

Amsterdam

# Tweede Jan van der Heijenstraat 57-4

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???? ?????: 850.000 EUR • ??????: ca. 95 m<sup>2</sup> • ??????: 3

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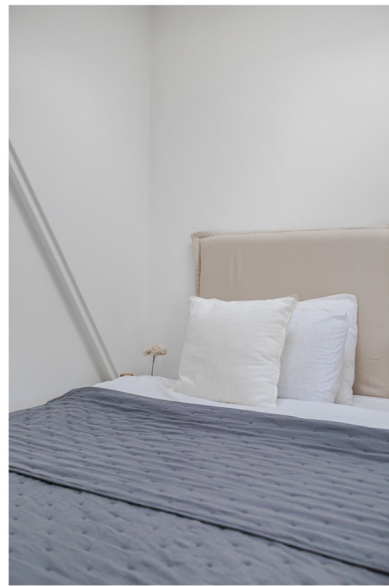
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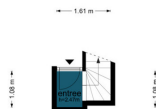


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Tweede Jan van der Heijdenstraat 57-4 - Amsterdam  
Derde verdieping



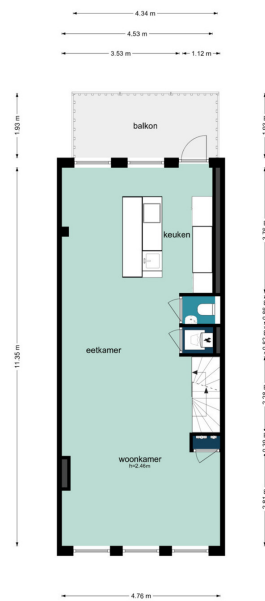
+0.77 m

De plattegronden zijn gebaseerd op geometrische afmetingen en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
Datum: werkdag 14/11/2023

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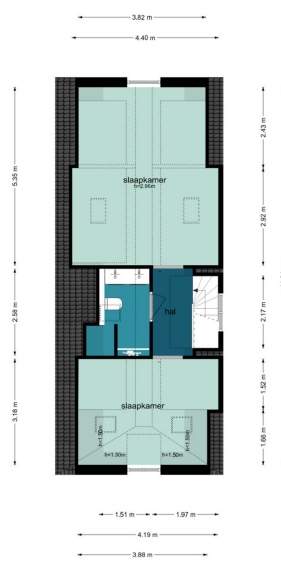
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Tweede Jan van der Heijdenstraat 57-4 - Amsterdam  
Vierde Verdieping



De plattegronden zijn geprojecteerd voor grondniveau deelvanden en ter indicatie. Aan de plattegronden kunnen geen rechten worden ontleend. [www.vonpoll.nl/et](http://www.vonpoll.nl/et)

Tweede Jan van der Heijdenstraat 57-4 - Amsterdam  
Vijfde Verdieping



De plattegronden zijn geprojecteerd voor grondniveau deelvanden en ter indicatie. Aan de plattegronden kunnen geen rechten worden ontleend. [www.vonpoll.nl/et](http://www.vonpoll.nl/et)

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STUNNING DUPLEX APARTMENT WITH TERRACE IN PRIME LOCATION.  
DISCOVER THIS BEAUTIFULLY DESIGNED AND IDEALLY SITUATED 95 M2 DUPLEX  
UPPER APARTMENT, FEATURING A CHARMING TERRACE ADJACENT TO THE  
KITCHEN, NESTLED BETWEEN SARPHATIPARK AND THE AMSTEL RIVER.  
FREEHOLD LAND! This inviting 2-bedroom residence is located on one of De Pijp's most  
picturesque streets, just moments from Sarphatipark and the Amstel river. With large  
windows and high ceilings, the apartment radiates tranquility, yet you can easily immerse  
yourself in the vibrant atmosphere of the Albert Cuyp Market and bustling Gerard  
Douplein.



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#### LAYOUT

Enter the communal front door on the first floor, leading to the communal stairwell.

On the third floor, you'll find the entrance to the apartment, with internal stairs leading to the fourth floor, where the spacious living area and luxurious fitted kitchen await.

The kitchen features a separate oven with a grill function and a combination oven. French doors open from the kitchen to the terrace, perfect for enjoying afternoon sunshine.

A renovated separate toilet is also located on this level.

On the fifth floor, two bright and spacious bedrooms share a stylish bathroom. The attractive bedrooms, showcasing visible beams, offer ample storage space.

The larger bedroom at the rear is particularly spacious and includes room for a workspace.

The fully renovated bathroom, conveniently located between the bedrooms, is well-appointed with a walk-in shower, sink with vanity, and a second toilet.

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LOCATION Positioned on the delightful Tweede Jan van der Heijdenstraat, the apartment is within walking distance of Sarphatipark and the Amstel River, right in the heart of De Pijp. This lively neighborhood is perfect for all ages, boasting a diverse array of restaurants, trendy cafés, cozy bars, and shops. For everyday shopping needs, Ceintuurbaan and Van Woustraat are nearby. The iconic Amstel area, home to the renowned Carré Theatre, the Skinny Bridge, and Café Ysbreeker, is also just a stone's throw away. Despite the vibrancy of De Pijp, the immediate surroundings offer a serene escape, thanks in part to Sarphatipark. With the arrival of the North/South line, accessibility has improved significantly, and public transport options are just a short walk away. Additionally, you can reach the A1, A2, and Ring A10 highways within five minutes.

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SPECIAL FEATURES • 95 m<sup>2</sup> (NEN2580 certificate available) • Duplex upper house • Expansive living area with open kitchen • Luxurious kitchen with sink island and built-in appliances • Terrace/sunken balcony adjacent to the kitchen (northwest facing) • Two spacious bedrooms • High-end bathroom with walk-in shower, sink, and toilet (renovated in 2022) • Recently updated guest toilet • Well-insulated with double glazing (Energy Label C) • Healthy and active Homeowners' Association • Monthly service costs: € 162.64 • Ideally located between Sarphatipark and the Amstel • FREEHOLD LAND • Flexible delivery options available

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairessestraat 51 ?????????????

E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

*To Disclaimer of von Poll Immobilien GmbH*

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[www.von-poll.com](http://www.von-poll.com)