



Willem Frederik Hermansstraat 15

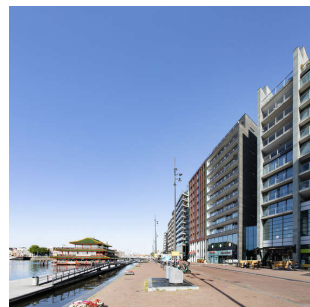
Object

REAL ESTATE AGENT:

Daniel de Bont

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Spacious and modern apartment.

W.F. Hermansstraat 15
1011 DG Amsterdam

Asking price
€ 660.000,-- costs buyer



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Layout

**A home in Amsterdam's city center!
Spacious and modern, ca. 85 sqm apartment with an
expansive living room, open-plan kitchen and two bedrooms.**

The apartment is situated in the ODE building on Oosterdok, a contemporary apartment building from 2012 with an elevator and parking facilities.

Layout: elevator to the third floor, entrance to the apartment to a hall with a coat area and guest restroom. The living space is exceptionally bright due to its large windows and bay window overlooking the courtyard garden. The open-plan kitchen is fitted with a range of appliances. The apartment features two bedrooms, the largest includes ample wardrobe space. The bathroom is equipped with a shower and a double vanity. There is a large storage room/ laundry off the hall.

The property is fitted with beautiful wooden flooring.

The apartment includes a private ca. 3 sqm private storage unit in the building's basement.

There is an option to purchase a private parking space in the underground parking garage.



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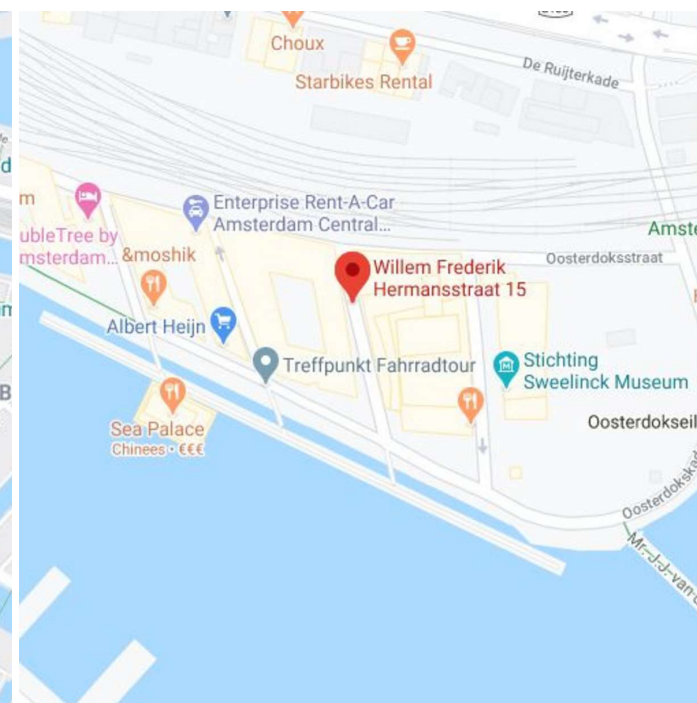
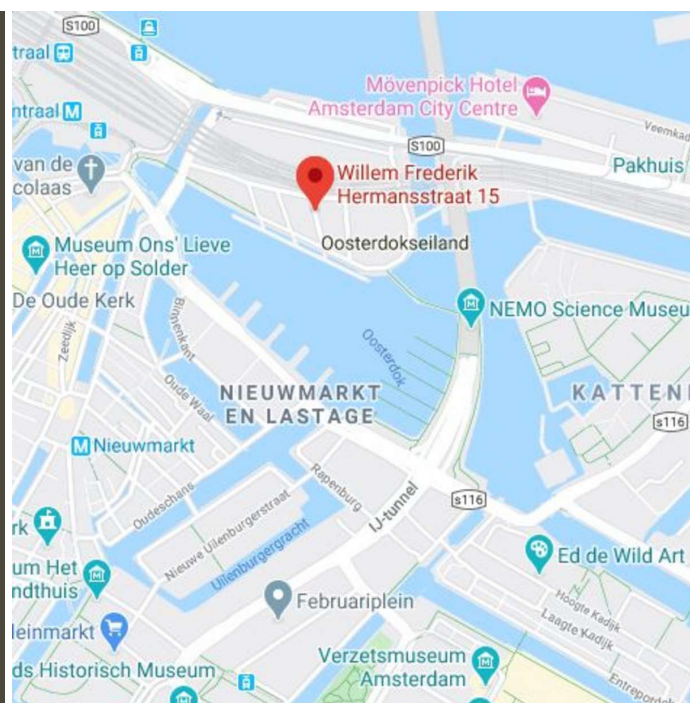
Location

Oosterdokseiland is an exquisite development next to Amsterdam Central Station with the Public Library (OBA) and Conservatorium.

Perfect, central location, with a view of the tracks and toward Het IJ, with parking available in the garage under the complex (spaces available for sale or rent).

Within walking distance of public transportation options, including tram, metro, train and bus.

Amsterdam's bustling, historic inner city is within walking distance of the property.





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Cadastral / Specifics

Cadastral information

Municipality Amsterdam
Section G
Number 9145
Index 17

- This information was drafted with the utmost care. However, we are not liable for any unintended omission or inaccuracy, etcetera, nor any consequences related thereto. All measurements and sizes are indicative only.



Specifications

- Usable residential floor area approximately 85 sqm
- Parking space can be purchased for € 75.000,-
- Storage unit of approximately 3 sqm
- Energy label A
- Elevator
- Central location
- Underfloor heating and cooling
- Ground Lease, General Terms and Conditions from the year 2000 apply. Current lease period in effect from March 1, 2010 until February 29, 2060. Annual indexation. Lease for the period from March 1, 2020 until February 28, 2021 of € 2,446.37
- The Measurement Code is based on NEN2580 standards. The Measurement Code is intended to ensure a more universal survey method for indicating total net internal area (usable floor area). The Measurement Code cannot fully preclude discrepancies between individual surveys, due to e.g. differences regarding interpretation, rounding and restrictions to conducting measurement surveys.

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Exterior





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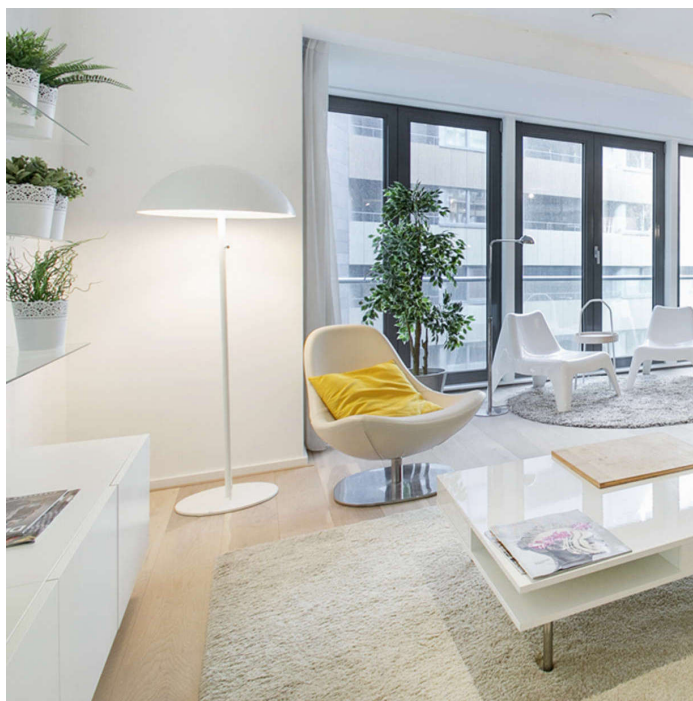
Interior





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Interior





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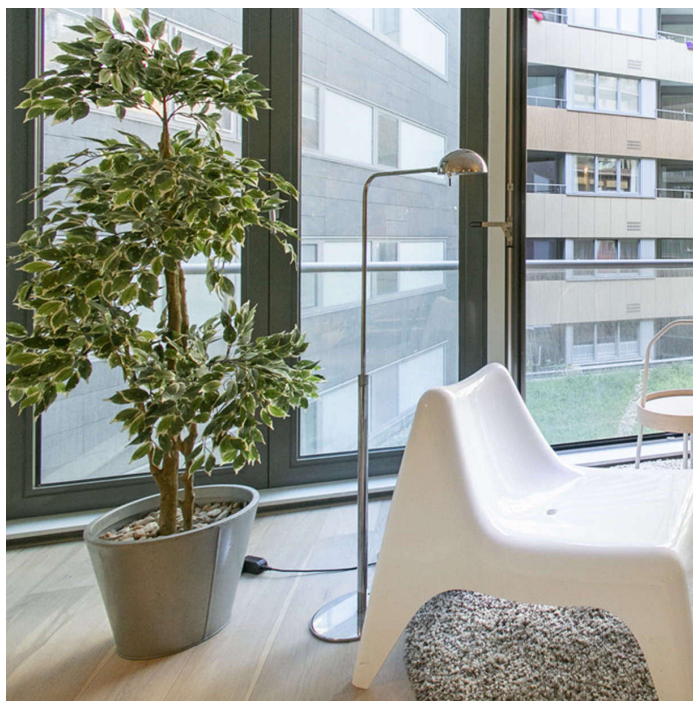
Interior





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Interior





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Interior





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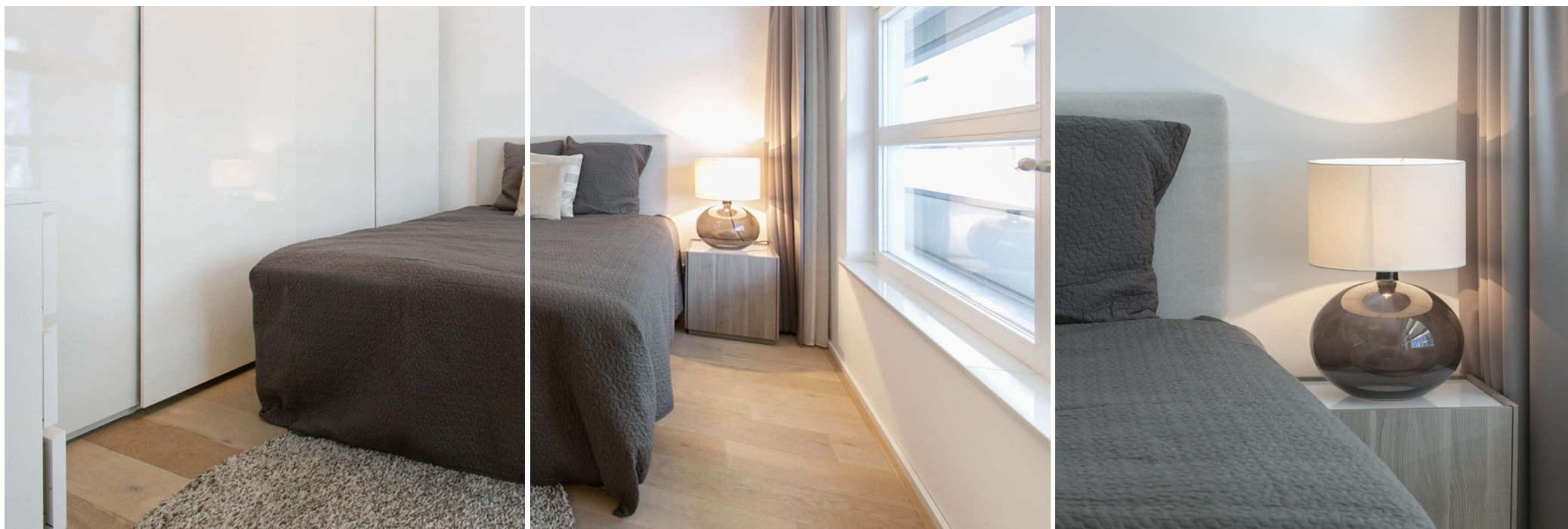
Interior





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Interior





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Interior



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Exterior





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In brief

Facilities

- Electrical installation with multiple groups and earth leakage protection
- Central heating system with HR boiler
- Elevator
- Video intercom
- Under floor heating and cooling

Outside area

- Not applicable

Price

€ 660.000,-- costs buyer

Rooms

- Entrance/hall
- Livingroom
- Kitchen
- Toilet
- Storage
- Bedroom 2x
- Bathroom

Acceptance

- In consultation

Local taxes

- Property tax ('21) € 230,69 per year
- Waste water ('21) € 140,40 per year
- HOA servicecosts ('21) € 132,20 per month

Movables

A list of movables is present.

Zoning regulations

Residential according to zoningplan.

Land situation

- See specifications.
- Groundlease property.

Maintenance

- Internal: good
- External: good

Foundation

According to information obtained at the Department of Building and Housing Supervision, no negative information is known.

Cadastral

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Year of construction

- 2012

Floor space

- Usable floor area: approx. 85 sqm
- External storage (parking + storage): approx. 12 sqm

Environment

According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.





Plattegrond: Willem Frederik Hermansstraat 15



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General

Notary public

The contract of sale will be drawn up pursuant to the model of the Royal Notary public professional organisation Amsterdam, by a notary public to be appointed by the buyer and located in the Amsterdam region or within 5 km from the building that is for sale.

Bidding

In order for the sale to progress and to limit the responsibilities, we hereby state the sales conditions in the event that the prospective buyer does not wish to make use of the professional purchase assistance by way of a licensed or authorized real estate agent. If the prospective buyer takes this option when entering into the negotiations, then the buyer must provide sufficient proof that the underlying proposal is guaranteed financially. This can be supported by showing a contract with or the advice issued by a professional and licensed financial institution or advisor.

- Offers are preferably sent by mail or email to the selling real estate agent, accompanied by a copy of a valid identification.

- The seller and its real estate agent will inform the prospective buyer of all that the buyer should be made aware of, whereby information on facts that the buyer is aware of or should have been aware of from its own research, insofar as such a research can be requested by a buyer, according to common opinion. The prospective buyer accepts the research duty as such. The prospective buyer is responsible for consulting the usual sources of information for the purchase.
- Offers remain valid up until the moment the seller (and/or its real estate agent) responds by accepting, making a different proposal or by rejecting the proposal of the prospective buyer.

3 days reconsideration period

On the 1st of September 2003, the Act on the Purchase of Immovable Objects took effect. In short, this act has two main items: three days reconsideration period and the written documentation of the sale.

- Reconsideration period

A consumer who purchases a house has a reconsideration period of three days. Within this period, the consumer can cancel the agreement. This way, the consumer can contact a specialist or take some additional time to consider the purchase. This reconsideration period is an imperative law: the buyer and the seller cannot decide to have it not apply to their agreement. However, the purchaser can, on his own accord, decide to waive any remaining reconsideration period. The reconsideration period commences on the day that follows the date the buyer received a copy of the signed contract of sale. The exact time the buyer receives the contract is not relevant.

- Written documentation

Contrary to the situation before the 1st of September 2003, the purchase of a house (by a consumer) is only concluded when the contract of sale has been signed by the buyer and the seller. Until this is done, the sale is not legitimate. This has been confirmed by several higher courts; if a contract of sale for a house is not documented in writing pursuant to article 7:2 Dutch Civil Code, then the sanction is cancelled.