



Tommaso Albinonistraat 142 + PP

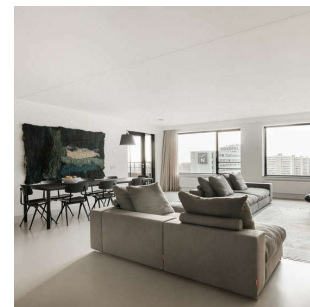
Object

REAL ESTATE AGENT:

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**Living with an
unobstructed view**

Tommaso Albinonistraat
142 + PP
1083 HM Amsterdam

Asking price
€ 875.000,-- cost-to-buyer.

BROERSMA



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Layout

Spacious and bright ca. 123 sqm apartment with two large bedrooms, an open-plan kitchen and south-facing balcony. The property is on the twelfth (top) floor and has a stunning, unobstructed view.

Situated in a high-end apartment building on Zuidas with (a) private parking space(s).

Layout:

Luxury ground-floor entrance, a spacious lobby with a concierge desk and a sitting area with a reading table for waiting guests.

The elevator leads to the twelfth (top) floor, with the front door to the apartment. The spacious hall with a restroom opens to all rooms. The bright and expansive living space features a semi-open plan, luxury kitchen that is equipped with a range of appliances. The apartment also includes two generous bedrooms with fitted wardrobes, a bathroom with a second toilet, shower, double vanity and a bathtub. The apartment also features a terrace/balcony and a large internal storage room.

The entire home is fitted with beautiful cast flooring.





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The building has a communal bicycle garage. The listing price includes one parking space in the building's underground garage.

Buyers also have the option to purchase a second parking space for € 60,000, closing costs payable by the buyer.



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Location

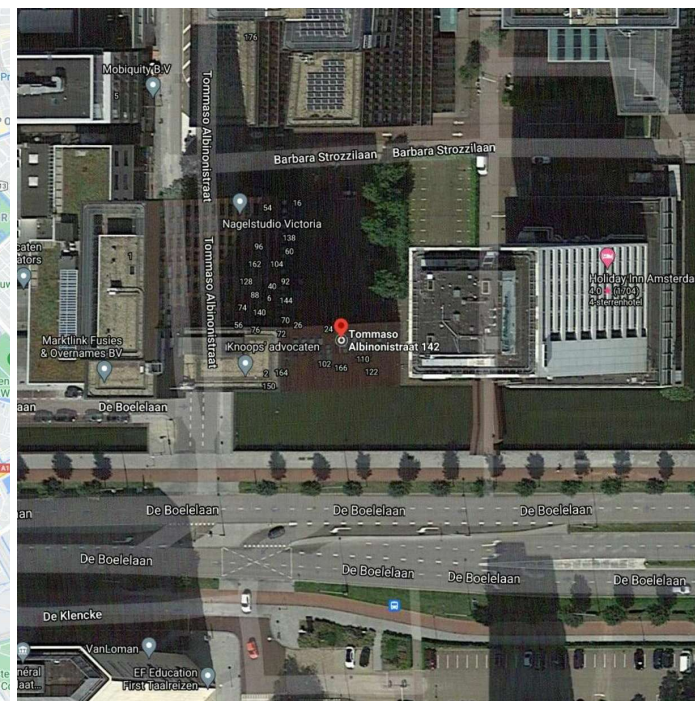
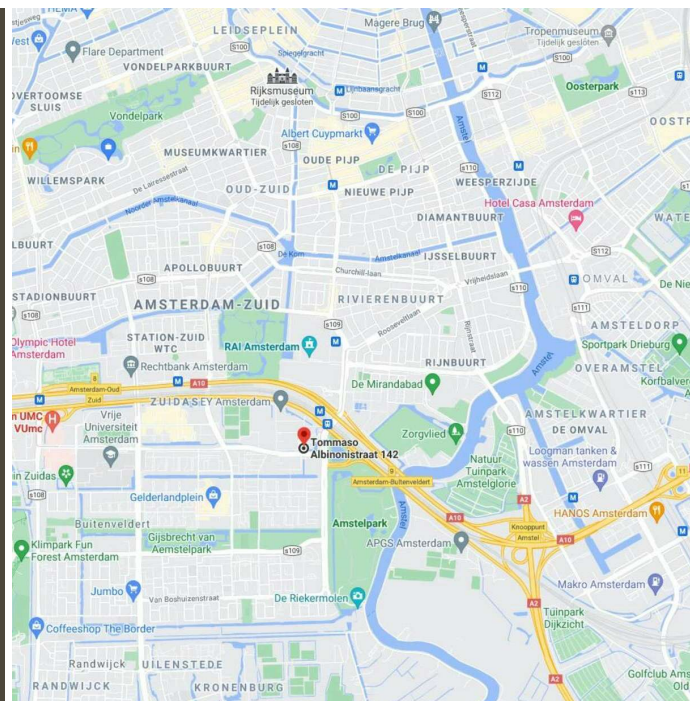
Eurocenter, a luxury home on the edge of Zuidas.

Zuidas, Amsterdam's newest residential area. Peace and quiet, just a stone's throw from the bustling city center and nearby leafy Amsterdamse Bos, Amstelpark and Beatrixpark.

The unparalleled level of accessibility is one of the luxuries of Zuidas. By car, the A10 beltway is less than a 2-minute drive away, and RAI station is within walking distance of the property.

The area surrounding RAI serves as the nightlife hub for Zuidas, with a wide range of lovely restaurants, pubs, sidewalk cafes and shops.

By train, Schiphol Airport is less than a 10-minute commute away.





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Cadastral / Specifics

Land registry information

Municipality Amsterdam
Section AK
Number 4387 and 4350
Index 8, 56 and 70

- 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.



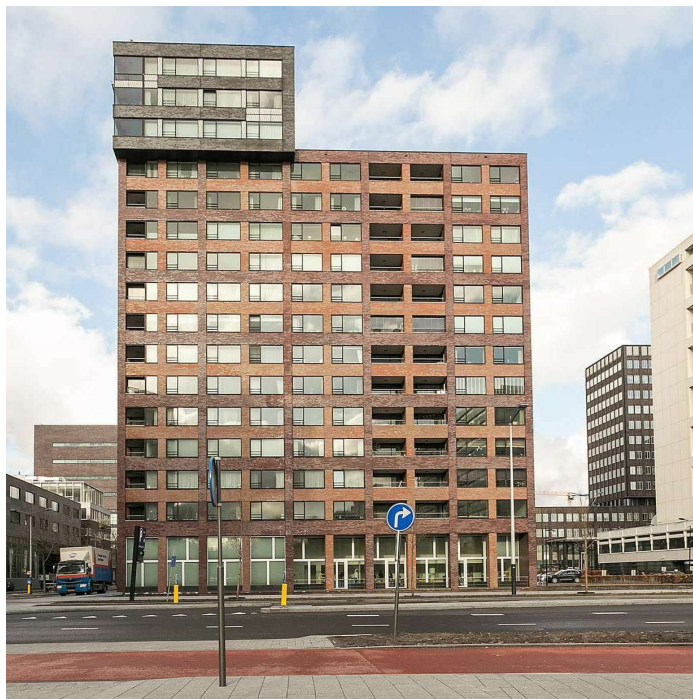
Specifications:

- Usable residential floor area approximately 123 sqm
- Spacious south-facing balcony of approximately 7 sqm
- Stunning unobstructed view
- Elevator
- Concierge
- Top floor, i.e. no upstairs neighbors
- Active and professionally managed HOA
- Communal bicycle garage
- Monthly service charges for the apartment of € 339.94
- Monthly service charges for the parking space of € 40.15
- Monthly advance for heating charges of € 104.93
- Ground lease is prepaid until 15-4-2056
- Unique location, very central and nearby public transportation and the highway



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Exterior





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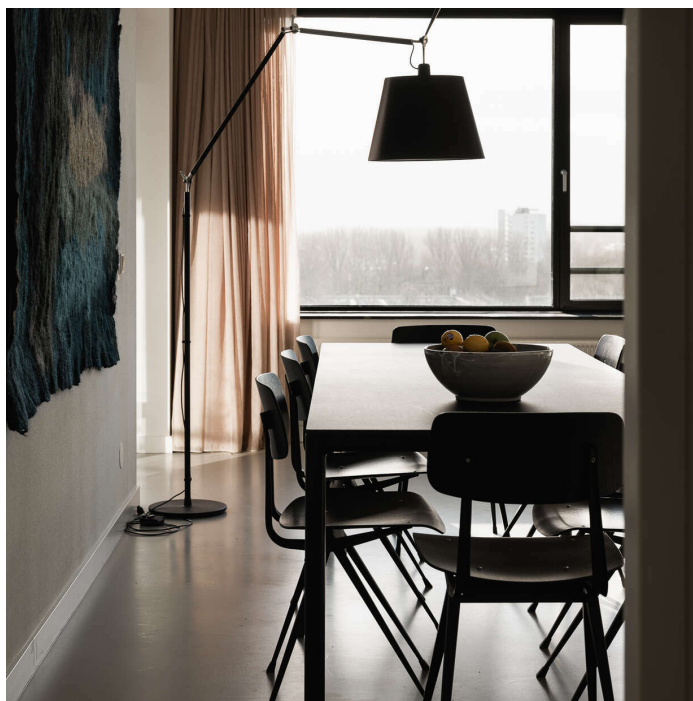
Interior





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Interior





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Interior





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Interior





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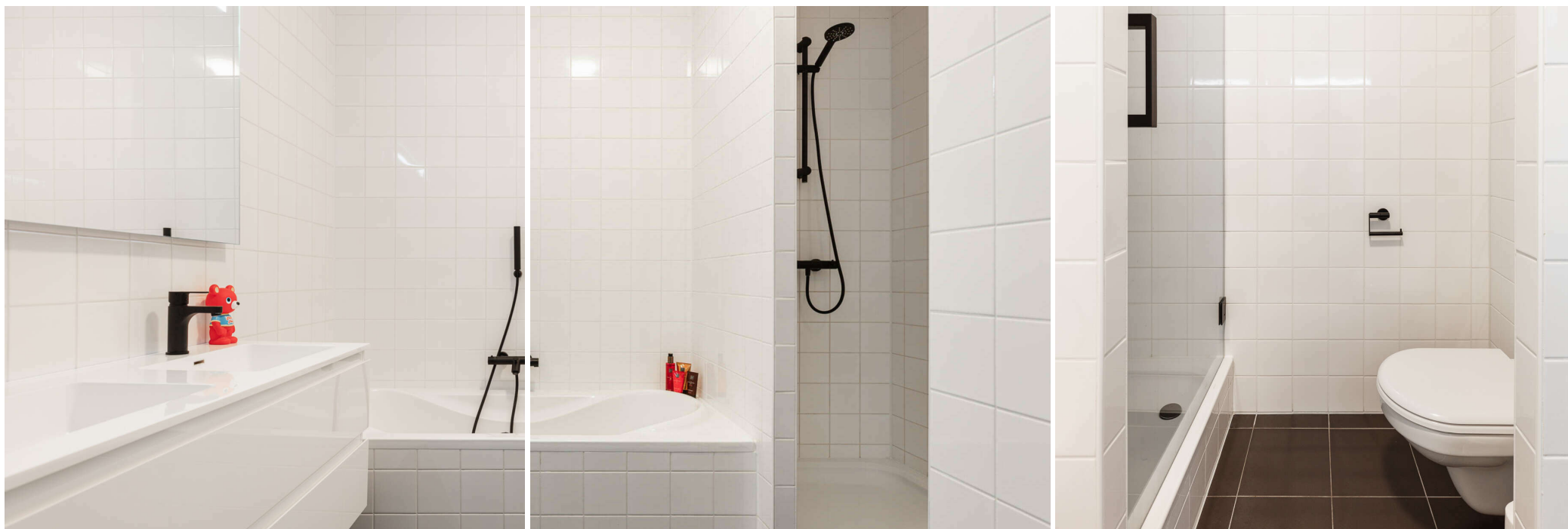
Interior





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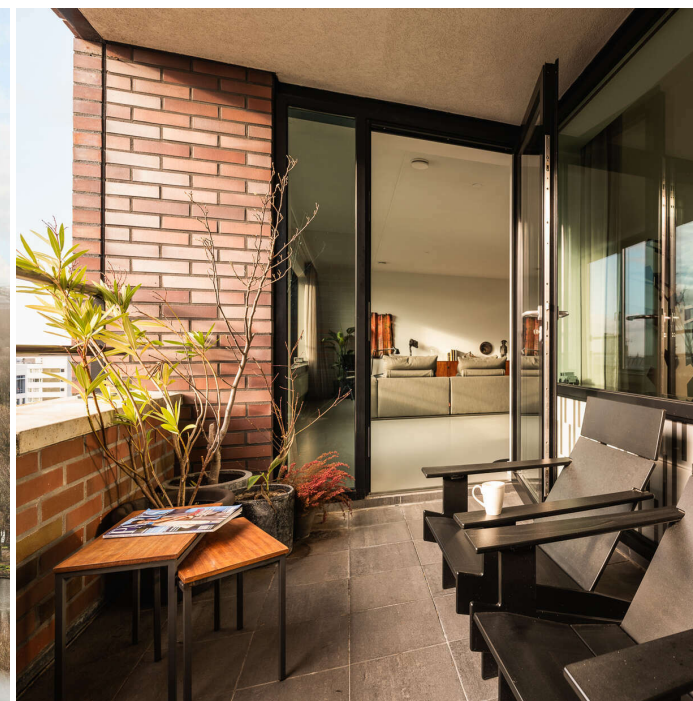
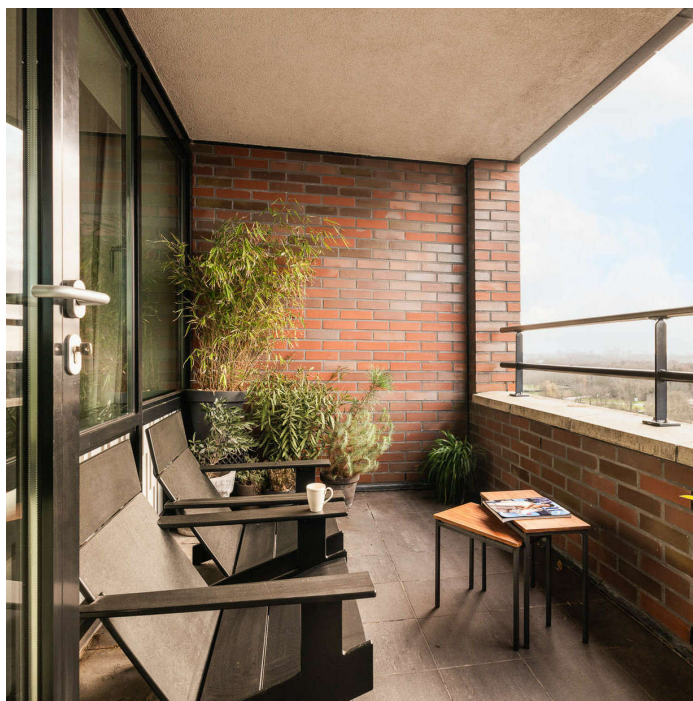
Interieur in beeld





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Exterieur in beeld





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Exterior





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In brief

Facilities

- Electrical installation with multiple groups and earth leakage protection
- District heating

Outside area

- Loggia

Rooms

- Entrance
- Livingroom
- Kitchen
- 3 bedrooms
- Bathroom
- Storage

Acceptance

- By consultation

Price

€ 875.000,-- cost-to-buyer

Local taxes

- Property tax ('21) € 294,03 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 444,87 per month incl. advance for heating charges of € 104.93

Movables

A list of movables is present.

Zoning regulations

Residential according to zoning plan.

Land situation

- Ground lease is prepaid until 15-4-2056

Maintenance

- Internal: good
- External: good

Foundation

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

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Year of construction

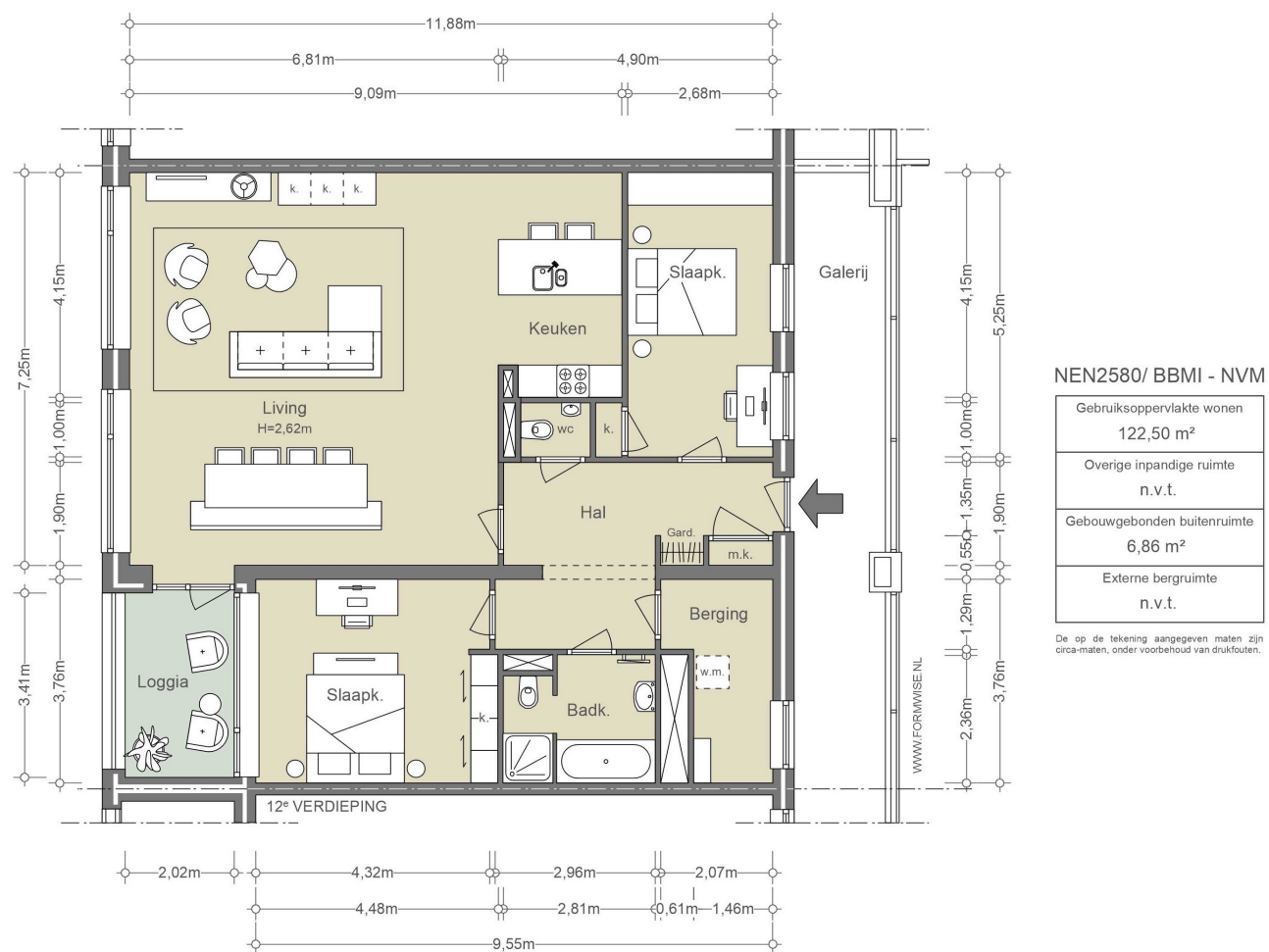
- 2006

Floor space

- Usable floor area: approx. 123 sqm
- Building-related outdoor space: approx. 7 sqm

Environment

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



Plattegrond: Tommaso Albinonistraat 142 + PP



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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.