



# Milletstraat 22

Object

REAL ESTATE AGENT:

Judith de Jong

M. +31 6 11 12 29 51

E. [judith@broersma.nl](mailto:judith@broersma.nl)



Cozy ground floor  
apartment with garden

Milletstraat 22  
1077 ZE AMSTERDAM

Asking price  
€ 1.080.000,-- cost-to-  
buyer



# Milletstraat 22

## Layout

A single-level home of approximately 124 sqm with a fabulous garden on a quiet and wide street in Zuid. This ground-floor home offers all the ingredients to create a spacious and charming apartment that meets the new owner's specific needs and wishes. Please consult the alternative floorplan for the possibilities\*.

The apartment is situated in a 1930s complex and is characterized by its tall ceilings and well-configured, comfortable floorplan.

### Living space

The apartment features a generous living space that measures 11 meters in length and features French doors to the garden. The tall, nearly 3-meter high ceilings are characteristic of the architectural style.

The separate kitchen is off the living room, so that it would be possible to create an open-plan kitchen.

Please consult the alternative floorplan for the (extension) possibilities\*.



# Milletstraat 22

## Layout

### Bedrooms

The apartment features three bedrooms; two at the front and one facing the garden. The bathroom is fitted with a bathtub, sink and a second toilet. There is also a separate guest restroom.

### Garden

The leafy, approximately 94 sqm garden is one of the owner's favorite spots. In the afternoon, the sun shines into the garden from the west. At the back of the garden is an artist studio (shed) of approximately 18 sqm, perfect for those who want to work from home.

### What the owner will miss

"Milletstraat is a wonderful street to call home, a little neighborhood in its own right. The area offers a wide range of good schools, many of my nearest and dearest lived in the area and the artist studio at the back of the garden was the perfect spot for me to work in perfect peace and quiet throughout the years. And of course, last but not least, I will certainly miss the fabulous French bakery Le Fournil."





# Milletstraat 22

Location

For groceries, Beethovenstraat is ideal, offering a wide selection of specialty stores and several supermarkets, including a large Albert Heijn. Olympiaplein, which is within walking distance, is another option, with Marqt, Le Fournil and L'Amuse, among others.

For a delicious cup of coffee, lunch or dinner, there is a lot to choose from in the area. For a breath of fresh air and a walk, both Vondelpark and Beatrixpark are good options. An area with extensive amenities on Olympiaplein including Marqt, artisanal "French" bakery Le Fournil, restaurant Spaghetteria and various shops.

Also in a favorable location relative to Beethovenstraat, Zuid-WTC and within walking distance of Amsterdam-Zuid train station.





# Milletstraat 22

## Cadastral / Specifics

### Land registry information

Municipality Amsterdam  
Section AB  
Number 2410  
Index 4

- 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 approximately 124 sqm
- Artist studio in the garden, 18 sqm
- Back garden approximately 94 sqm
- Monthly HOA charges of € 171.73
- Annual ground lease of € 1,554.72 (GT&C 2000) – current lease period in effect until 15-05-2055
- Conversion to everlasting ground lease has already been effectuated, lease is locked in (GT&C 2016)
- Protected cityscape
- Property age clause applies
- Homeowners Association comprised of numbers 14 through 36, 25 apartments. Rear and front facades repainted in 2021. Professional HOA management



# Milletstraat 22

Exterior

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Milletstraat 22  
Interior







# Milletstraat 22

Interior



Milletstraat 22  
Interior





# Milletstraat 22

Interior



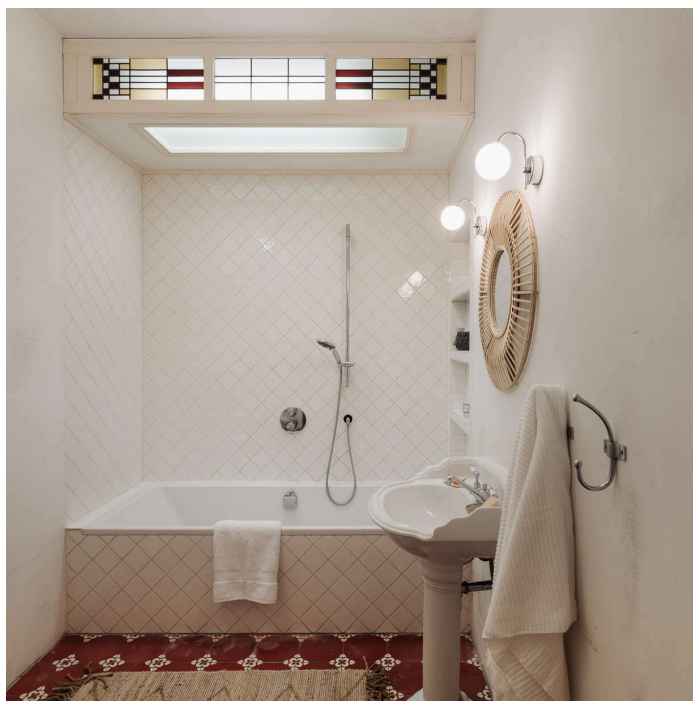


# Milletstraat 22

Interior



Milletstraat 22  
Interior





# Milletstraat 22

In brief

## Facilities

- Electrical installation with multiple groups and earth leakage protection
- Central heating system Intergas 2013

## Outside area

- Tuin van circa 94 m²

## Price

€ 1.080.000,-- plus additional costs (transfer tax and notary costs)

## Rooms

- See floorplans

## Acceptance

- By mutual agreement

## Local taxes

- Property tax ('22) € 388,50 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 171,73 per month
- Ground lease € 1.544,72 per year (usually tax deductible)
- Ground lease after 16-05-2055 fixed under T&C2016

## Maintenance

Internal: fair  
External: good

## Foundation

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

## Floor space

- Usable floor area: approx. 124 sqm
- External storage space: approx. 18 sqm
- Building-related outdoor space: approx. 1 sqm
- Other internal space: approx. 1 sqm

## Movables

A list of movables is present

## Zoning regulations

Residential according to zoning plan

## Land situation

- See specifications
- Located on groundlease

## Cadastral

- Municipality Amsterdam
- Section AB
- Number 2410
- Index 4

## Year of construction

- 1931

## Environment

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

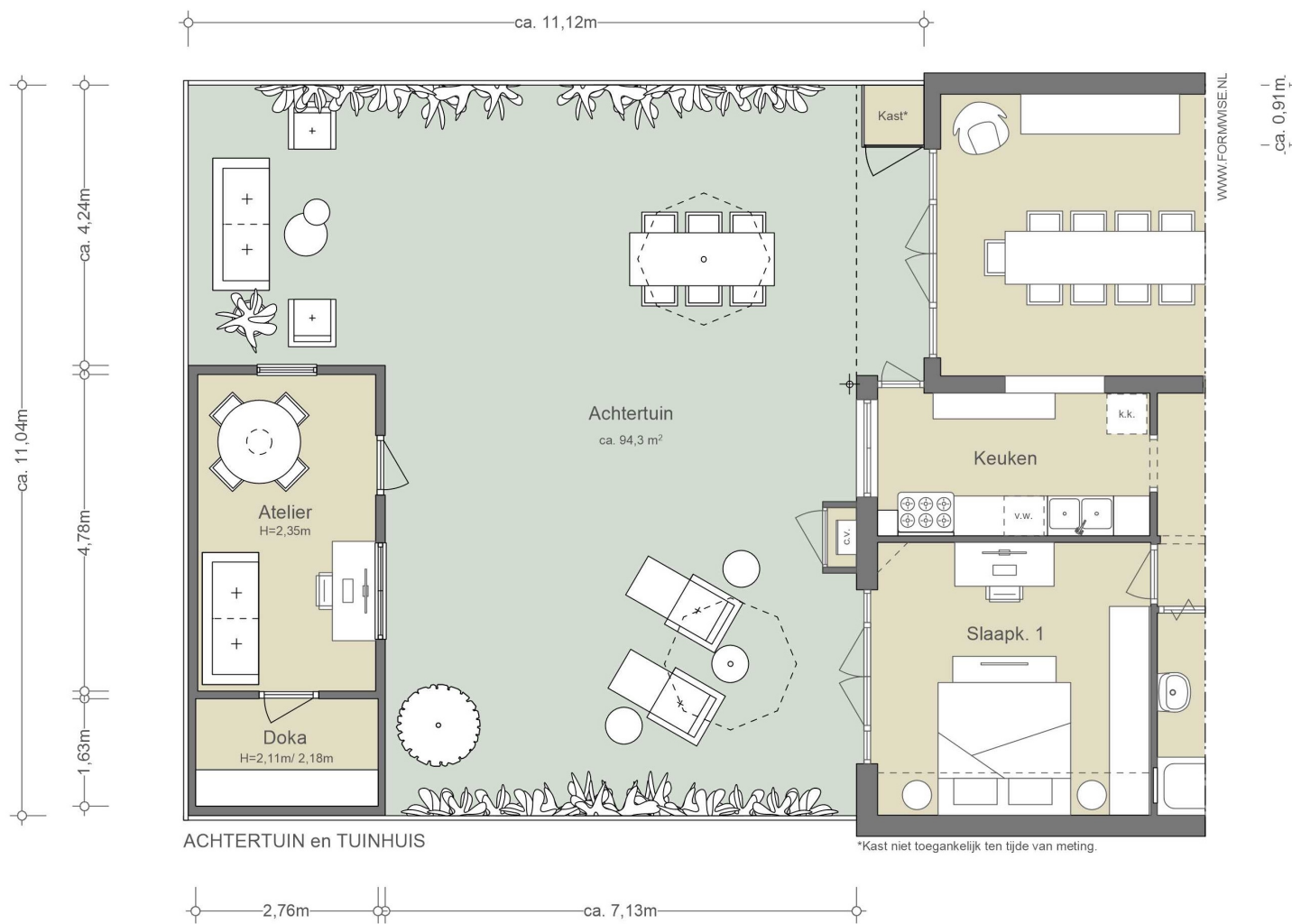




### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
123,64 m <sup>2</sup>
Overige inpandige ruimte
ca. 0,82 m <sup>2</sup> + 0,40 m <sup>2</sup>
Gebouwgebonden buitenruimte
0,81 m <sup>2</sup>
Externe bergruimte
n.v.t.

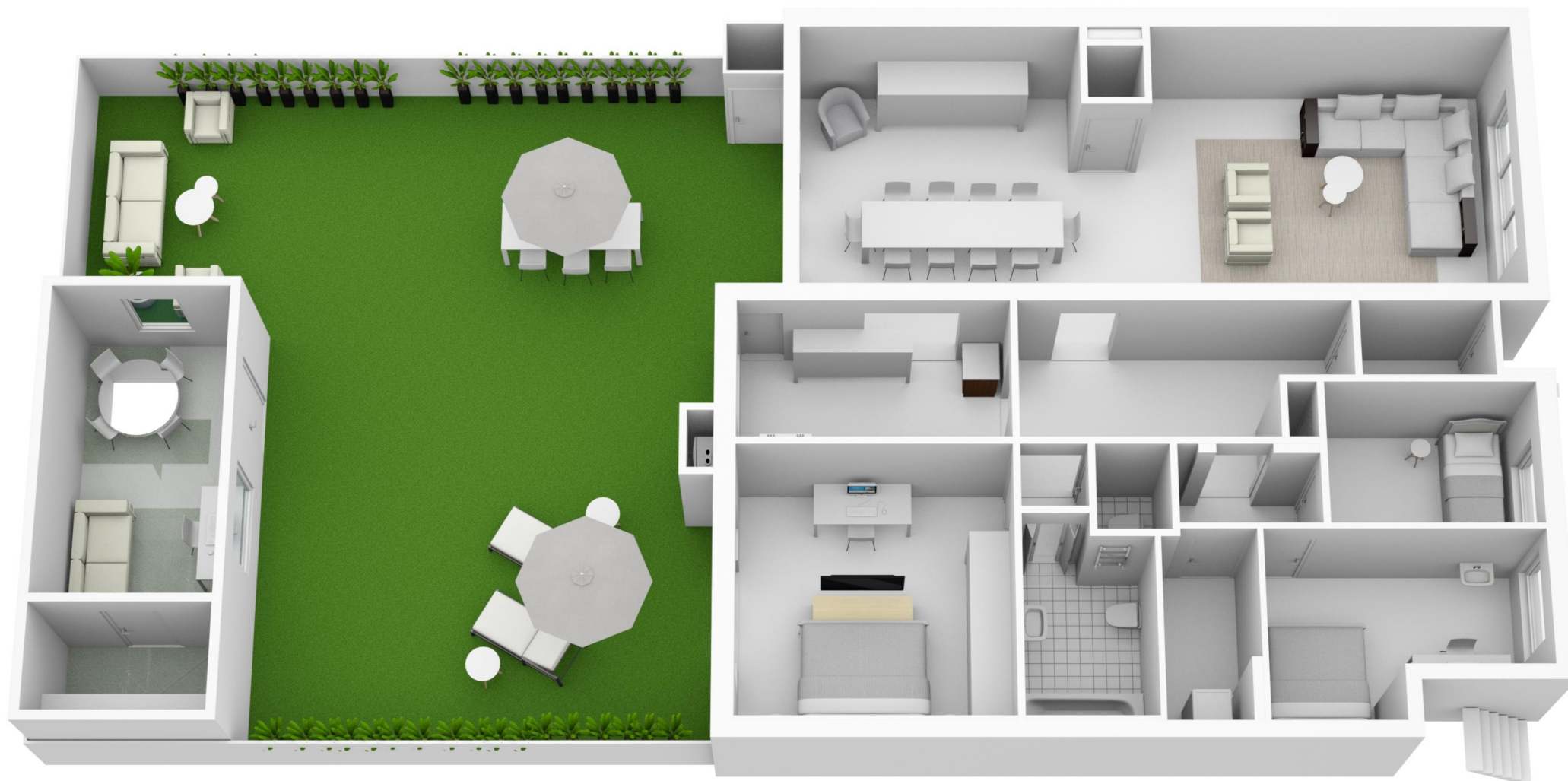
De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
17,68 m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

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



Plattegrond: Milletstraat 22





### NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
ca. 151,35 m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
0,81 m²
Externe bergruimte
n.v.t.

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# Milletstraat 22

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.