

amsterdam

# Rapenburg 105

Objektnummer: NL24185469



KAUFPREIS: 850.000 EUR • WOHNFLÄCHE: ca. 99 m<sup>2</sup>

Objektnummer: NL24185469 - 1011tw amsterdam

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## Auf einen Blick

Objektnummer	NL24185469	Kaufpreis	850.000 EUR
Wohnfläche	ca. 99 m <sup>2</sup>	Haustyp	
Bezugsfrei ab	nach Vereinbarung	Nutzfläche	ca. 0 m <sup>2</sup>
Schlafzimmer	4		
Badezimmer	3		
Baujahr	1875		

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## Auf einen Blick: Energiedaten

Energie-  
Effizienzklasse C

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## Die Immobilie



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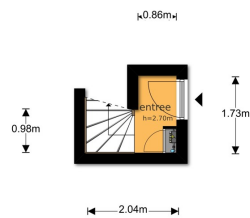
## Die Immobilie



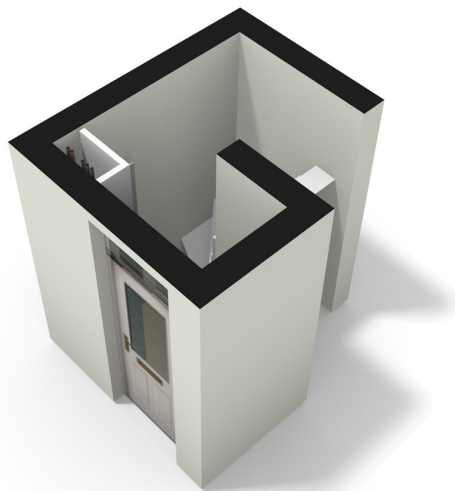
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## Die Immobilie

Rapenburg 105 - Amsterdam  
Begane Grond

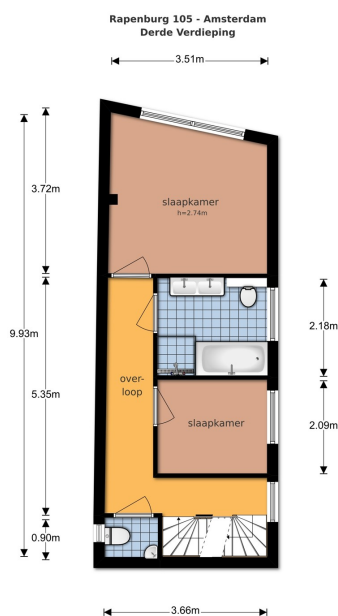


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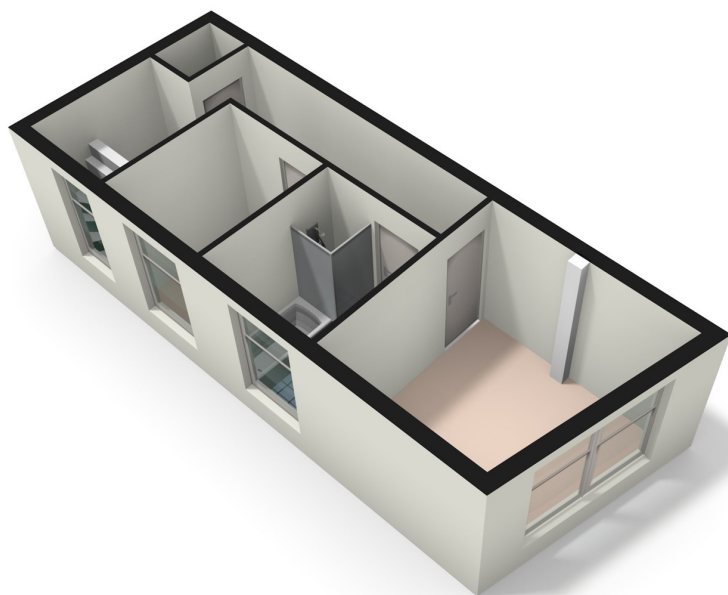


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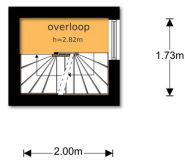
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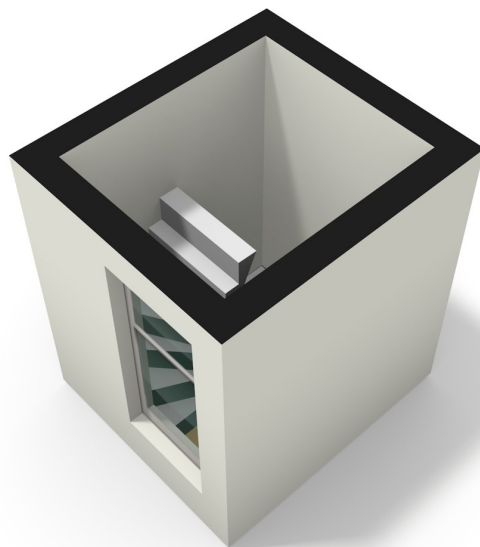
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## Die Immobilie

Rapenburg 105 - Amsterdam  
Eerste Verdieping

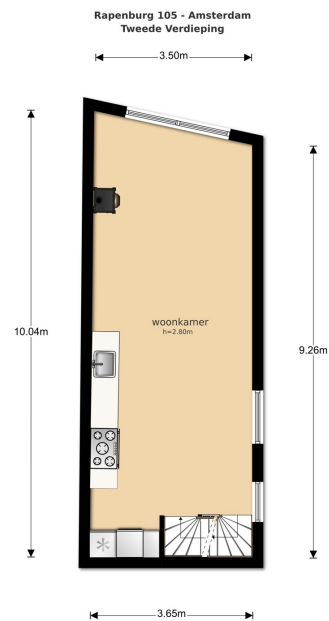


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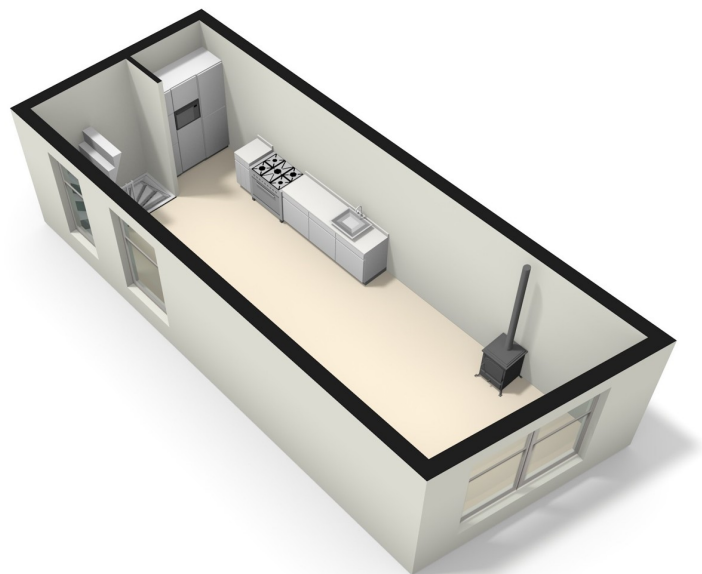


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## Die Immobilie



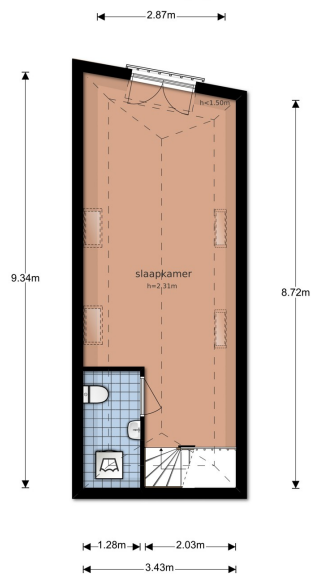
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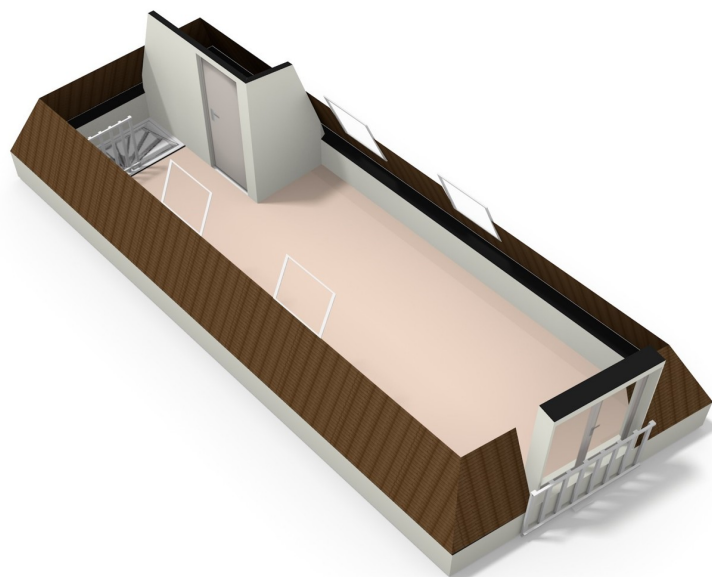
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## Die Immobilie

Rapenburg 105 - Amsterdam  
Vierde Verdieping



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## Ein erster Eindruck

Very charming and bright three-story apartment of 99m2 with private entrance, no upstairs neighbors and beautiful views over the water, the Nieuwe Herengracht and the Entrepotdok. The house has a very pleasant and current layout, has three bedrooms, has a corner location and is located on private land.

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## Ausstattung und Details

The apartment is located on the second, third and top floor and has a private entrance from the street, with a façade garden and bench. On the second and third floor is a beautiful wooden parquet floor and there are high ceilings.

Stairs to the second floor: cozy living room with beautiful views of the water and lots of light through the large turn/tilt windows on both sides of the property. There is a modern open kitchen with a tough concrete countertop. The kitchen is equipped with SMEG appliances such as a refrigerator, freezer with 3 drawers, dishwasher, microwave and there is a large 6 burner gas stove with spacious oven.

Through the original open staircase you reach the third floor: landing with access to all rooms. Modern floating toilet with fountain. Study / nursery, luxury bathroom equipped with a bathtub, shower, double sink and a second toilet. Finally, a generous bedroom at the front overlooking the canal.

Stairs to the fourth and also top floor: master bedroom with attractive beams and Velux windows on three sides. This makes the light particularly pleasant, especially at sunrise. Along the walls are two beautiful closets realized with hanging area and drawers. On this floor you will also find a separate toilet and the connection for the washer / dryer.



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## Alles zum Standort

Here you live pleasantly quiet in the historic center of Amsterdam, opposite the Plantage neighborhood, with Artis and the Hortus within walking distance. You can also walk to the Nieuwmarkt, the Waterlooplein, the Marineterrein or the Wertheimpark in a few minutes. Restaurants like the Scheepskameel, the Plantage and Entrepot and several cafes on the Kadijksplein are nearby. There is actually always parking space in front of the door, unique in the center of Amsterdam. Good connection with public transport, several streetcars and bus stops within walking distance and Central Station a 5-minute bike ride away. By car you can easily exit the city through the IJ and Piet Hein tunnel.

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## Sonstige Angaben

- Three bedrooms - 123 m<sup>2</sup> gross floor area 99m<sup>2</sup> according to NEN 2580 - Wide views over the water - Own land - No upstairs neighbours - New foundation - Wooden tilt and turn windows with double glazing - The VvE consists of 2 members and is self-managed - The service costs are € 75,- a month 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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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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