



# Roemer Visscherstraat 48 boven

Object

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REAL ESTATE AGENT:

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Soleil du Vondelpark,  
living with grandeur

Roemer Visscherstraat 48  
bv  
1054 EZ Amsterdam

Asking price  
€ 3.500.000,-- cost-to-  
buyer

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BROERSMA



# Roemer Visscherstraat 48 boven

## Layout

**Unparalleled, truly exceptional upper-level home. Extremely spacious, an oasis of light and appeal characterize this property. Its extra-large dimensions and a characteristic central stairwell lend this home unsurpassed personality. Exuding a belle époque atmosphere, one of a kind... this best summarizes this home.**

Situated in a municipal monument, on the edge of Vondelpark with an unobstructed view of the park.

The property spans a total floor space in excess of 258 sqm on 2 levels and it includes a private entrance. The small, private front garden and front door open to an elegant hall. The first level accommodates 4 spacious bedrooms. The primary suite features a bedroom at the quiet rear and includes a luxury bathroom with natural daylight entry and a walk-in closet. There is also a bathroom "to share". The laundry room is at the end of the hall. The top level is the "main" level, with a total of 3 rooms with pocket doors and a luxury kitchen. The kitchen opens directly to the fabulous roof deck.

Reasons for the current owners to purchase this property included the commanding staircase and the stunning picture window in the living room.





# Roemer Visscherstraat 48 boven

## Layout

The property has been updated, incorporating a wonderful balance between authentic, modern and luxury. As a result, this is a “contemporary” apartment. With triple-aspect windows and a south-facing front facade, natural daylight pours into the home. In addition to the sun-soaked roof deck, there are also 2 balconies to enjoy.

A characteristic front garden, steps, entrance with a foyer and hall. Wide and elegant staircase to the mezzanine floor with a laundry room/ storage. The staircase serves as the heart of the home.

### First level:

4 spacious bedrooms, a luxury fully-equipped bathroom and a 2nd bathroom. Ample closet space and an intimate south-facing balcony with a view of Vondelpark. Separate restroom.

### Second level:

Spacious and bright landing with a restroom. Three rooms connected by pocket doors. The sitting room showcases a stunning picture steel casement window. The side room is an ideal study and also overlooks Vondelpark. The dining room is directly off and connects to the kitchen.

The kitchen is fitted with Gaggenau appliances and a Bora integrated extraction system. Steps lead directly from the kitchen to the roof deck.





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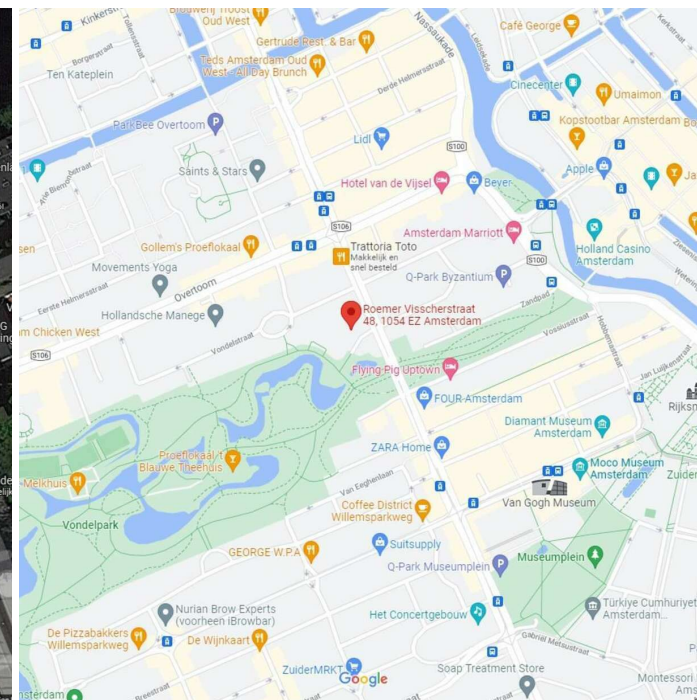
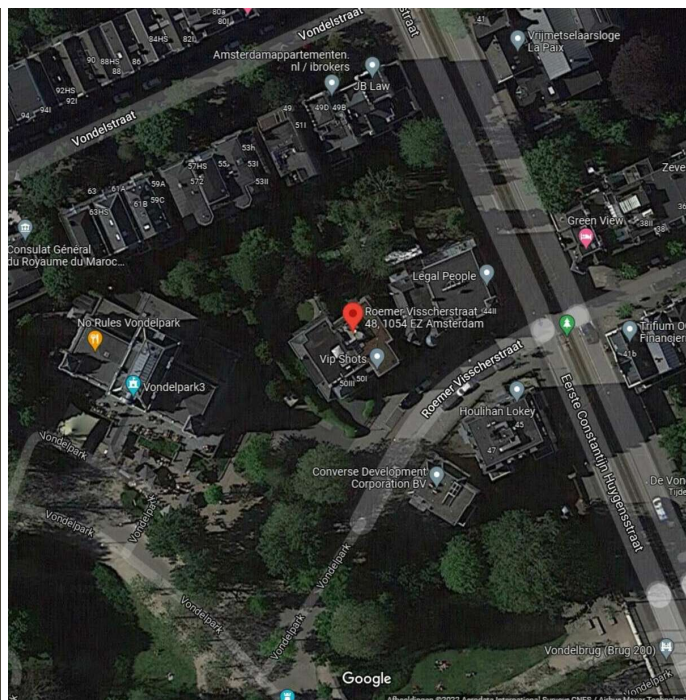
## Location

The apartment is situated on beautiful Roemer Visscherstraat, close to the entrance to Vondelpark, and is in one of the elegant buildings at the head of the park.

Within walking distance of P.C. Hooftstraat, the city center and Oud-Zuid. The area is home to countless wonderful eateries, cafes and restaurants as well as high-end boutiques. Nearby Rijksmuseum, Stedelijk Museum, Van Gogh Museum and Concertgebouw.

Overtoom and Helmersbuurt are buzzing areas, with numerous trendy lunchrooms and coffee bars. Make sure to check out restaurant OTTO VOLLANTE and Gertruide. Of course the neighborhood also has an AH supermarket, Vlaams Broodhuis bakery and a fishmonger's, all just around the corner from the home.

A central, super-prime location!







# Roemer Visscherstraat 48 boven

Cadastral / Specifics

## Land registry information

Municipality Amsterdam

Section R

Number 5722

Index 2

- 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.
- 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.



## Specifications

- Usable residential floor area ca. 258 sqm
- Roof deck (with planning permission), 28 sqm
- Freehold property
- Listed municipal monument
- Practical and lovely front garden, also great for parking bicycles
- Updates/refurbishments: roof deck and roof garden in 2010, new window frames, glazing (monumental glass), exterior repainted in 2011, new wooden flooring stairwell and first floor in 2008, kitchen and interior paintwork (incl. stairwell) in 2016, internal modernization in 2020
- HOA with 2 members. HOA has scheduled paintwork for next year.
- HOA charges are shared equally
- Option to purchase a parking space on Eerste Constantijn Huygensstraat

# Roemer Visscherstraat 48 boven

Exterior

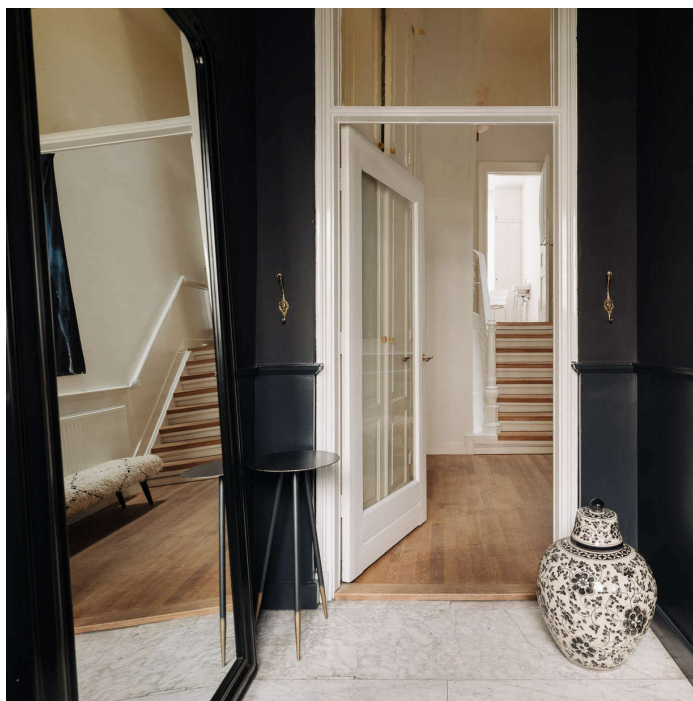






# Roemer Visscherstraat 48 boven

Interior







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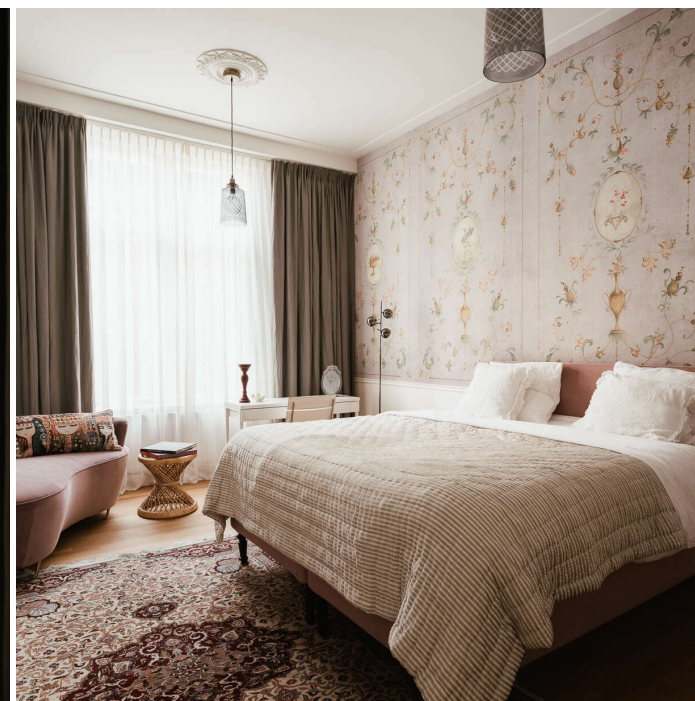
Interior





# Roemer Visscherstraat 48 boven

Interior





# Roemer Visscherstraat 48 boven

Interior







# Roemer Visscherstraat 48 boven

Interior





# Roemer Visscherstraat 48 boven

Interior



# Roemer Visscherstraat 48 boven

Exterior





# Roemer Visscherstraat 48 boven

Exterior





# Roemer Visscherstraat 48 boven

In brief

## Facilities

- Electrical installation with multiple groups and earth leakage protection
- Central heating system with HR boiler 2009
- Under floor heating bathrooms
- Fire place
- Option to place elevator
- Electric roof hatch

## Outside area

- 2x balcony
- Roof terrace 28 sqm

## Price

€ 3.500.000,-- plus additional costs (transfer tax and notary costs)

## Rooms

- See floorplans

## Acceptance

- By mutual agreement

## Local taxes

- Property tax ('22) € 867,30 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE are split per person

## Movables

A list of movables is present.

## Zoning regulations

Mixed-1 according to zoning plan

## Land situation

- Freehold property

## Maintenance

- Internal: good/ excellent
- External: good

## Foundation

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

## Cadastral

- Municipality Amsterdam
- Section R
- Number 5722
- Index 2

## Year of construction

- 1894
- Gemodernised

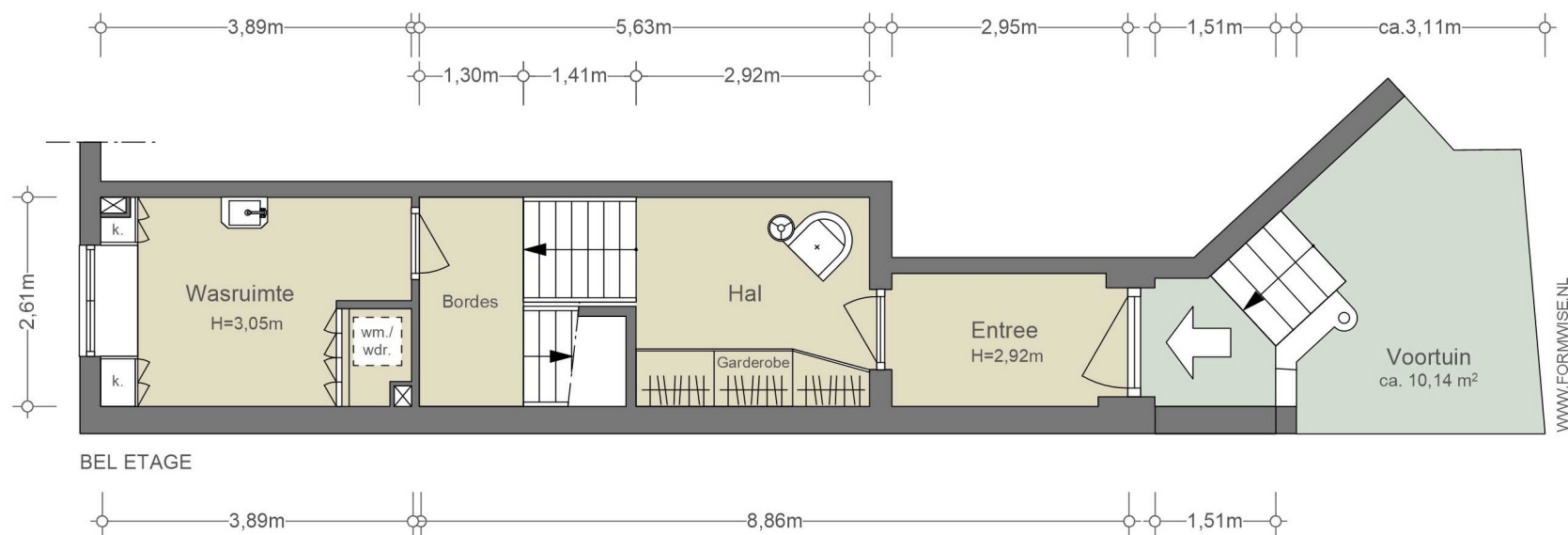
## Floor space

- Usable floor area: approx. 258 sqm
- Building-related outdoor space: approx. 35 sqm

## Environment

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



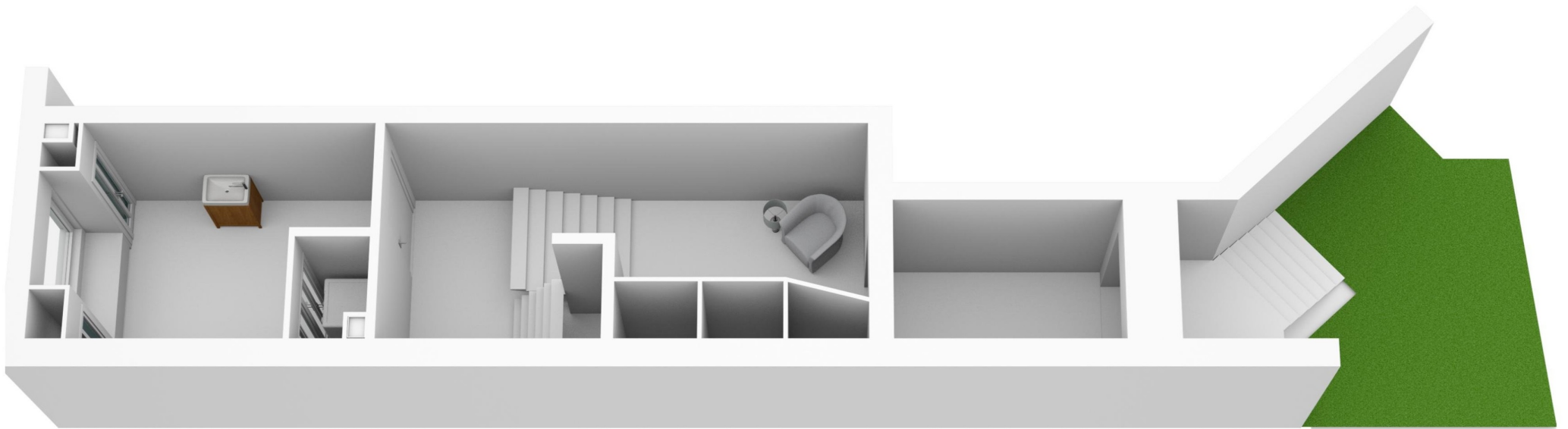


### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
30,46m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
3,52m²
Externe bergruimte
n.v.t.

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

Plattegrond: Roemer Visscherstraat 48 boven



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### NEN2580/ BBMI - NVM

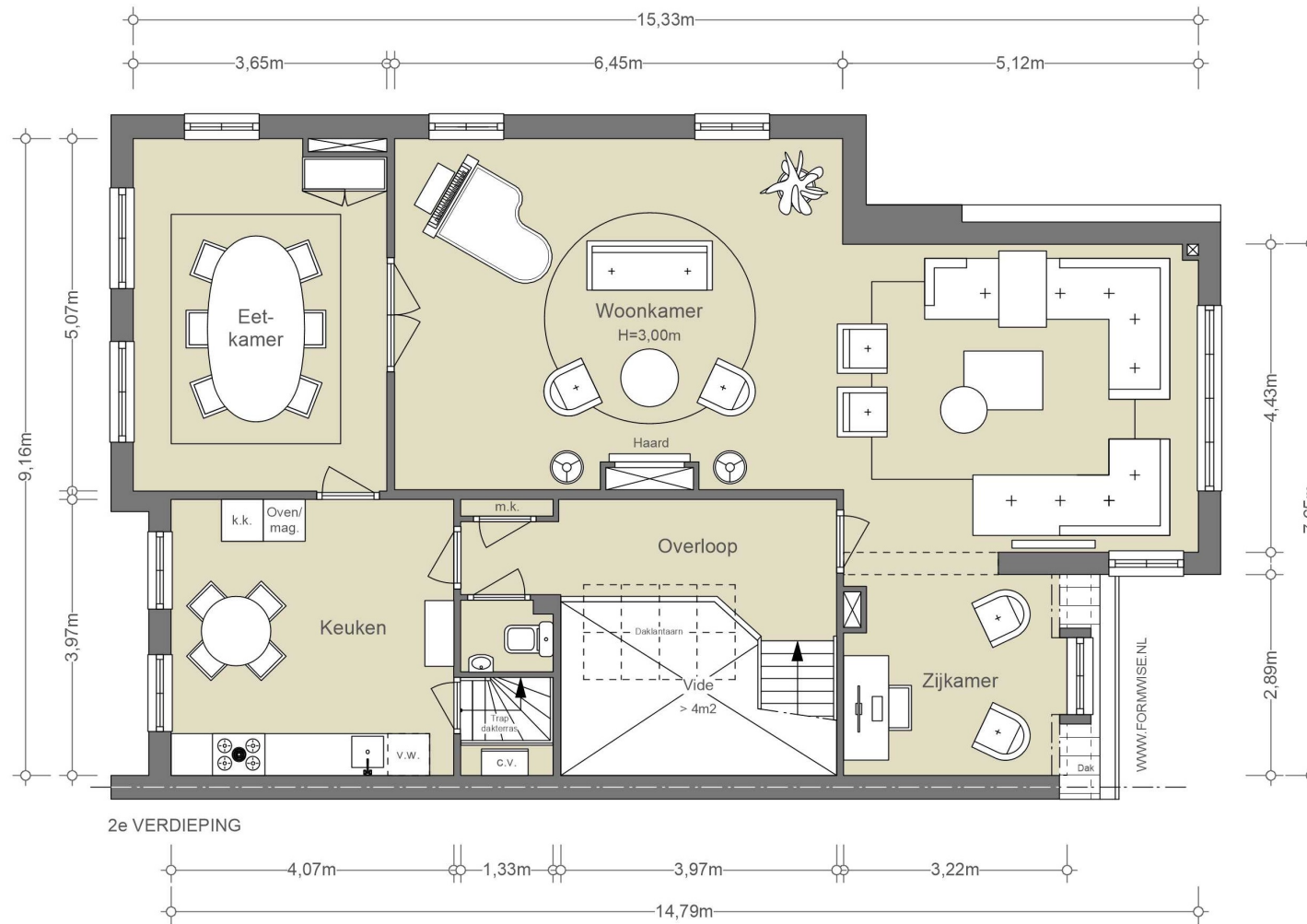
Gebruiksoppervlakte wonen
113,83m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
3,96m <sup>2</sup>
Externe bergruimte
n.v.t.

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### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
114,06m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

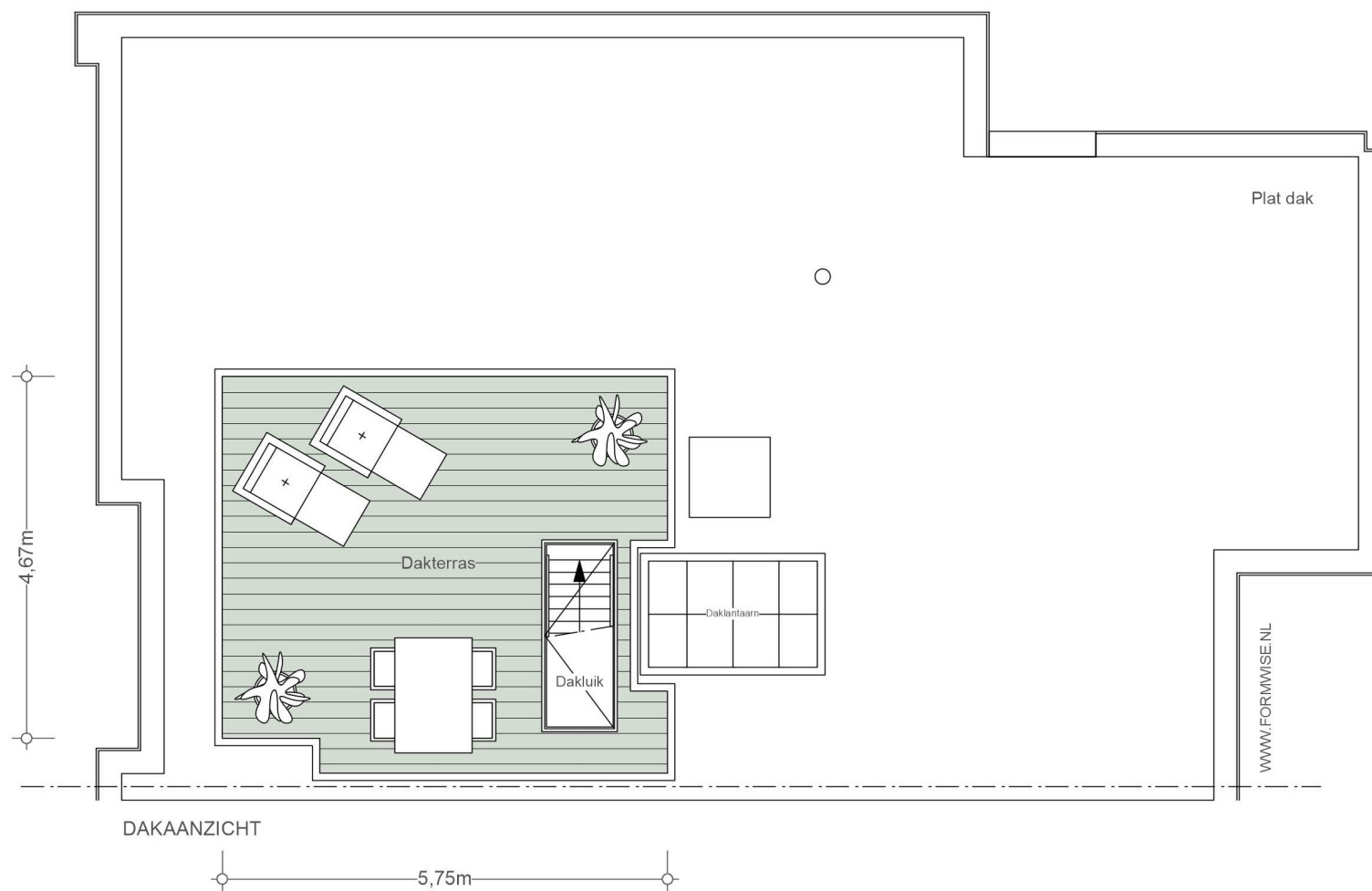
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### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen n.v.t.
Overige inpandige ruimte n.v.t.
Gebouwgebonden buitenruimte 27,98m <sup>2</sup>
Externe bergruimte n.v.t.

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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.