

Amsterdam

# Cornelis Dirkszstraat 11 D 28

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???? ??????: 995.000 EUR • ??????????: ca. 327 m<sup>2</sup>

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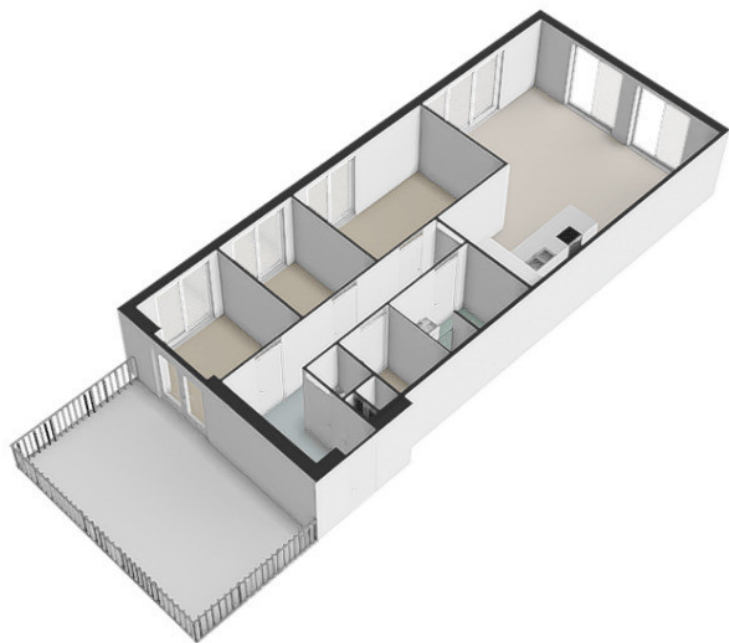
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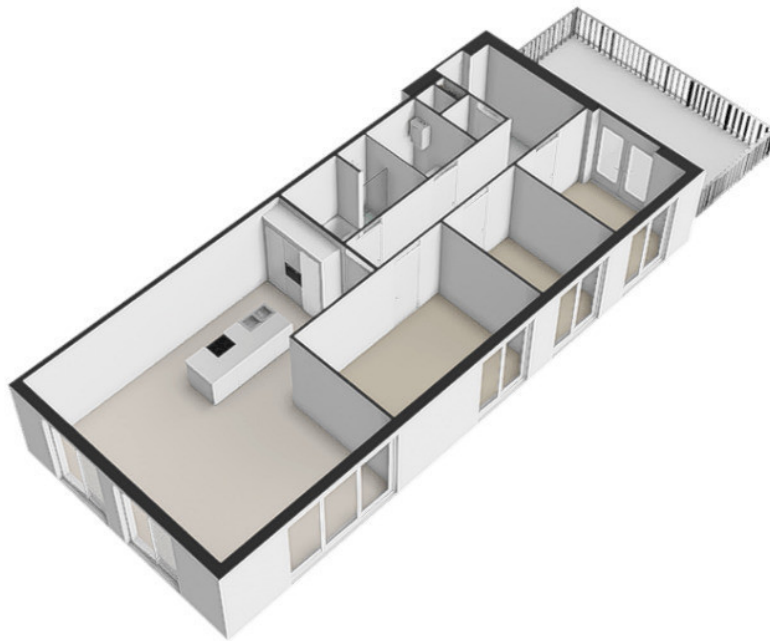
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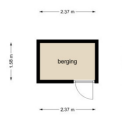


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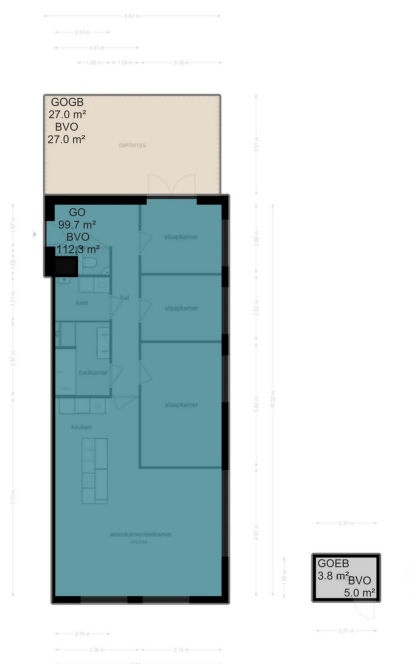
Genelis Draksstraat 11 D 20 - Amsterdam  
Bijlage



De afmetingen zijn gebaseerd op de gemeentelijke kadastrale gegevens en kunnen afwijken van de werkelijke afmetingen van het object.

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Unique and very bright penthouse located on the fifth floor of the modern residential complex De Watergeus! The apartment is 100 m2 and has 3 spacious (bed)rooms, a bright living room with open kitchen, a beautiful roof terrace, a parking space, a storage room and is accessible by elevator. Located on PRIVATE LAND in the middle of the Baarsjes of Amsterdam West.

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Common entrance on the ground floor, with the elevator to the fifth floor, via the gallery to the apartment that is located at the end.

Entrance, hallway with access to all rooms, 3 (bed)rooms of 15m<sup>2</sup>, 8m<sup>2</sup> and 9m<sup>2</sup> respectively. The last room gives access to the sunny roof terrace of 27 m<sup>2</sup> located on the West.

From the terrace you have beautiful views over Amsterdam.

On the other side of the apartment is the spacious and very bright living room with modern open kitchen. The kitchen with island is equipped with a dishwasher, 5-burner stove, fridge/freezer and recirculation hood. The living room offers enough space for a sitting and dining arrangement.

In the middle of the apartment is the bathroom with a bath, shower, double sink with furniture and towel radiator. There is also a spacious laundry or boiler room and a separate toilet.

There is a solid wooden floor throughout the apartment and in the basement there is a private parking space and a separate storage room of 4m<sup>2</sup>.

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Located in the cozy De Baarsjes with an abundance of beautiful restaurants and nice boutiques around the corner. The supermarket is a one-minute walk away, as are various delicatessens such as Fort Negen, Caseus, Grape District and ROSSI. The Rembrandt and Erasmus Parks are also a stone's throw away. The public transport facilities are excellent, various bus and tram connections are within walking distance. The A10 ring road is a 5-minute drive away. Via Jan Evertsenstraat you can cycle to the Jordaan in 5 minutes, to the Dam in 10 minutes and to the Pijp in 15 minutes.

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Particularities: - Residential complex 'Watergeus' from 2008 - Penthouse of 100m2 - Terrace on the West of 27m2 - Including parking space and separate storage of 4m2 - Situated on private land - Energy label B - Good and professional VvE (Pro VvE Beheer) - MJOP available - Apartment has a wooden floor - Service costs approx. € 270,- per month; - Delivery in consultation, can be soon 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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De Lairessestraat 51 ??????????????  
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*To Disclaimer of von Poll Immobilien GmbH*

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