

Amsterdam

# Willem de Zwijgerlaan 65-3

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???? ?????: 850.000 EUR • ?????: ca. 99 m<sup>2</sup> • ?????: 5

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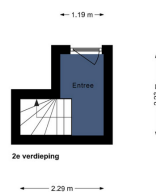
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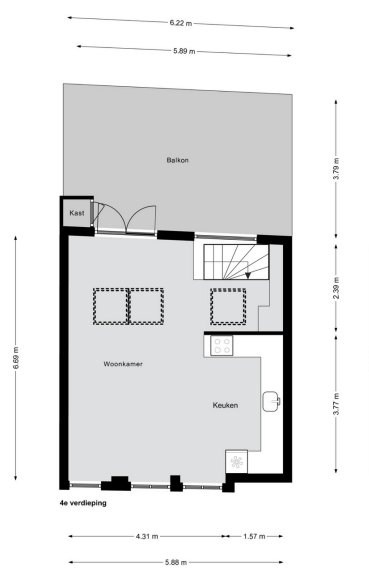
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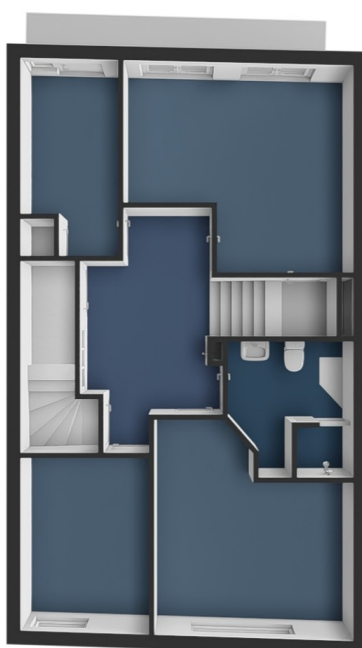
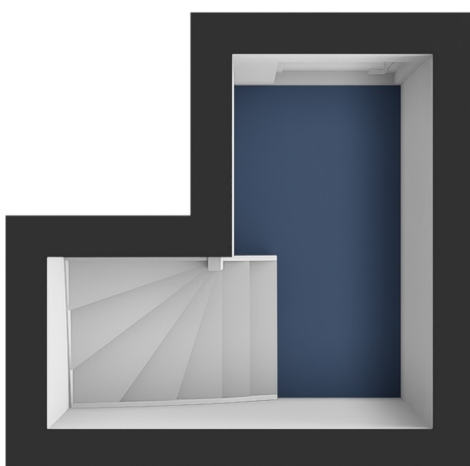
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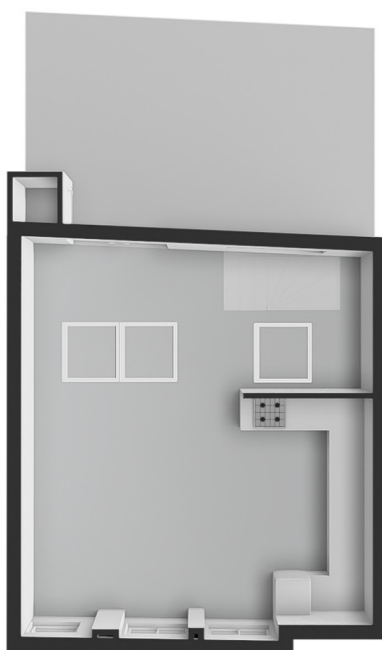
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Fantastic double upper house of approximately 100 m2 with a sunny roof terrace in the popular De Baarsjes neighborhood! The spacious and bright apartment is located on the third and fourth floors. It was renovated in 2018, during which the living room with open kitchen and the adjacent roof terrace with generous ridge height and visible beams on the top floor were added. On the third floor, there are 3 bedrooms and an extra room furnished with, among other things, a washing machine connection and boiler room. Both in 2008 and 2018, thorough renovations took place, including roof insulation and double glazing installation.

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#### LAYOUT

The entrance is via the common staircase on the 2nd floor, cloakroom. Stairs lead up to a spacious hall with a glass wall. On this floor, there are 3 bedrooms, a large laundry room, and the bathroom with toilet, shower, and sink. The master bedroom, with a deep wardrobe, is located at the rear and has 2 French doors to the balcony, which is also accessible via the laundry room, where the central heating boiler is located. The other 2 bedrooms are located at the front of the house with an adjacent stair cupboard.

On the 4th floor is the beautiful living room with an adjoining roof terrace and cozy open kitchen. The space is spectacularly light and gives an immediate summer feeling. The high ceilings, with Velux windows, make the space even larger, and the roof terrace acts as an extension of the living room.



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**AREA AND ACCESSIBILITY** The unobstructed view gives you a tremendous feeling of peace and space. However, the vibrancy of the city is just around the corner. This neighborhood has undergone a true transformation in recent years and is now a highly sought-after location to live. The area around Willem de Zwijgerlaan offers a lively mix of shops, restaurants, and bars, as well as various parks and green spaces, including Erasmus Park, which is within walking distance. This park is perfect for a relaxing stroll or a nice picnic. Westerpark is also nearby, which is a great spot for an evening out. A little further away are the famous Foodhallen in Oud-West and the bustling Jordaan, all just a stone's throw away. The neighborhood offers an excellent selection of shops, ranging from cozy local boutiques to large supermarkets. And with a variety of international restaurants and trendy cafes, there is something for everyone. For example, you can enjoy yourself on the terrace of Café Thuys or have a delicious lunch at Le French Café. The property is also conveniently located in terms of public transportation, with several tram and bus lines running through the neighborhood. The center of Amsterdam is just minutes away, and Schiphol Airport is easily accessible as well. The A-10 West motorway is only a few minutes away by car. Sports enthusiasts are also in the right place! In the street, there is a gym, paddle courts, and a boulder gym. Westerpark for a run is also just around the corner.

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FEATURES - Year of construction 1935 - Living area almost 100 m2 according to NEN2580 - Sunshade on the roof terrace - Very central location close to the city center - Intergas central heating boiler 2006 - Oak floor throughout the apartment - VVE contribution € 178.56 per month - VVE is professionally managed by Falcon VVE Management - Multi-year maintenance plan is in place - Fully equipped with double glazing in hardwood frames - The flat roof covering was replaced in June 2024 - Ownership situation: permanent right of leasehold from the municipality of Amsterdam; annual ground rent payment EUR €1,054.70; period runs until May 15, 2058 - Non-resident clause applies



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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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

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