



Zocherstraat 23 Y

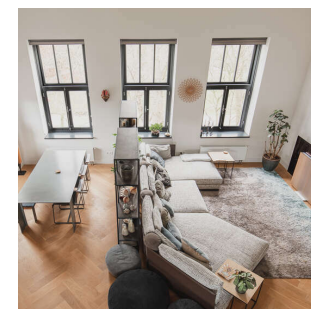
Object

REAL ESTATE AGENT:

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Top-floor apartment by
Vondelpark

Zocherstraat 23Y
1054 LR Amsterdam

Asking price
€ 2.125.000,-- cost-to-
buyer.

BROERSMA

Zocherstraat 23 Y

Layout

Penthouse apartment spanning ca. 138 sqm in the prestigious “Klein Vondelpark” building. A home with a large roof deck (47 sqm), abundant daylight entry and two bedrooms. The property also includes a private parking space in the secured garage.

The apartment is part of a redevelopment project of a former school; a building with a characteristic, stunning hall and gorgeous entrance. The property has nearly direct access to Vondelpark.

Layout:

Luxurious communal entrance to an elegant hall adorned with artwork on the walls, a sofa and characteristic school features. A hall with a restroom and a large coat closet.

Daylight pours into the living room via four windows that look out toward Vondelpark. The open-plan kitchen is fitted with a full range of appliances, including a Quooker, built-in oven, wine refrigerator, microwave and espresso machine.

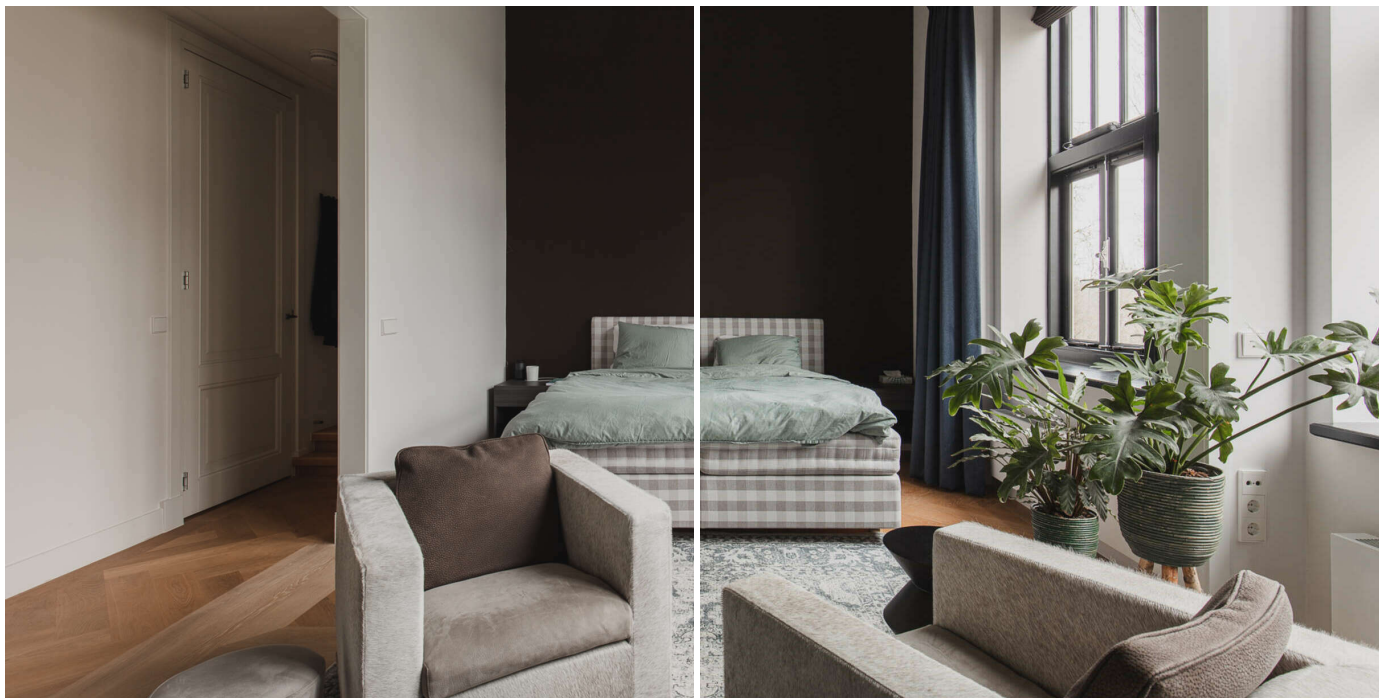


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Layout

The primary suite is fitted with stunning custom wardrobes and a private bathroom with a bathtub, walk-in shower and double vanity. There is a separate European laundry with the laundry station.

The second bedroom also has a private bathroom with a shower, toilet and sink.



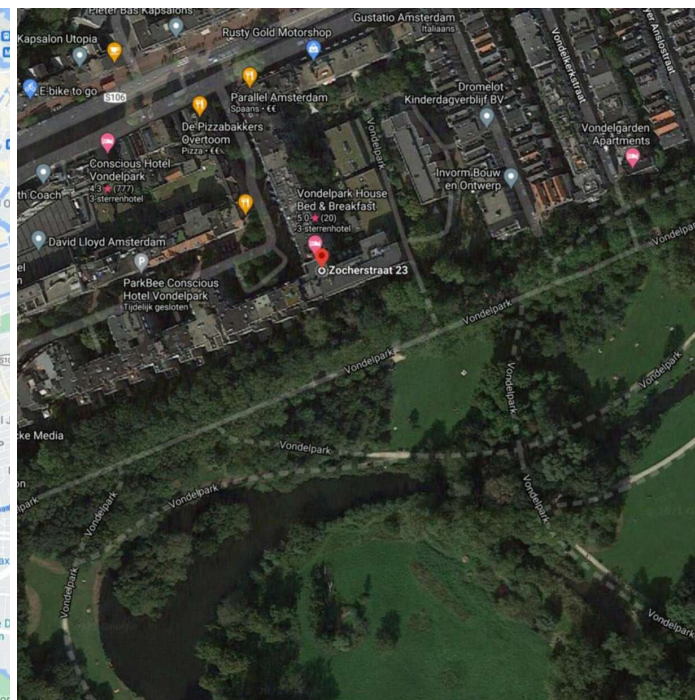
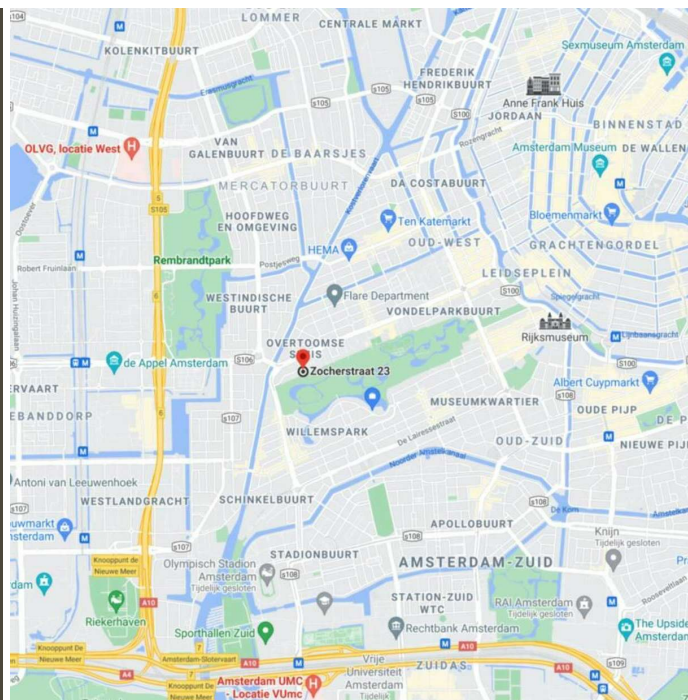
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Location

Situated in highly sought-after Oud-West, almost directly on Vondelpark and nearby Overtoom, Schinkel district and Amstelveenseweg.

Within walking distance of Overtoom, with a wide selection of shops and eateries, and well-known shops such as Chabrol Wines, Butcher Res etc.

There are multiple options to choose from if you want to relax, enjoy the outdoors or stay fit: the property is a mere stone's throw from Vondelpark and Kattenlaan Tennis Club, as well as the Davis Lloyd gym.



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Cadastral / Specifics

Land registry information

Municipality Amsterdam
Section u
Number 1130
Index 21

- 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:

- Residential floor area 137.8 sqm
- Roof deck 47.76 sqm
- Central location relative to Zuid, West and Centrum boroughs
- Freehold property
- Secured parking space across from the entrance
- Private exit via Frederiksstraat
- Within walking distance of all amenities
- Extensive choice of sports facilities, restaurants, cafes and shops
- An urban home with all modern comforts
- Well-considered lighting plan with beautiful dimmable recessed lights
- Oak herringbone parquet flooring
- Professional HOA management by Delair Vastgoedbeheer
- Video Intercom
- central heating unit: high-performance central heating unit, model Radzon Tzerra, installed in 2018
- Caretaker service



Zocherstraat 23 Y

Exterior





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Interior





Zocherstraat 23 Y

Interior



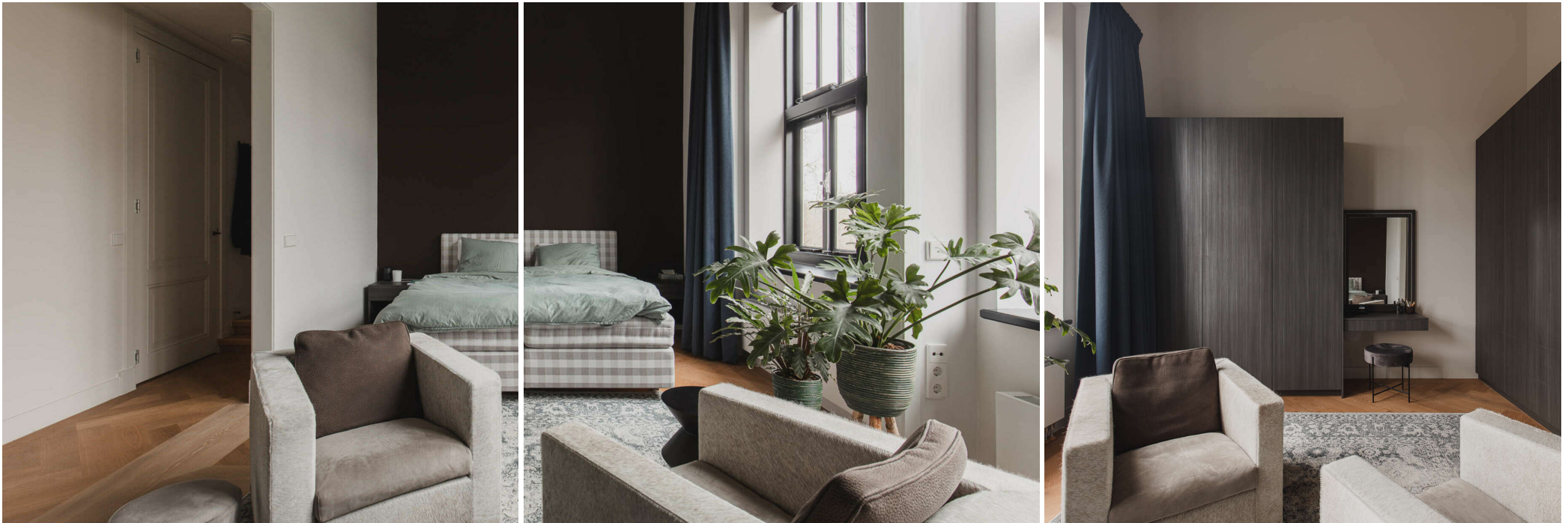


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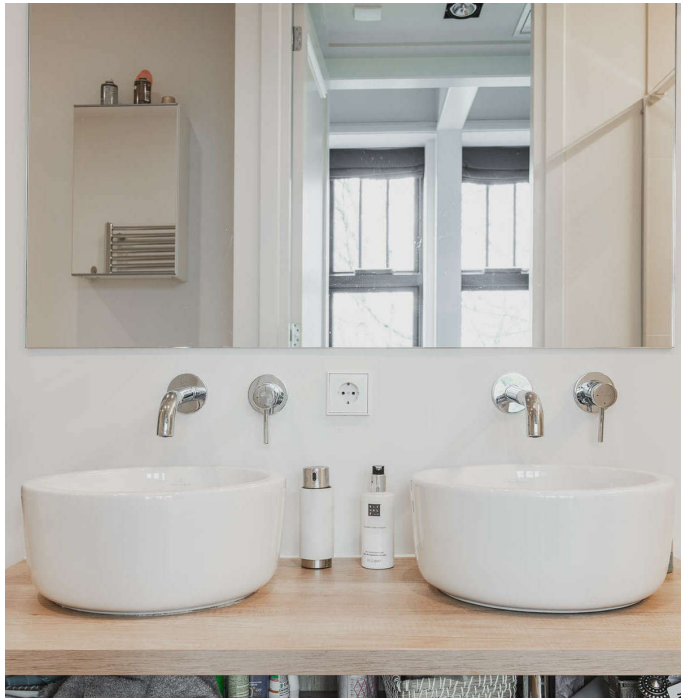
Interior



Zocherstraat 23 Y
Interior



Zocherstraat 23 Y
Interior



Zocherstraat 23 Y

Interior



Zocherstraat 23 Y

Exterior



Zocherstraat 23 Y

Exterior

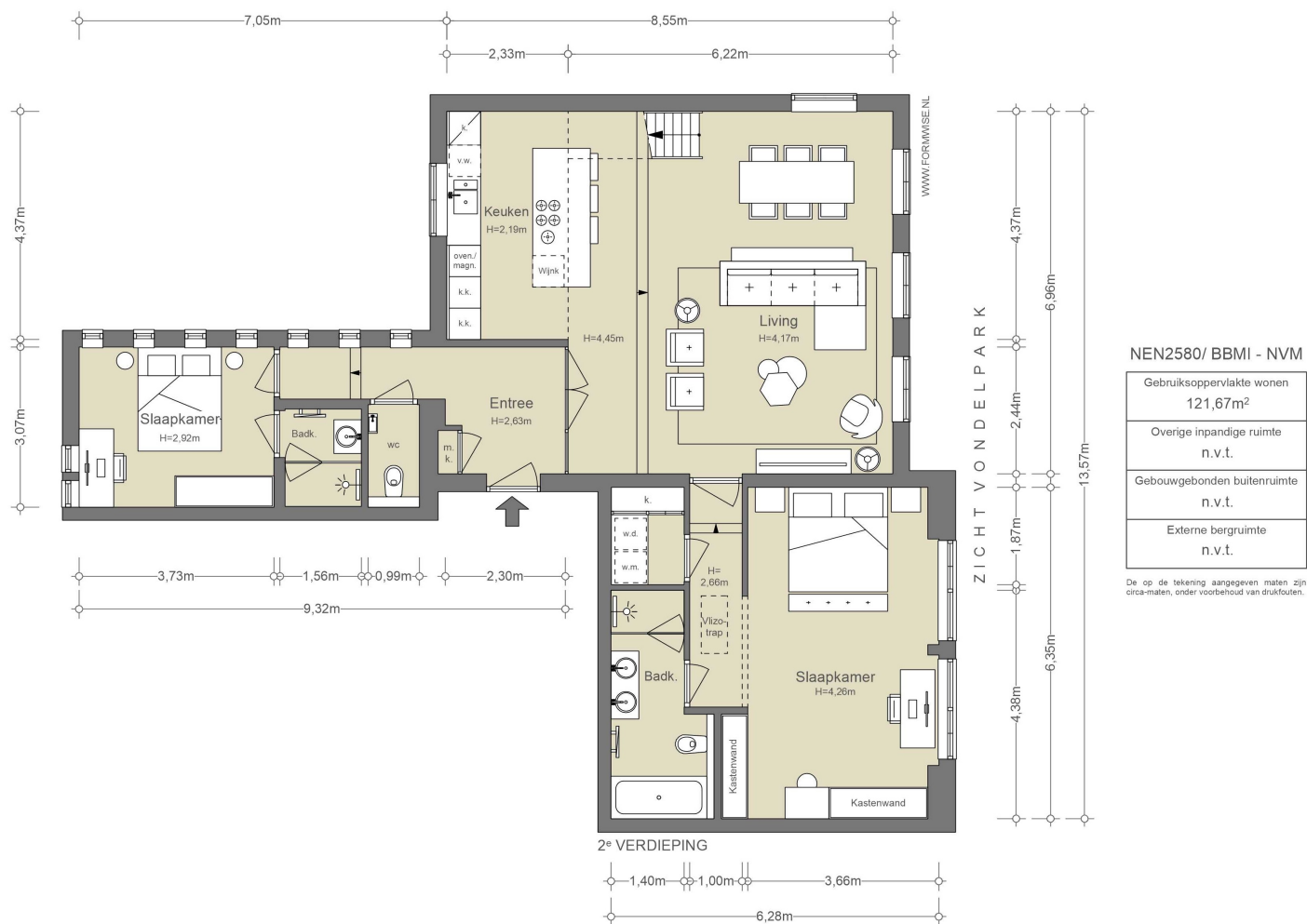




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In brief

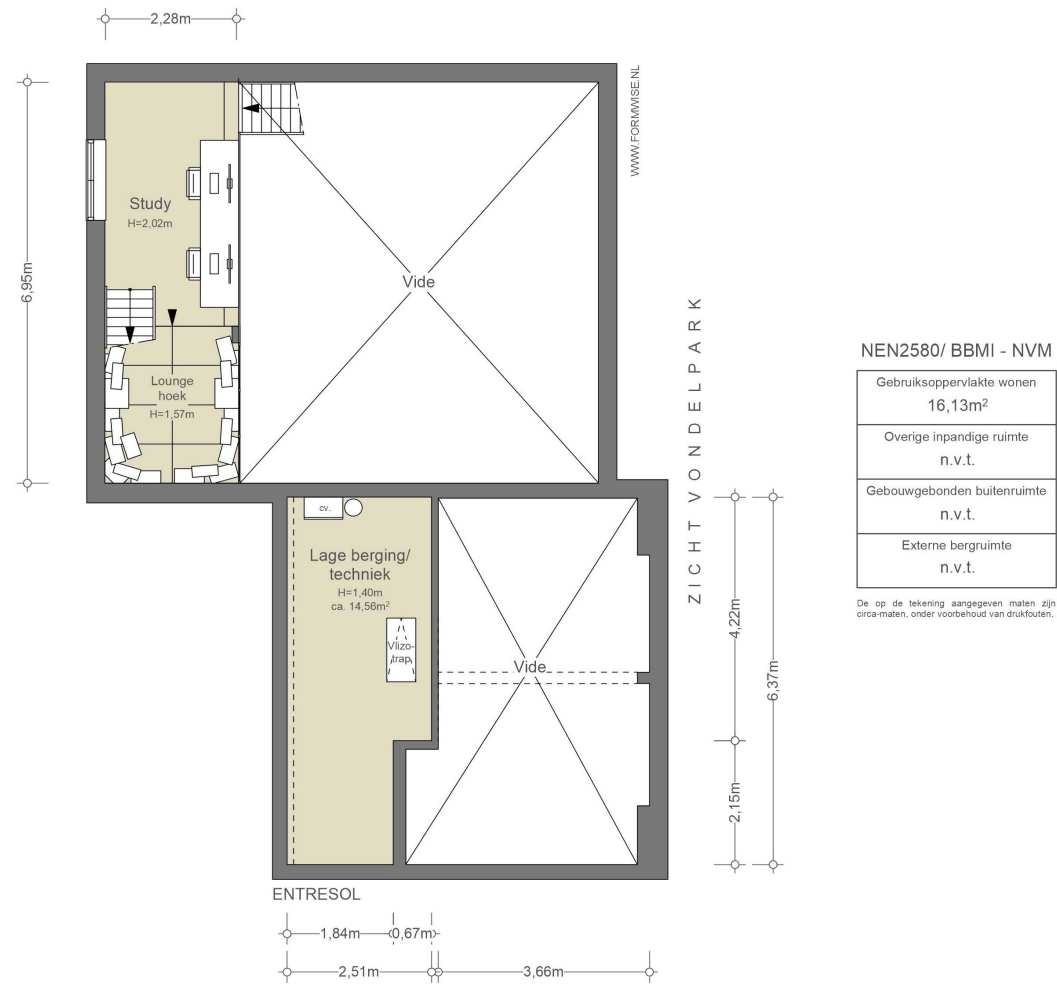
<p>Facilities</p> <ul style="list-style-type: none"> Elektrische installatie voorzien van meerdere groepen en aardlek-beveiliging Centrale verwarmingsinstallatie met HR-ketel <p>Outside area</p> <ul style="list-style-type: none"> Roofterrace <p>Price</p> <p>€ 2.125.000,-- cost-to-buyer</p>	<p>Local taxes</p> <ul style="list-style-type: none"> Property tax ('21) PM Waste water tax ('22) € 152,50 per year Service costs handled by VvE € 413,74 per month 	<p>Maintenance</p> <ul style="list-style-type: none"> Internal: good External: good <p>Foundation</p> <p>According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding</p>	<p>Floor space</p> <ul style="list-style-type: none"> Usable floor area: approx. 138 sqm External storage space: approx. 18 sqm Building-related outdoor space: approx. 48 sqm
<p>Movables</p> <p>A list of movables is present.</p>	<p>Zoning regulations</p> <p>Residential according to zoning plan</p> <p>Land situation</p> <ul style="list-style-type: none"> Freehold property 	<p>contamination.</p> <p>Cadastral</p> <ul style="list-style-type: none"> Municipality Amsterdam Section u Number 1130 Index 21 <p>Year of construction</p> <ul style="list-style-type: none"> 1919 	<p>Environment</p> <p>According to information obtained at the Department of Building and Housing Supervision, no negative information is known.</p>



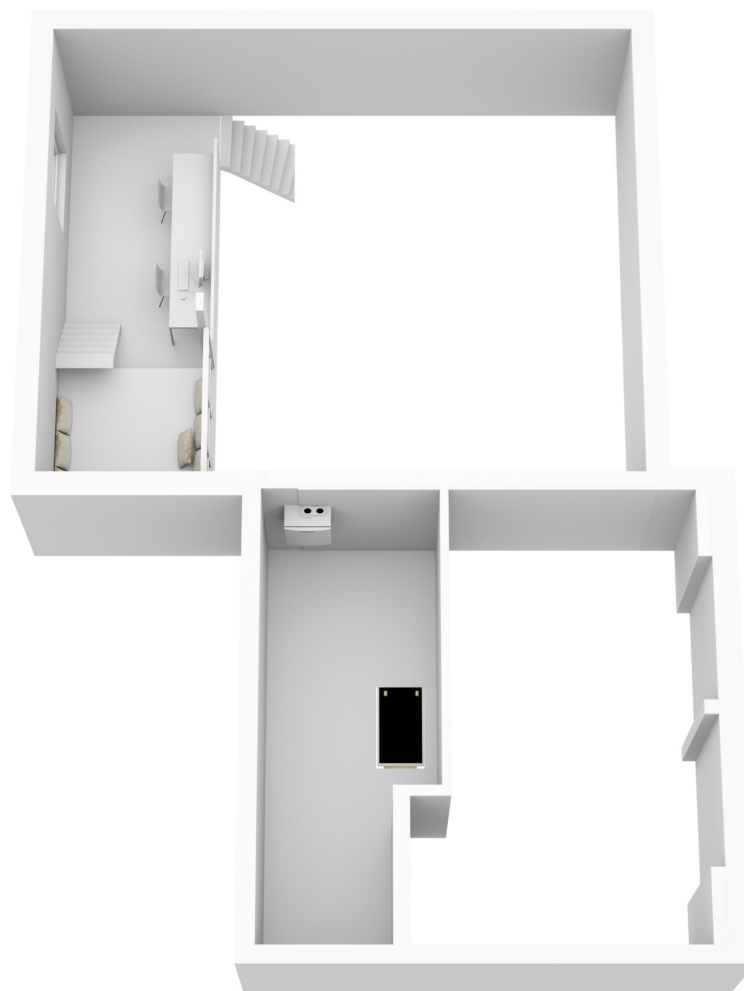
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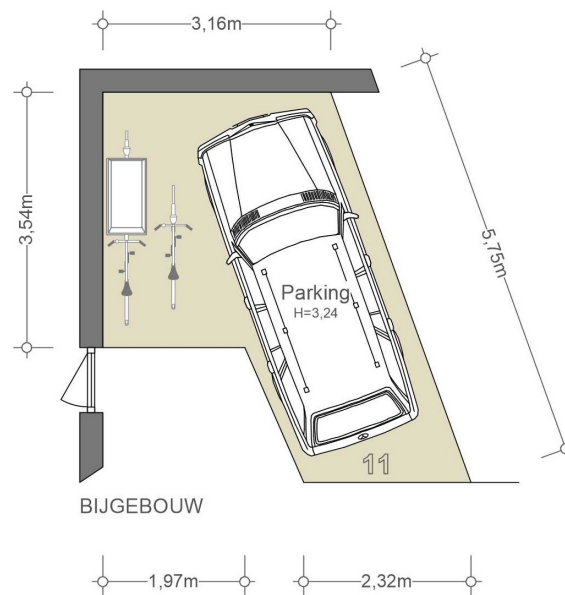
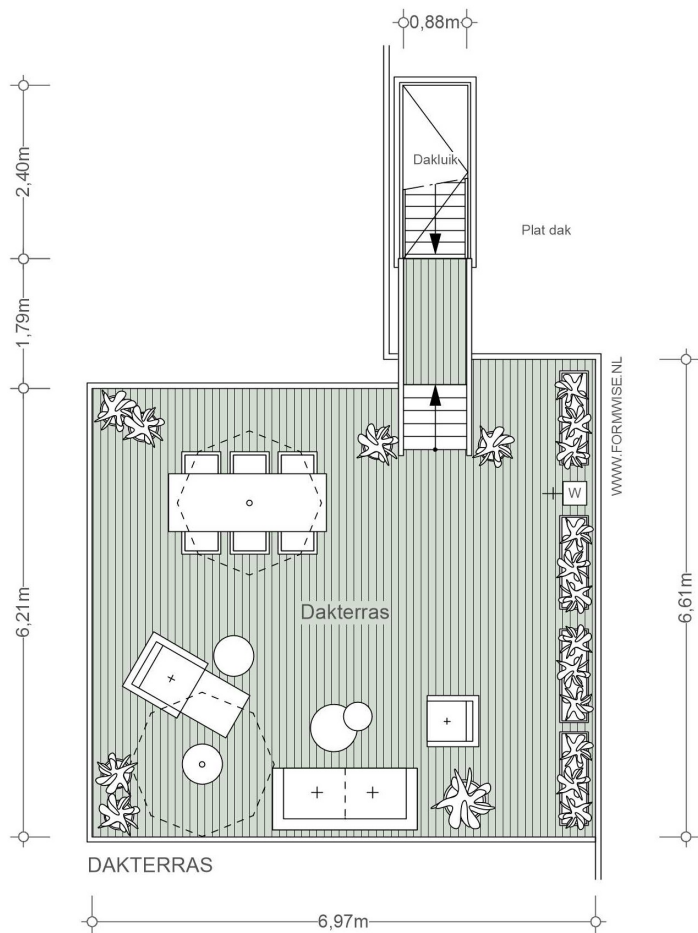
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NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen	n.v.t.
Overige inpandige ruimte	n.v.t.
Gebouwegebonden buitenruimte	47,76m ²
Externe bergruimte	17,90m ²

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



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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.