



Tommaso Albinonistraat 86

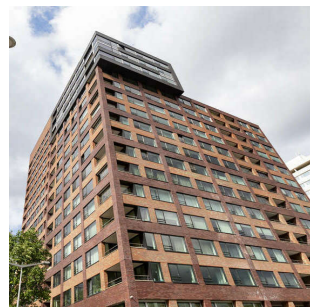
Object

REAL ESTATE AGENT:

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Modern apartment

Tommaso Albinonistraat 86
1083 HM Amsterdam

Asking price
€ 775.000,-- cost-to-buyer



Tommaso Albinonistraat 86

Layout

Metropolitan living in an area with international appeal and close to nature.

A tour

Seventh floor

Spacious and luxurious main entrance with a concierge desk and a lobby with a sitting area and reading table for waiting visitors. The apartment is on the seventh floor, which can be accessed by elevator. The L-layout includes a guest restroom with a toilet and washbasin. There is also a separate room for storage and the laundry station. The hall opens to the spacious living room with large windows that allow daylight to pour in. The living space includes a well-presented open-plan kitchen with a chef's island and a range of fitted appliances. The chef's island is the perfect spot to enjoy a glass of wine and take in the impressive views of the financial district's skyscrapers.





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Layout

The connecting balcony faces west: perfect for a cup of coffee in the afternoon sun or to unwind in the evening after a long day at the office. Both bedrooms are at the rear of the apartment, their excellent layout reflects the overall bright and spacious character of the property. Both rooms are also fitted with built-in closets. The well-presented bathroom is equipped with a shower, bathtub, sink and a toilet.

The outdoor space

Lovely 7 sqm west-facing balcony with a stunning view of the financial district and its commanding skyscrapers. Ideal for a cup of coffee in the afternoon sun or to unwind in the evening after a long day at the office.



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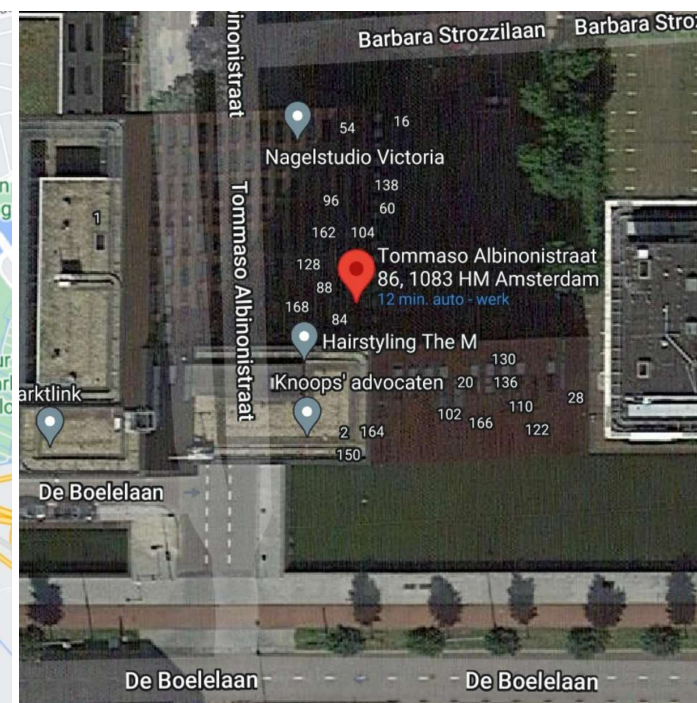
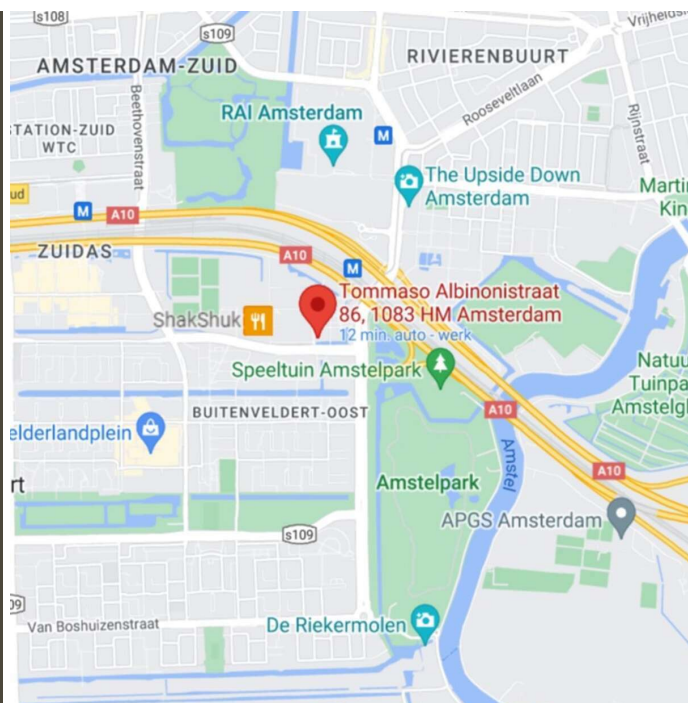
Location

86 Tommaso Albinonistraat: Urban living in an area with international appeal and close to nature.

This property is in an exceptionally central location, by Zuidas financial district, with offices, restaurants, cafes and public transportation service to Schiphol, Amsterdam Central Station, Dam Square and Amsterdam-Noord. The location is also easily accessible by car due to its close proximity to the A9 and A10. Luxury Gelderlandplein shopping mall is at a few minutes' cycling distance and offers a wide selection of high-end specialty shops, delis, eateries and fashion boutiques. The property is also close to green and tranquil Amsterdamse Bos, Amstelpark and Beatrixpark.

Parking

The apartment complex has a large underground parking garage. This apartment does not include a parking space. There are parking options in the area, or a parking space in the building's garage can be rented.





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Cadastral / Specifics

Land registry information

Municipality Amsterdam

Section AK

Number 4350

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- 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.



The specifications

- Usable residential floor area ca. 98 sqm
- Lovely balcony (ca. 7 sqm) facing west, with a beautiful view of Zuidas
- Spacious and bright living room
- Open-plan kitchen with a chef's island
- Two good-sized bedrooms with fitted closets
- Well-presented bathroom with a shower and large bathtub
- A home up high on the seventh floor
- Double glazing
- Communal bicycle garage
- Energy label A
- Professional HOA management, household regulations apply
- Monthly HOA charges of € 360.28
- Situated on ground lease land owned by the Municipality of Amsterdam. Current lease period is prepaid until 15-04-2056
- Central location with excellent public transportation service and main roads including the A9 and A10

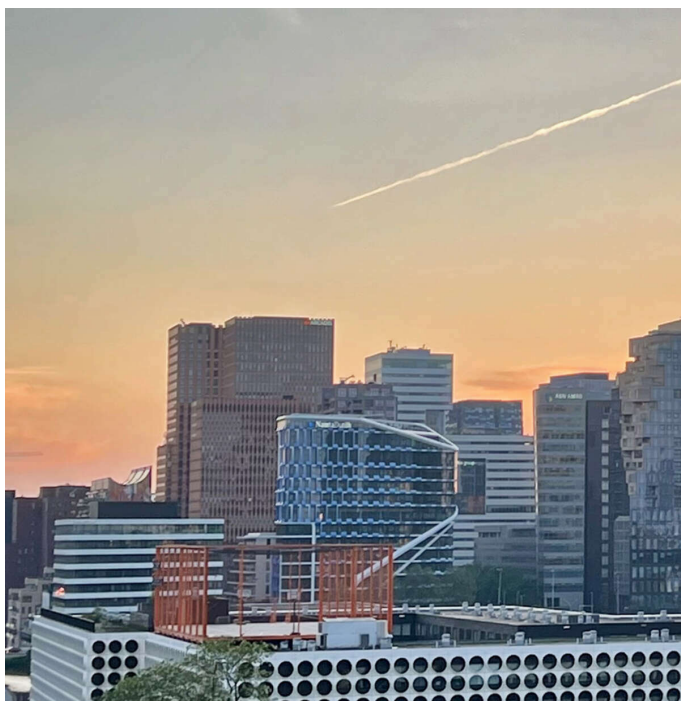
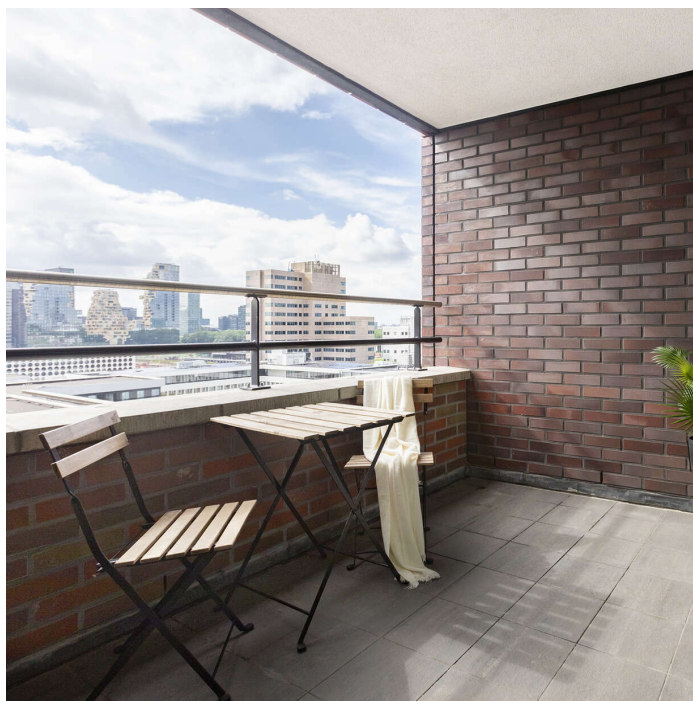
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Exterior



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Exterior





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Interior





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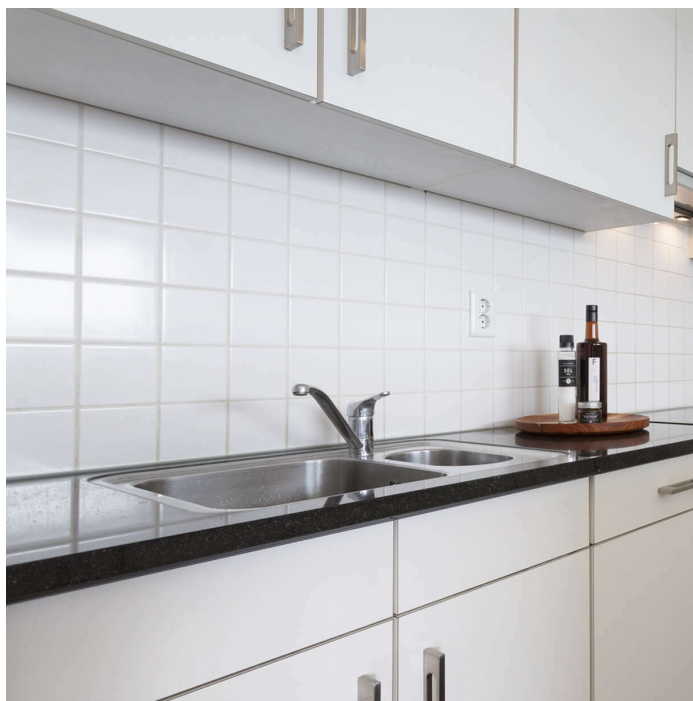
Interior





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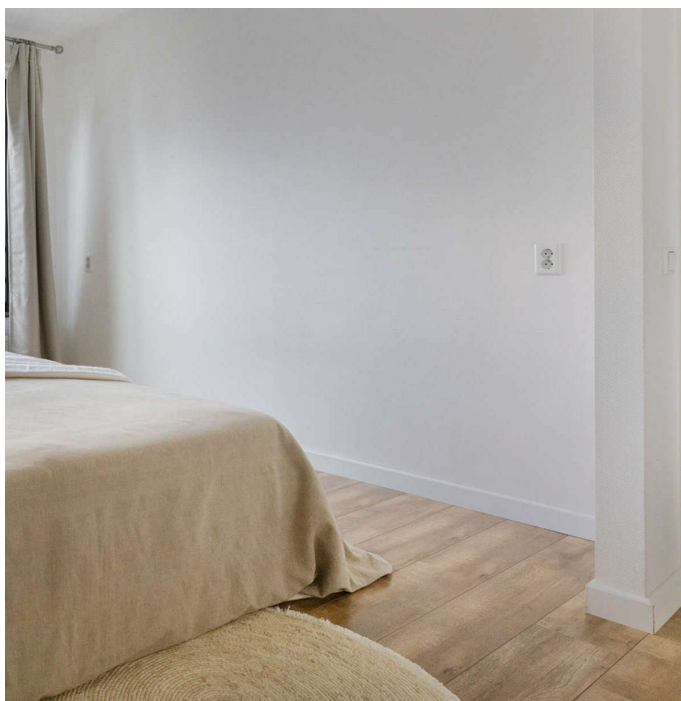
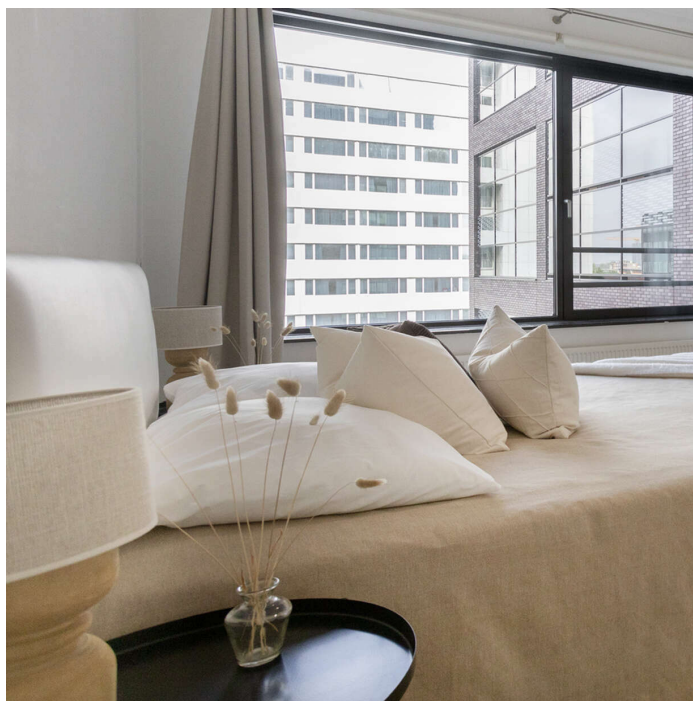
Interior





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Interior





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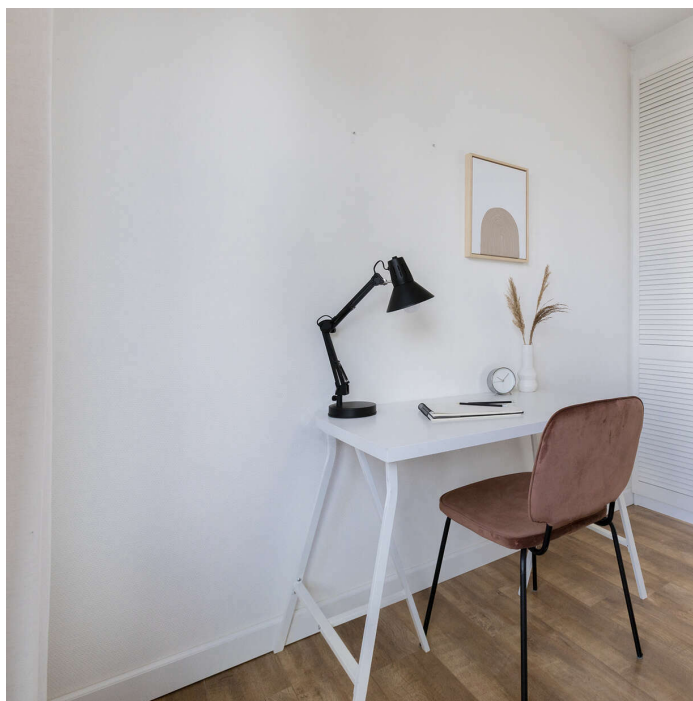
Interior





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Interior





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In brief

Facilities

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

Rooms

- See floorplans

Acceptance

- By consultation

Outside area

Balcony

Price

€ 775.000,-- plus additional costs (transfer tax and notary costs)

Local taxes

- Property tax ('22) € 247,80 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 360,28 per month, including provisional heating

Maintenance

Internal: good
External: good

Foundation

Newly built 2006

Floor space

- Usable floor area: approx. 98 sqm
- Building-related outdoor space: approx. 7 sqm

Movables

A list of movables is present

Zoning regulations

Residential according to zoningplan

Land situation

- See specifications
- Located on ground lease

Cadastral

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- Number 4350
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Year of construction

- 2006

Environment

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



Plattegrond: Tommaso Albinonistraat 86



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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.