



Emmastraat 32 G

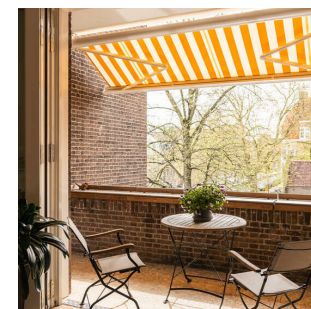
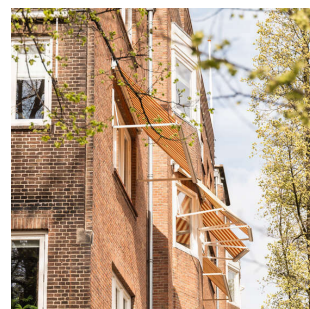
Object

REAL ESTATE AGENT:

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Living in a prime location

Emmastraat 32G
1075HV Amsterdam

Asking price
€ 3.250.000,-- cost-to-buyer

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Layout

Elegant, single-level apartment with international appeal. The architect, F.A. Warners, started his career in the early 20th century and was one of the instigators of the Amsterdamse School architectural movement.

Spacious and bright single-level apartment spanning approximately 304 sqm situated in the monumental 'De Steenhoek' building directly around the corner from Vondelpark and nearby Concertgebouw and Museumplein.

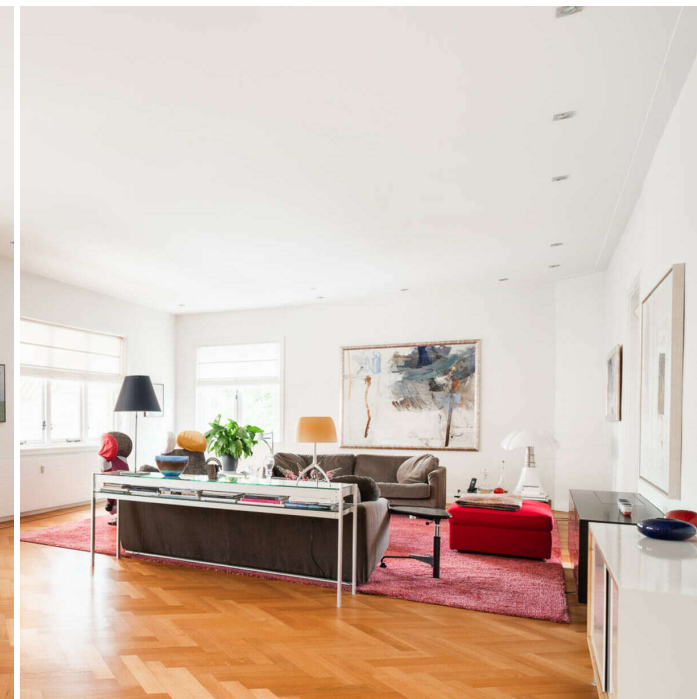
Its tall ceilings, expansive rooms and abundant daylight entry make this an exceptionally appealing and spacious home.

Layout:

Beautiful central entrance hall with a stairwell and elevator.

Entrance to the apartment on the second floor to a hall with the guest restroom and coat area. The central reception hall is the heart of the home with large windows by the atrium and accesses all rooms. The living room is at the front, showcasing tall ceilings and abundant daylight entry through triple-aspect windows. The living connects to the study/library with a fireplace.

The dining room is at the rear, with double doors to the central hall and a passage to the family kitchen. This spacious kitchen features a chef's island and ample room for a large dining table.



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Layout

The master bedroom faces the garden and connects to a spacious dressing room with an enormous amount of closet space.

The master bathroom is fitted with a walk-in shower, double vanity, bathtub and a toilet. There is a separate closet with the laundry station. The loggia (opening fully to the balcony oriented to the West) includes a 'cuisine d'été' and beautiful folding doors which can be opened fully. The loggia enlarges the outdoor space and has room for a dining table.

A third bedroom can be created easily.



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Location

Situated in Zuid borough, on the corner of Emmastraat, with the entrance to Vondelpark at the end of the street.

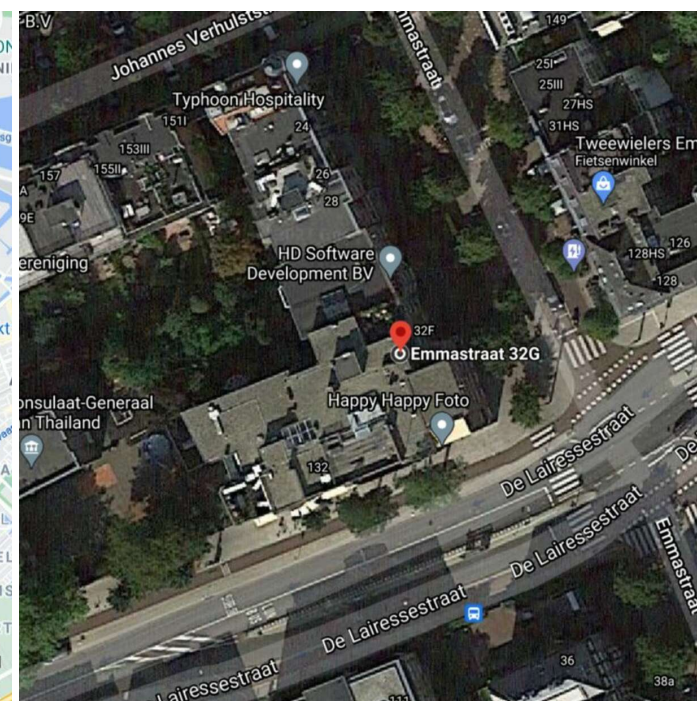
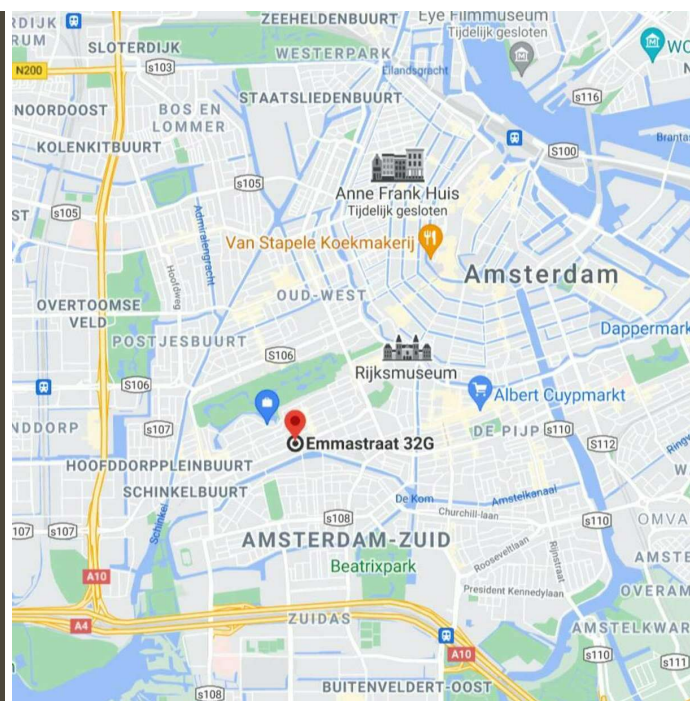
In immediate proximity to Cornelis Schuytstraat, Emmastraat, Beethovenstraat and P.C. Hooftstraat with countless shops, delis and good cafes and restaurants. Weekly Saturday farmer's market on Jacob Obrechtplein.

Within walking distance of several museums, including Rijksmuseum and Van Gogh museum, and Concertgebouw.

Spiegel Quarter, home to art galleries and boutiques, Vondelpark and bustling De Pijp are also within walking distance.

Excellent location relative to public transportation: metro, tram and bus. The stop for the bus line with direct service to Schiphol, Amsterdam Airport Express, is at about 50 m distance (ca. 25-minute commute). Excellent connectivity by car via exit S108.

Station Zuid is within 10 minutes' walking distance of the property.



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Cadastral / Specifics

Cadastral information

Municipality Amsterdam
Section U
Number 10659
Index 7

- 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. 304 sqm
- Two storage units: ca. 9 sqm storage in the basement and a ca. 10 sqm storage unit on the fourth floor.
- Common elevator
- Loggia connected directly to the residence, spanning ca. 21 sqm
- 2.90 meter ceilings
- The HOA has performed major maintenance over the past years and has restored the building
- On January 1, 2020, the HOA maintenance reserve balance amounted to ca. € 80,000, a long-term maintenance plan is in effect
- The HOA has adopted household regulations
- The HOA has a concierge, who is present every morning during the week.
- Situated on ground lease land owned by the municipality of Amsterdam, subject to the general terms and conditions established in 2000. The lease is prepaid until 31-5-2043.
- No waitinglist for the parking permit, sufficient parking space available



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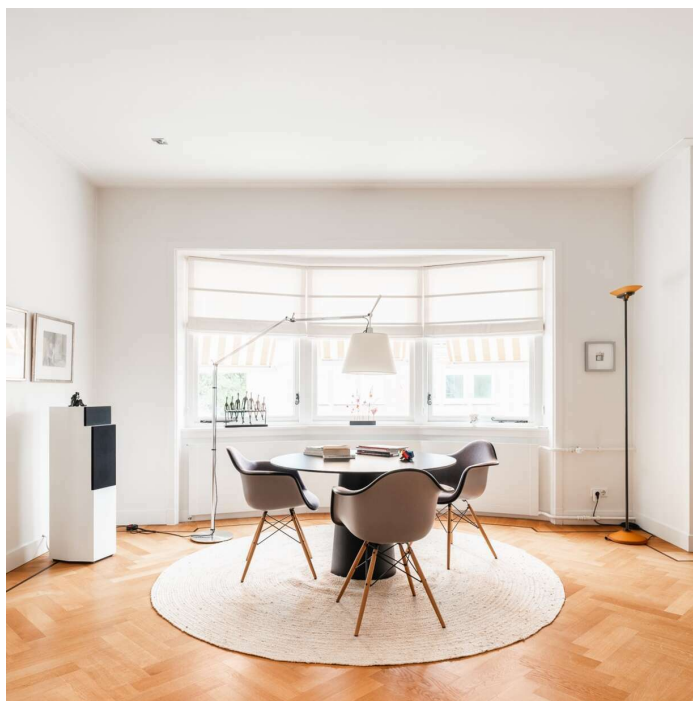
Exterior





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Interior



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Interior





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Interior



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Interior

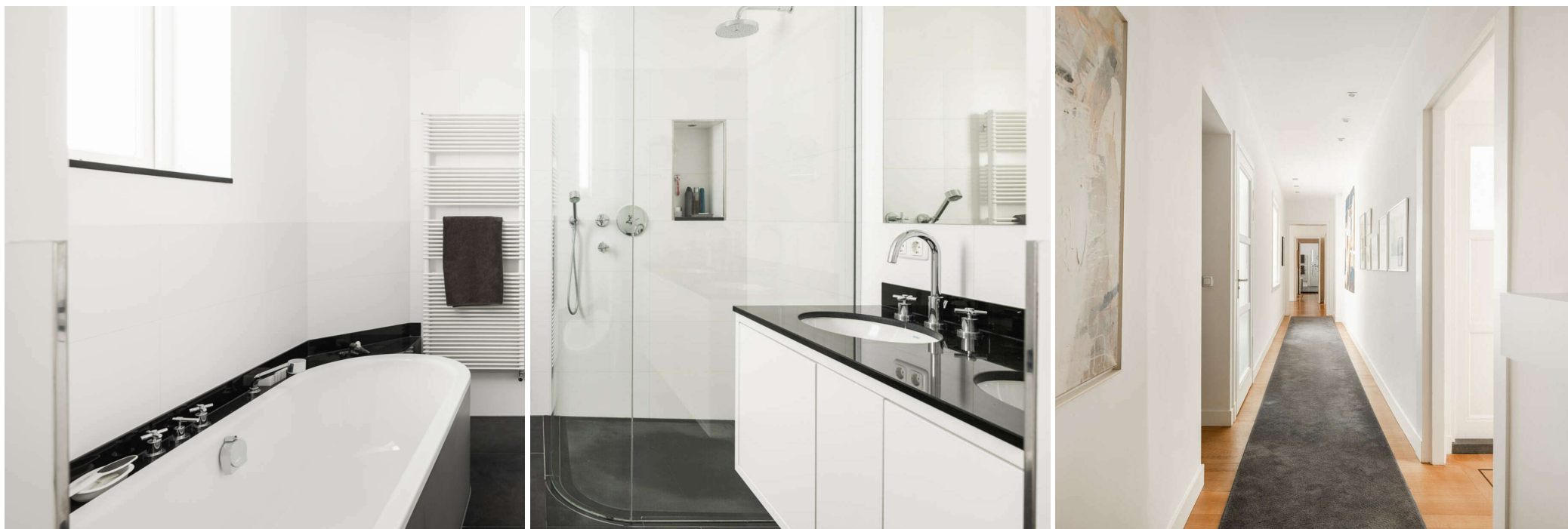


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Interior

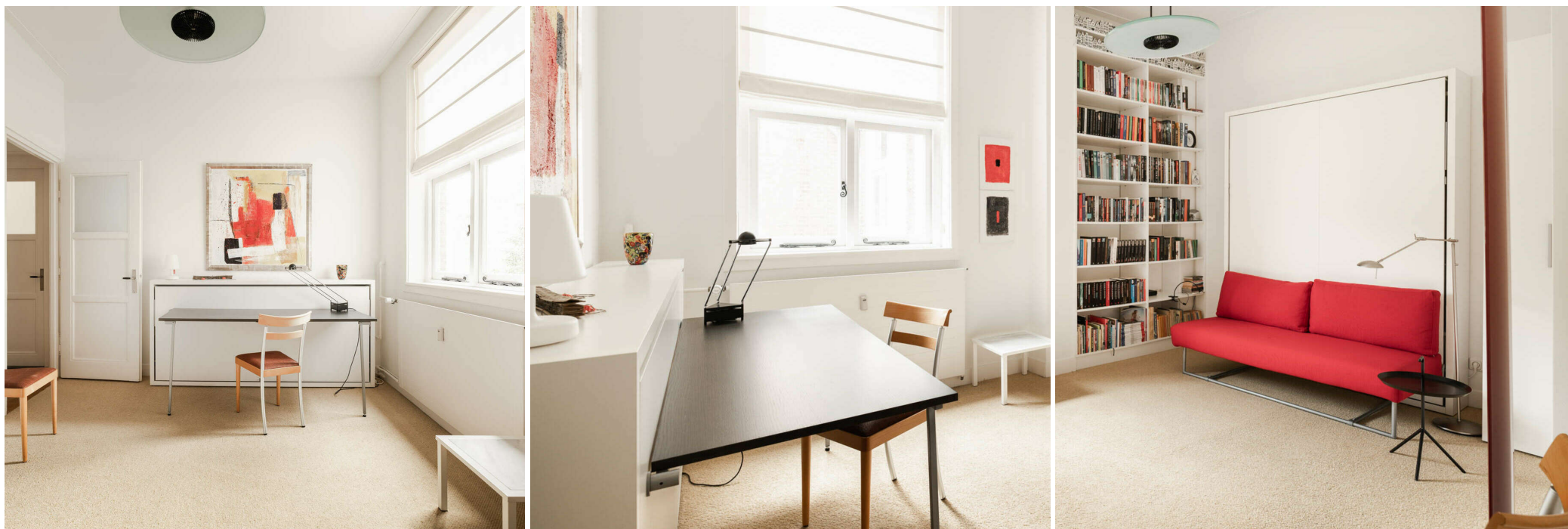


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Interior



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Interior



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Interior



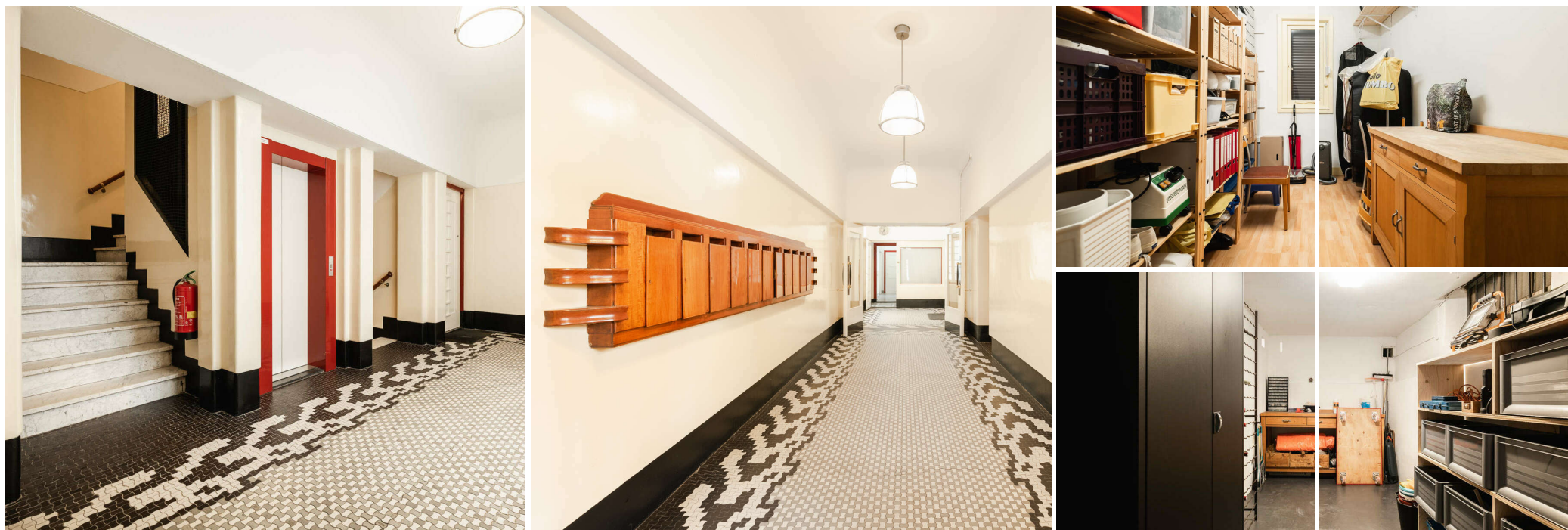
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Interior



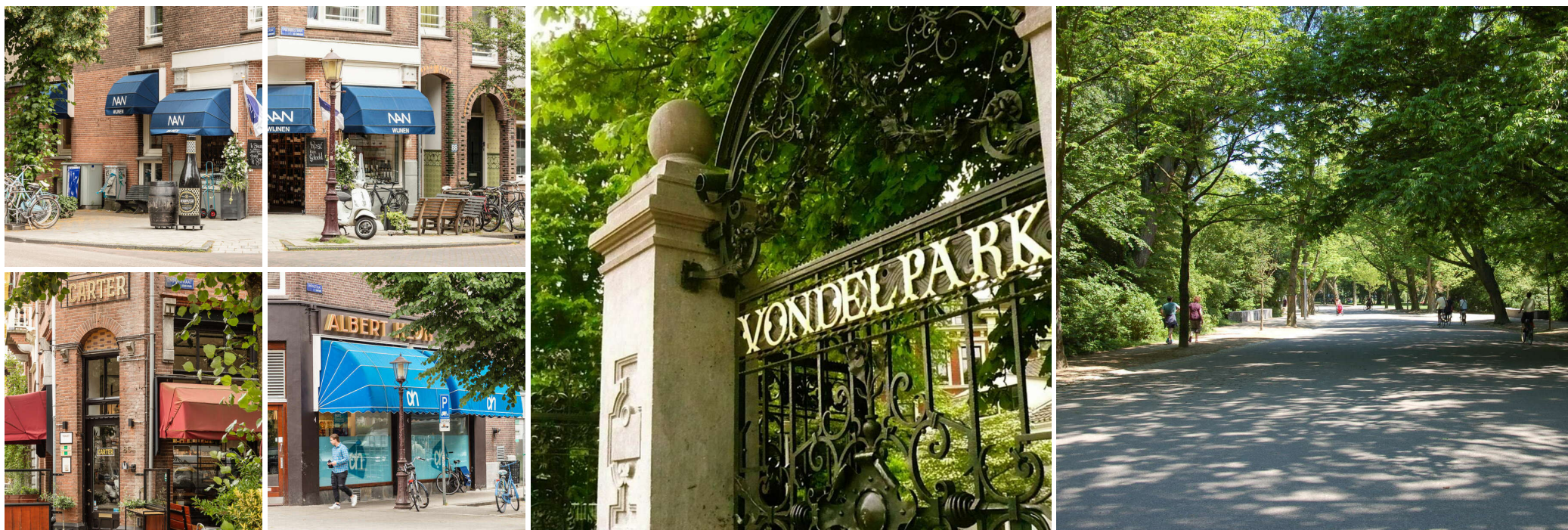
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Interior



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Exterieur in beeld

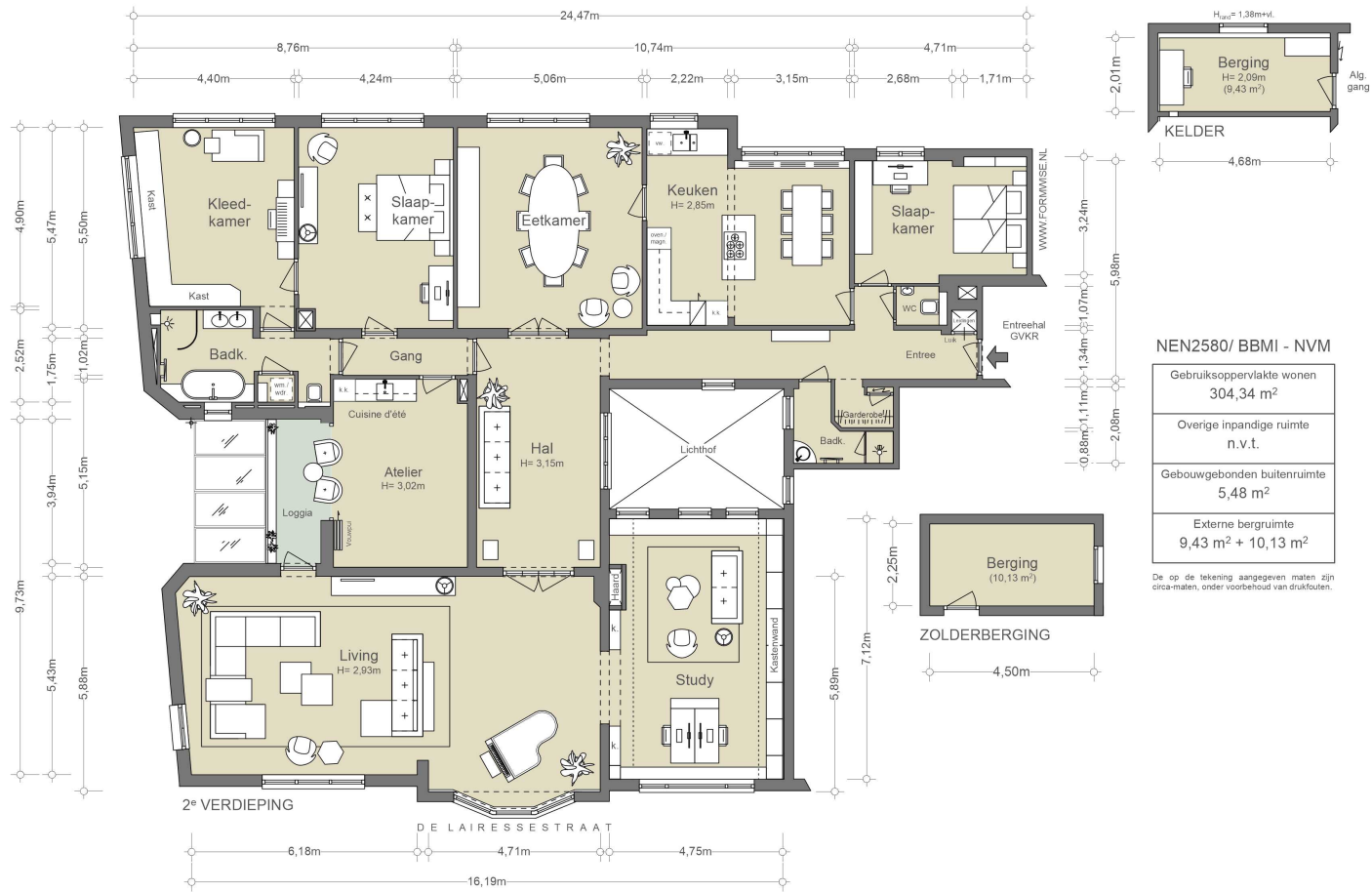




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In brief

<p>Facilities</p> <ul style="list-style-type: none"> Electrical installation with multiple groups and earth leakage protection Block heating Partially double glazed Elevator <p>Outside area</p> <ul style="list-style-type: none"> Balcony <p>Price</p> <p>€ 3.250.0000,-- cost-to-buyer</p>	<p>Local taxes</p> <ul style="list-style-type: none"> Property tax ('21) € 827,75 per year Waste water tax ('21) € 144 per year Advance heating costs € 336,10 per month Service costs handled by VvE € 852,65 per month 	<p>Maintenance</p> <p>Internal: good External: good</p> <p>Foundation</p> <p>According to information obtained at the Department of Building and Housing Supervision, no negative information is known.</p>	<p>Floor space</p> <ul style="list-style-type: none"> Usable floor area: approx. 304 sqm External storage space: approx. 19 sqm Building-related outdoor space: approx. 5 sqm
<p>Movables</p> <p>A list of movables is present.</p>	<p>Zoning regulations</p> <p>Mixed-2 according to zoning plan</p> <p>Land situation</p> <ul style="list-style-type: none"> Situated on ground lease land The lease is prepaid until 31-5-2043. 	<p>Cadastral</p> <ul style="list-style-type: none"> Municipality Amsterdam Section U Number 10659 Index 7 <p>Year of construction</p> <ul style="list-style-type: none"> 1921 	<p>Environment</p> <p>According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.</p>



Plattegrond: Emmastraat 32 G



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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.