

Amsterdam

# Mercatorplein 36 H

*CODICE OGGETTO: NL25185530*



PREZZO D'ACQUISTO: **1.150.000 EUR** • SUPERFICIE NETTA: **ca. 163 m<sup>2</sup>** • VANI: 7

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## A colpo d'occhio

|                     |                        |
|---------------------|------------------------|
| CODICE<br>OGGETTO   | NL25185530             |
| Superficie netta    | ca. 163 m <sup>2</sup> |
| Vani                | 7                      |
| Camere da letto     | 4                      |
| Anno di costruzione | 1996                   |

|                   |               |
|-------------------|---------------|
| Prezzo d'acquisto | 1.150.000 EUR |
| Appartamento      | Attico        |

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## La proprietà





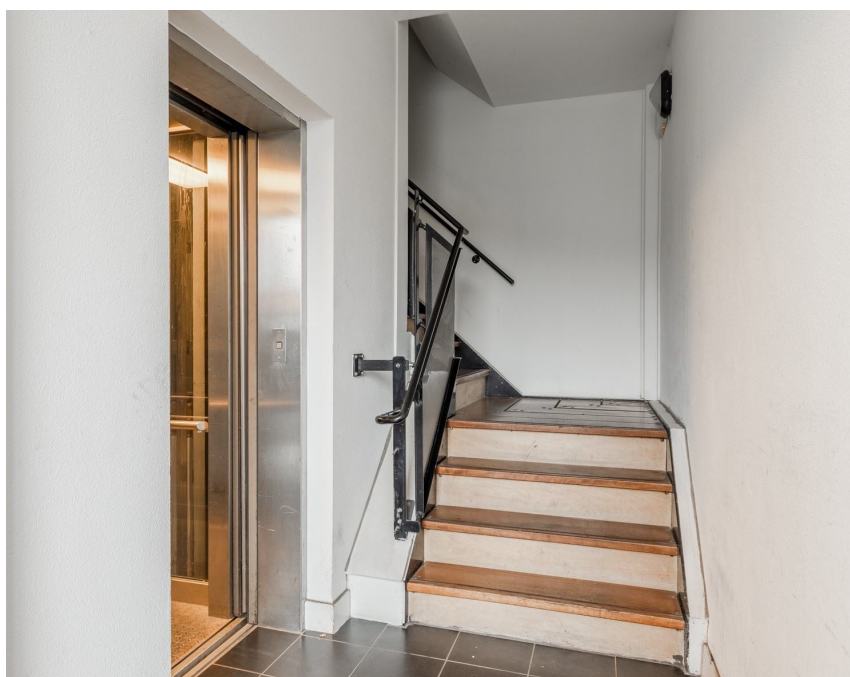
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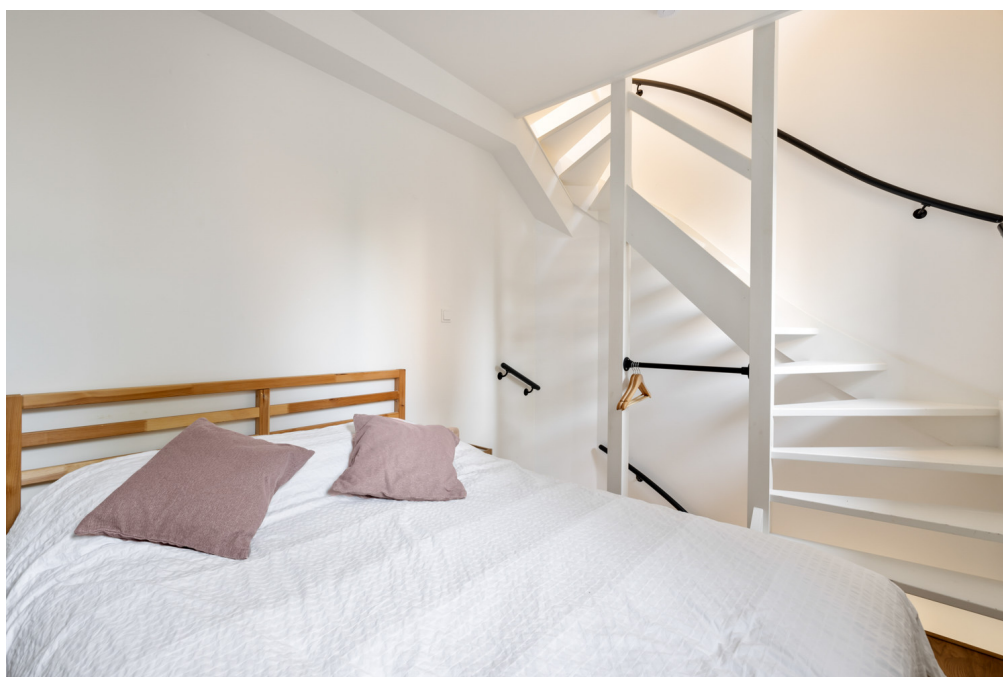
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## Una prima impressione

LOFT-LIKE AND BEAUTIFULLY FINISHED APARTMENT/PENTHOUSE OF 163 M<sup>2</sup> AT THE TRENDY MERCATORPLEIN!

This stylish penthouse offers a remarkable combination of architecture, functionality, and luxury. With optimal use of space and an abundance of natural light, it provides a unique living experience.

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## Dettagli dei servizi

The penthouse has two separate entrances: a private entrance at street level and a shared entrance via the elevator that takes you directly to the fourth floor. These dual entrances provide plenty of flexibility. Below, the layout is described starting from the shared entrance.

### Fourth Floor

Entry through a spacious hall with a separate toilet, storage closet, and stairs leading to the fifth floor.

Upon entering the atmospheric living kitchen, you'll immediately notice the abundance of space and light due to the large windows. On the right, there is a luxurious open kitchen equipped with all modern conveniences, including a Quooker, 5-burner gas stove with an extractor hood, a fridge with a freezer, and a wine climate cabinet. The spacious kitchen island also serves as a bar.

The living room is exceptionally spacious with a unique view of Mercatorplein and the surrounding streets through the numerous Velux windows. The living room features a cozy gas fireplace and can be arranged in various ways. There is ample space for a large seating area, a dining table, and even a separate workspace or TV corner.

From the open living space, you enter a semi-open area currently used as an office. This room can easily be separated from the living room with, for instance, a stylish steel pivot door with glass.

### Fifth Floor

Via the wide, well-maintained staircase, you reach the landing, which provides access to all areas, including a built-in closet, laundry room, separate toilet, and the bedroom.

The bedroom is a true master suite, thanks to its size and open bathroom. WOW – you'll feel like you're in a chic hotel, with the open bathroom offering exceptional luxury, such as a freestanding bathtub, a walk-in shower with a rain showerhead, and a sink with a vanity unit. This space also benefits from plenty of light through the large windows in the walls and ceiling. The combination of wooden roof beams, black spotlights, and white plastered walls gives the bedroom a unique and inviting appearance.

Both the living and sleeping floors feature light gray poured floors.

### Third Floor

In the office space on the fourth floor, a beautifully designed open staircase leads down to the guest room. The guest room is practical in size and features ample natural light and a lovely laminate floor.

### Second Floor

The same staircase continues one floor down to the second luxurious and tastefully designed bathroom, which includes a walk-in shower with a rain showerhead, a built-in

sink, and an additional toilet.

#### First Floor

This area can serve multiple purposes, such as an extra guest room, workspace, TV room, or playroom for kids.

#### Ground Floor

The staircase ends at the ground floor, where you'll find the private entrance at street level at the rear of the complex on Mercatorstraat. This space is equipped with a compact yet fully functional kitchen with a built-in refrigerator and dishwasher.

#### Basement

The building's basement houses a secure private storage space of 11 m<sup>2</sup>.



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## Tutto sulla posizione

This unique penthouse is located in the popular Amsterdam West neighborhood, directly at the bustling Mercatorplein. With Rembrandtpark around the corner, a diverse range of shops, cafes, and restaurants within walking distance, and excellent access to public transport and the A10 Ring Road, this is a prime location to live. Parking is easy with a resident permit for the garage under Mercatorplein.

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## Ulteriori informazioni

### Key Features

- Living space of 163 m<sup>2</sup> (NEN2580 standard)
- Private entrance plus additional studio access
- Energy label A with excellent insulation
- Built in 1996, renovated in 2018 and 2022
- Abundant natural light with large windows and Mercatorplein views
- Luxurious open kitchen with premium built-in appliances
- Flexible layout, perfect for guest accommodation, au pair space, or home office
- Two contemporary bathrooms and three separate toilets
- Prime location with all amenities within walking distance
- Perpetually bought-off ground lease
- Active and financially sound homeowners association with professional management
- Service charges: €414.43 per month

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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