Amsterdam

# Joh.M. Coenenstraat 48

***Objektnummer: NL25185532***



**KAUFPREIS:** 1.150.000 EUR • **WOHNFLÄCHE:** ca. 388 $m^2$ • **ZIMMER:** 3

**Objektnummer: NL25185532 - 1071 WH Amsterdam**


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**Objektnummer: NL25185532 - 1071 WH Amsterdam**

# Auf einen Blick

| | | | |
|---|---|---|---|
| Objektnummer | NL25185532 | Kaufpreis | 1.150.000 EUR |
| Wohnfläche | ca. 388 m² | Wohnung | Apartment |
| Zimmer | 3 | | |
| Schlafzimmer | 2 | | |
| Baujahr | 1926 | | |

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# Die Immobilie





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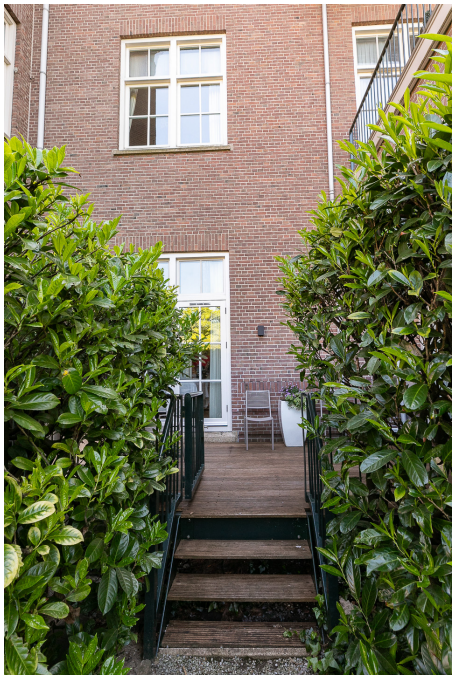




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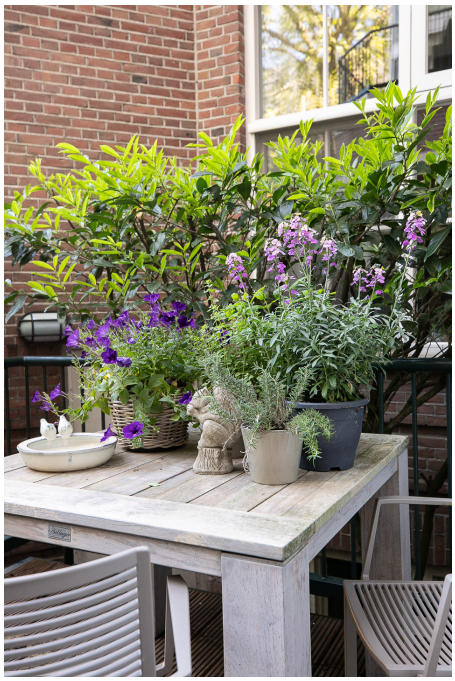
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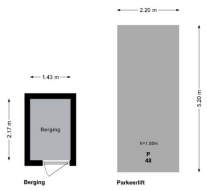
# Die Immobilie




VON POLL REAL ESTATE

Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
020 215 99 88



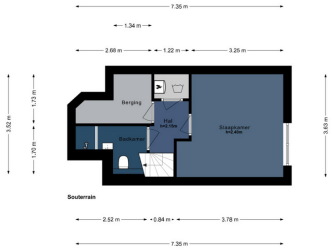

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# Die Immobilie





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# Ein erster Eindruck

Stylish, charming and comfortable apartment of 96 m2 with 2 bedrooms, 2 bathrooms and a large terrace of 15 m2 in the beautiful apartment complex "Symphony" with communal swimming pool, sauna and an indoor parking space (for sale separately)!

Many authentic details of the Amsterdam School have been preserved, such as beautiful stained glass windows and monumental stairs.
The building, a former monastery, is surrounded by a spacious, excellently maintained communal garden with various cozy sitting areas for the residents.

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# Ausstattung und Details

The apartment is accessible via the impressive communal main entrance or via the communal garden with an entrance at the rear.
Upon entering the spacious hall, you can reach all rooms on this floor. At the rear is the well-equipped kitchen with beautiful stained glass windows equipped with various built-in appliances, such as a 4-burner electric hob, extractor hood, oven, microwave, Quooker, dishwasher, refrigerator and freezer. The terrace can be reached via the kitchen.
At the front you will find the attractive living room with beautiful light. The large windows with a fantastic view of the Noorder Amstelkanaal combined with the high ceilings provide a wonderfully spacious feeling.
A spacious bedroom with fitted wardrobes and a recently renovated bathroom en-suite is located on the garden side. The bathroom has a double sink, walk-in shower, towel radiator and a toilet.
The terrace can be reached via French doors. From the terrace you can walk straight into the beautiful communal former monastery garden.
Via the internal staircase you reach the basement (ceiling height approx. 2.40 meters).
The bedroom is located at the front and has enough space for a double bed and a spacious wardrobe.
The modern bathroom has a walk-in shower, sink, towel radiator and a toilet. In the basement there is a compact separate laundry room and a lovely walk-in closet with lots of cupboard space.
There is a beautiful oak floor throughout the apartment.

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# Alles zum Standort

The apartment is located in a popular neighborhood in Amsterdam South. Amsterdam Zuid WTC train station and the Zuid-As business district are only a 5-minute bike ride away.
By car, you can reach the A10 ring road within a few minutes, with directions to Schiphol, Haarlem, Utrecht or The Hague. The Beatrixpark and Vondelpark are within walking distance.

Beethovenstraat is within walking distance, where you can do all your daily shopping (including a large Albert Heijn, famous butcher Hergo, and a good greengrocer and cheesemonger), but also shop in the beautiful boutiques and specialty stores. There are several nice restaurants such as Ferilli's, bar Kaspar, but also wine bar Osteria. For breakfast and lunch you can go to Ludwig's Deli, Coffee Company, Le Pain Quotidien or Joe & The Juice.

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# Weitere Informationen

PARTICULARITIES

- Living area approximately 96 m² (NEN-2580 certificate available)
- Terrace of approximately 15 m2
- Ground floor has a ceiling height of 3.30 m and the basement of 2.40 high
- Communal garden
- Protected townscape
- Swimming pool and sauna in the basement
- Separate storage room in the basement of 3 m2
- Parking space is a membership right and also for sale for € 100.000,-
- The leasehold has been bought off until 15-02-2046
- The VvE is professionally managed and the monthly service costs are €669,- including the storage
- Delivery in consultation

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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*Zum Impressum der von Poll Immobilien GmbH*

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