |       |               |
| *****    | 2          |       |               |
| ****     | 1888       |       |               |

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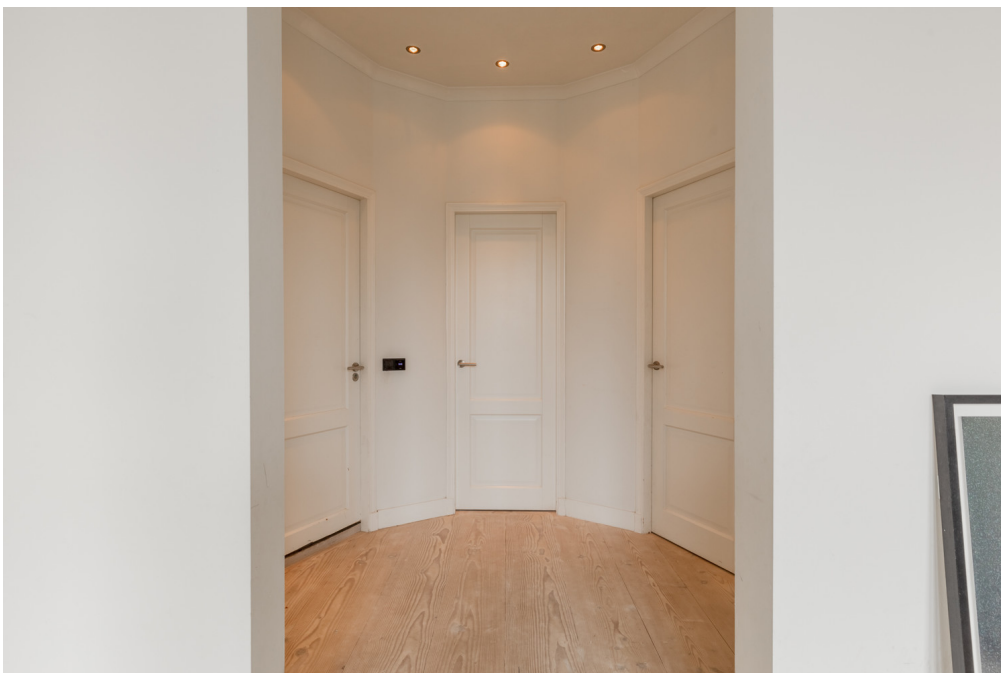
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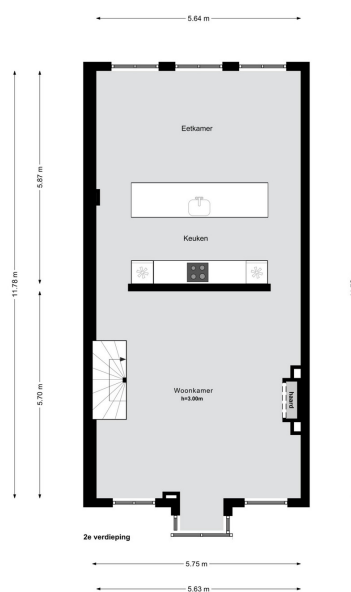
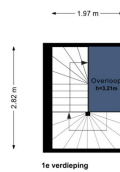
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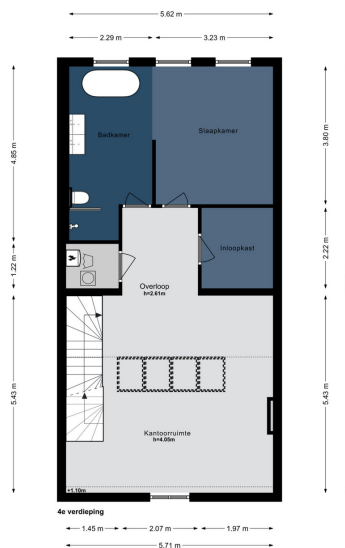
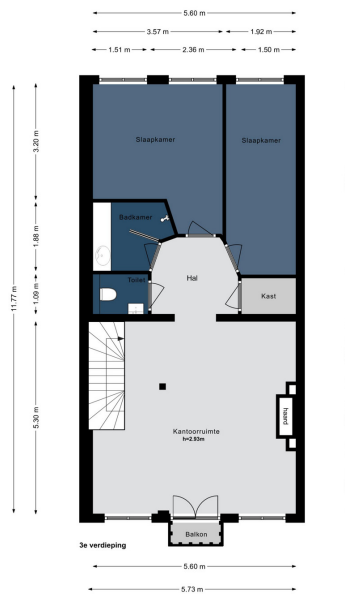
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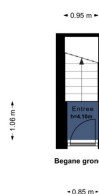
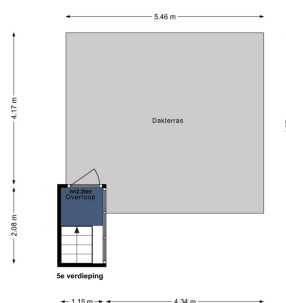
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Very light triple upper house of 207 m2 with roof terrace of 26 m2 located in the Plantagebuurt The apartment is located in a beautiful building from 1888 on freehold land and the foundation was renovated in 2002. From the apartment you have a beautiful view of the Singelgracht and the Tropenmuseum on every floor. There are 3 bedrooms, 2 bathrooms, a spacious kitchen, 2 spacious living rooms and a beautiful multifunctional room with an impressive roof construction.

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#### Layout

The house is located on the 2nd, 3rd and 4th floor of a stately mansion. Entrance on the ground floor, via the private stairs to the 2nd floor. At the front there is a bright and spacious living room with a fireplace and bay window with a view over the Singelgracht and the Tropenmuseum. At the rear is the modern kitchen with all kinds of built-in appliances. One floor higher, there is a second living room at the front with a fireplace, high windows and double doors to a balcony. At the rear are 2 neat bedrooms, a bathroom with walk-in shower, a separate toilet and a storage cupboard. The 4th floor is characterized by a beautiful characteristic roof construction. Here is a bright multifunctional space at the front. At the rear is the luxurious master bedroom with semi-open bathroom with bath, walk-in shower, toilet and double sink. Here is also the walk-in closet and a utility room. From this floor a staircase goes to the roof terrace of approximately 25 m2 with beautiful panoramic views.

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Location The apartment is located on a dead-end - and therefore traffic-free - part of the Alexanderkade, with the wide Singelgracht in front of the door. Opposite the Tropenmuseum and a stone's throw from Artis zoo and the Oosterpark. Parking in front of the door is no problem here. Public transport and a wide variety of shopping and catering facilities are also within walking distance.

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Features -Apartment -Year of construction 1888 -Freehold land - Three floors -Usable floor area of 207m2 -Roof terrace of 26m2 with water and electricity -Foundation renewed in 2002 - Entrance on the ground floor -Double glazing -Small V.v.E. with 2 members - Delivery in consultation -Monument

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairesestraat 51 ???????????

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*To Disclaimer of von Poll Immobilien GmbH*

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