Overtoom 126 || Object

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Bright apartment with roof terrace

Overtoom 126 II 1054 HM Amsterdam

Asking price € 1.250.000,-- cost-tobuyer



Overtoom 126 || Layout

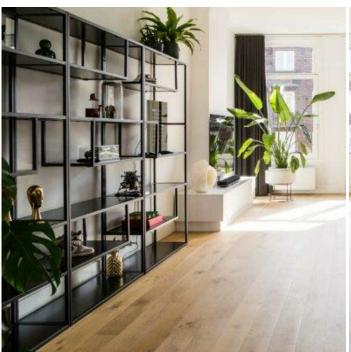
A spacious home in a central location in Amsterdam: the city is at your fingertips. The area is bustling, with a host of excellent coffee salons and eateries. Vondelpark and Zuid, as well as the city's historic center are all within walking distance.

This upper-level home is in a characteristic and well-maintained building, the apartment itself was completely renovated in 2015. A bright apartment spanning approximately 160 sqm: turn-key, a wonderful bright and spacious home.

The second floor

Robust French doors separate the hall and the living room. The hall accesses a restroom and coat area. The fabulous living room encompasses almost the entire floor, and features a sitting area at the front, which opens to a south-facing Juliette balcony. Large windows allow daylight to pour in.

The open-plan kitchen at the rear can easily accommodate a large dining table. The modern white corner-layout kitchen with a natural stone countertop is fitted with a range of appliances. This entire level features oak flooring.





Overtoom 126 || Layout

The third floor

There are three good-sized bedrooms, the front bedroom features a wardrobe wall that spans the full width. One of the rear bedrooms is currently appointed as a dressing room, but is also perfect as a bedroom or study.

The large bathroom (grey/white tiles) is equipped with a bathtub, walk-in shower and double vanity. There is a separate restroom, as well as a laundry room with ample storage space.

The outdoor space

The apartment includes a unique, 46 sqm roof deck. The building next door is slightly taller, so that the roof deck is both sunny and secluded. The roof extension is fitted with a pantry with a sink and refrigerator. A fantastic extension of this spacious and comfortable apartment.





Overtoom 126 || Location

The apartment is situated in vibrant and sought-after Oud West borough, in the popular Helmersbuurt district, a mere stone's throw from Vondelpark and surrounded by a diverse range of shops.

From an artisanal bakery to a butcher shop and excellent delis to an Albert Heijn supermarket. The area is home to a host of trendy home decoration shops, hip and bustling eateries and lovely sidewalk cafes. Relax or exercise in Vondelpark, at Vondelgym, Saints & Stars or on one of the nearby tennis courts. A prime location in Amsterdam.

Accessibility

Accessibility is excellent, by all means of transportation. Zuid-as is less than 15 minutes away by car, bicycle or public transport. The A10 beltway is a 5-minute drive from the property. Trams 1 and 17 stop regularly around the corner on Overtoom and offer service to downtown and Osdorp. There are also excellent connections to Schiphol Airport.





Cadastral / Specifics

Land registry information

Municipality Amsterdam Section Q Number 8301 Index 40

- 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

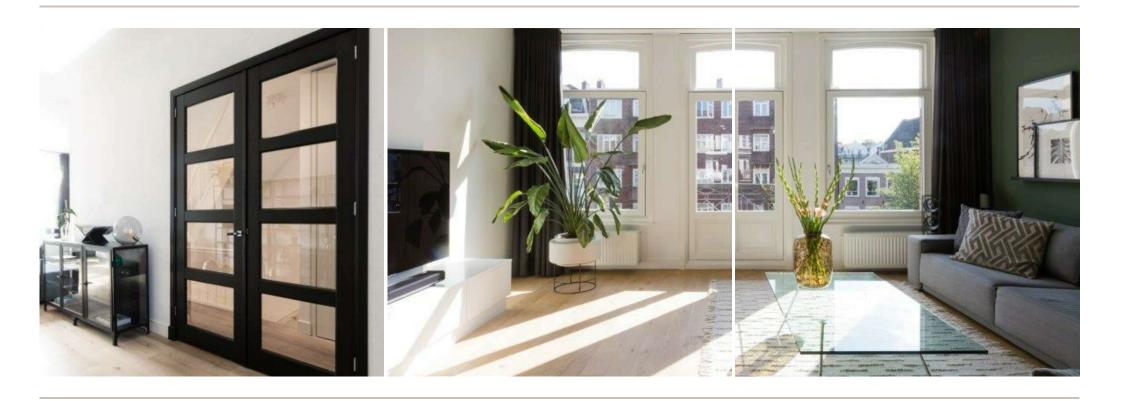
- Usable residential floor area approx. 160 sqm
- Beautiful 46 sqm roof deck
- Roof extension with a pantry
- Freehold property
- Renovated in 2015
- Monument
- Energy label B
- Monthly service charges of € 123.30
- Professional HOA management, HOA with 6 apartment rights
- Well-maintained apartment

Overtoom 126 || Exterior





Overtoom 126 || Interior













Overtoom 126 || Interior







Overtoom 126 || Interior





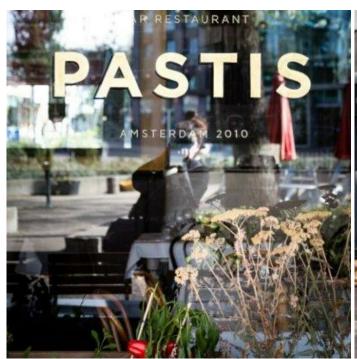








Overtoom 126 || Omgeving







Facilities

Electrical installation with multiple groups and earth leakage protection

Central heating system withHR boiler Remeha 2015

Rooms

See floorplans

Acceptance

By mutual agreement

Outside area

- French balcony
- Roof terrace approx. 46 sqm

Price

€ 1.250.000,-- plus additional costs (transfer tax and notary costs)

Local taxes

- Property tax ('22) € 364,56 per year
- Waste water tax ('22) € 152,50 per year
- Service costs handled by VvE € 123,- per month

Maintenance

- Internal: good
- 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. 160 sqm
- Building-related outdoor space: approx. 48 sqm

Movables

A list of movables is present

Zoning regulations

Mixed-1 according to zoning plan

Land situation

Freehold land

Cadastral

- Municipality Amsterdam
- Section Q
- Number 8301
- Index 40

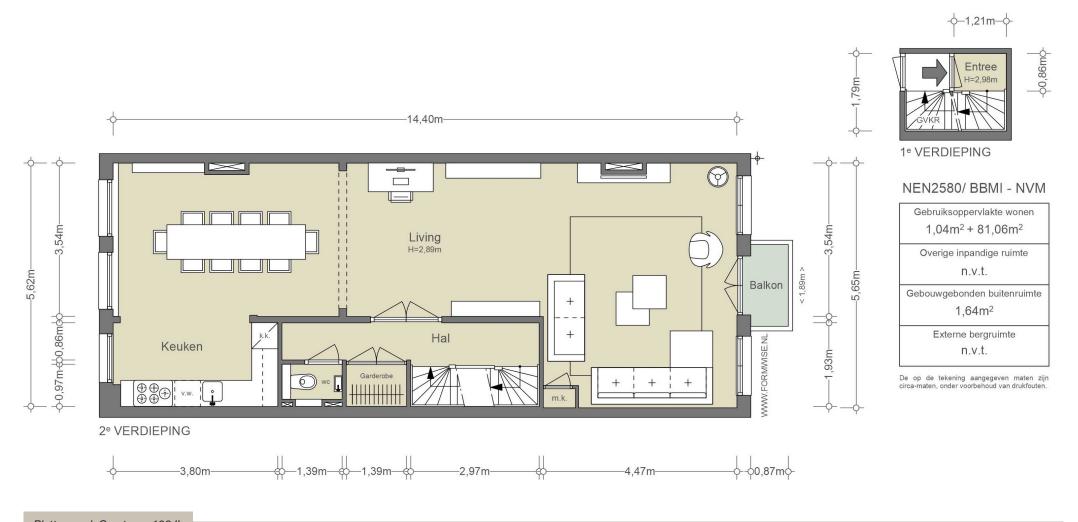
Year of construction

1927

Environment

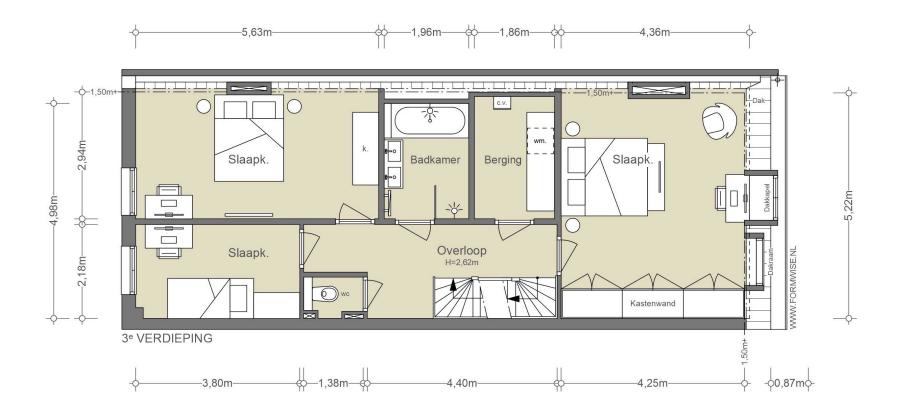
According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.





Plattegrond: Overtoom 126 II





NEN2580/ BBMI - NVM

| Gebruiksoppervlakte wonen |
|-----------------------------|
| 73,23m ² |
| 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: Overtoom 126 II





Plattegrond: Overtoom 126 II



Overtoom 126 || 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.

