



Tommaso Albinonistraat 118

Object

REAL ESTATE AGENT:

Daniël de Bont

M. +31 6 34 56 71 72

E. daniel@broersma.nl



Modern apartment
with South-facing
balcony

Tommaso Albinonistraat
118
1083 HM AMSTERDAM

Asking price
€ 820.000,-- cost-to-buyer

BROERSMA



Tommaso Albinonistraat 118

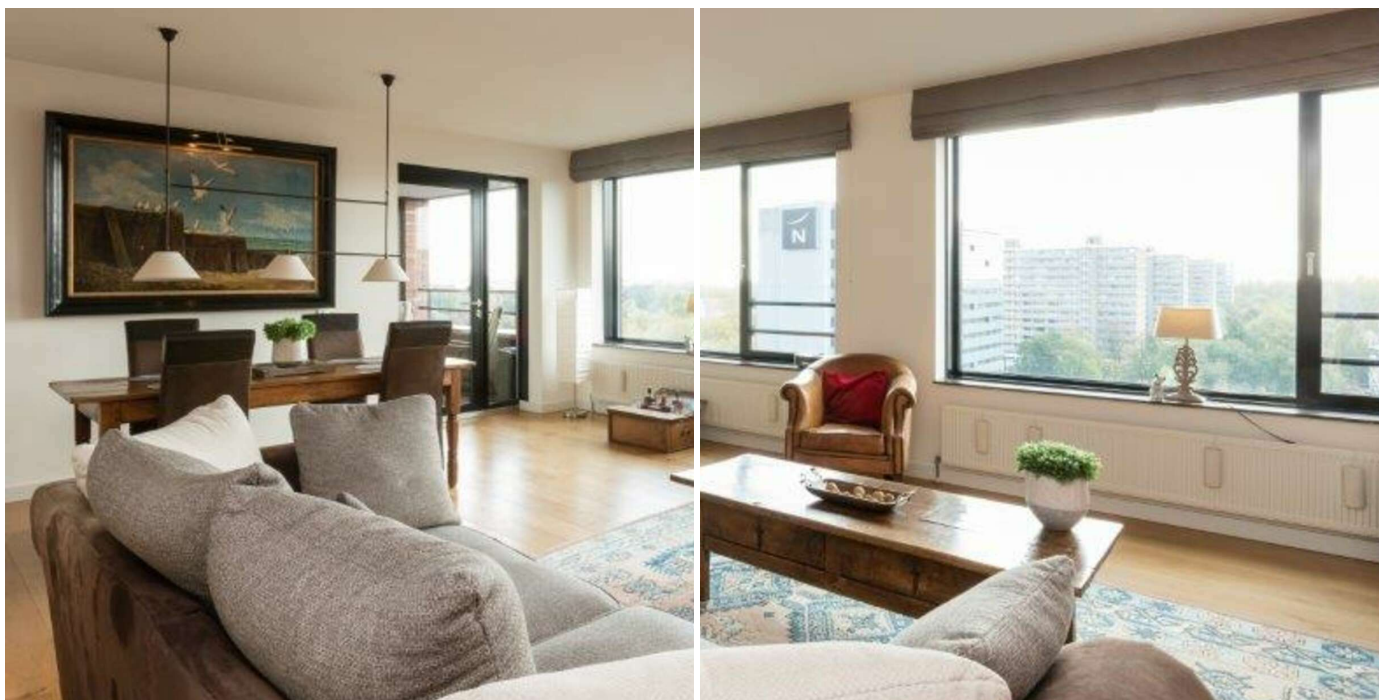
Layout

Spacious home with an unobstructed view

Bright and modern approximately 121 sqm apartment on the 10th floor with two bedrooms, an internal storage, south-facing balcony and an open-plan kitchen. Situated in a luxury apartment building on Zuidas with a private parking space, a parking space for a motorcycle and an external storage unit.

Luxury central lobby on the ground floor. The lobby is spacious, has concierge services and is furnished with a lounge area and a reading tables for waiting guests.

The elevator leads to the upstairs floors and the apartment. The hall, with a separate restroom, accesses all rooms.





Tommaso Albinonistraat 118

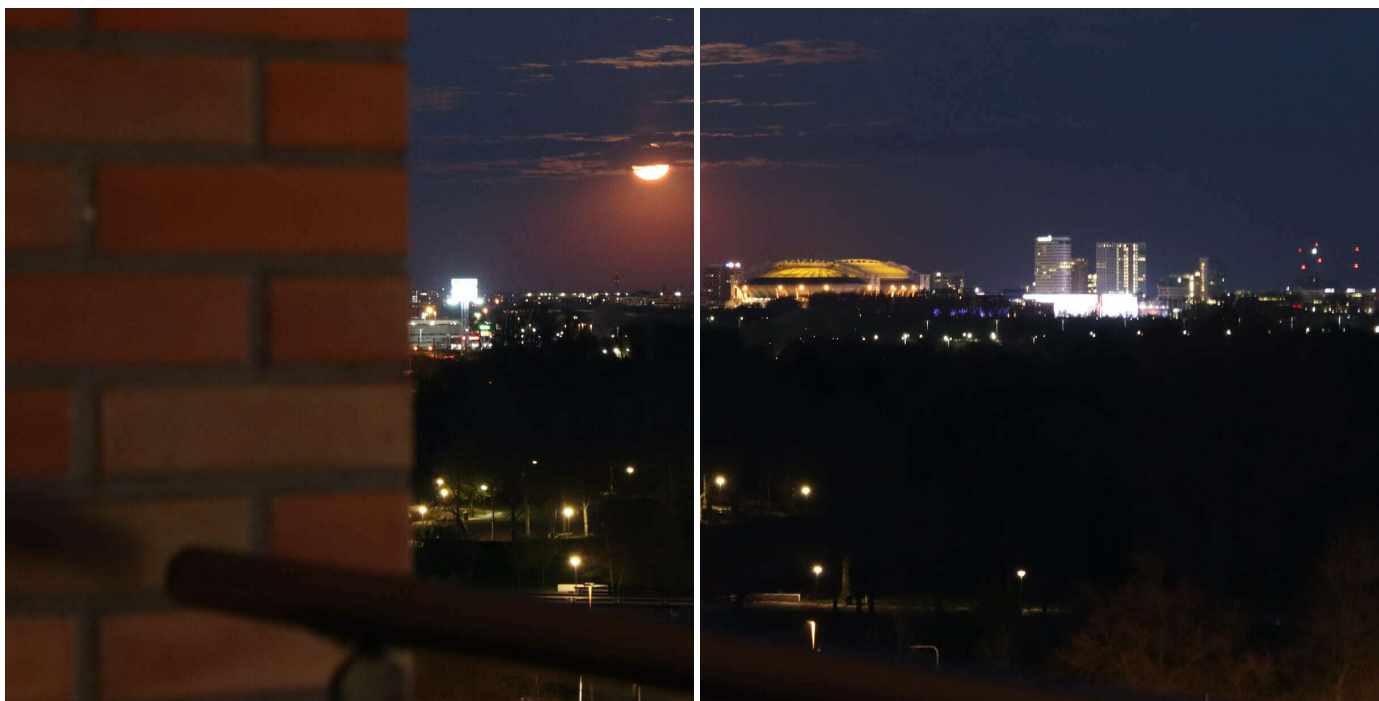
Layout

A bright and spacious living room with an open-plan kitchen. The sizeable kitchen features an island and a range of fitted appliances. The spacious living room can easily accommodate a lounge area, study space and a dining table. This room opens to a south-facing balcony. The living room offers an unobstructed view of the leafy surroundings and nearby Amstelpark.

The property includes two good-sized bedrooms, a bathroom with a bath, shower, sink and a second toilet and a large internal storage room.

The building has a bicycle parking garage for communal use. Private parking space and a parking space for a motorcycle in the underground garage. The spaces are adjacent to one another, so that there is ample room to park a larger car as well.

There is also an external storage unit.



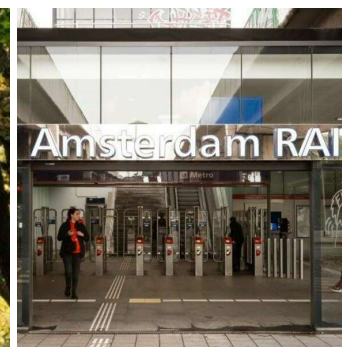
Tommaso Albinonistraat 118

Location

Zuidas, Amsterdam's newest neighborhood. A sense of tranquility and space, all at a stone's throw from the bustling city center and close to the greenery offered by Amsterdamse Bos, Amstelpark and Beatrixpark.

Zuidas has excellent connectivity. By car, the A10 is just a 2-minute drive away and station RAI is within walking distance of the property. The area surrounding RAI is teeming with lovely restaurants, pubs, sidewalk cafes and shops.

The ground floor of Eurocenter features the luxury lobby. Caretaker services are offered on weekdays from 8:00 am until 5:00 pm. The elevator leads from the lobby and parking garage to the apartments.





Tommaso Albinonistraat 118

Cadastral / Specifics

Land registry information

Municipality Amsterdam

Section AK

Number 4350

Indexes 58 & 99

Number 4387

Indexes 65 & 80

- 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.

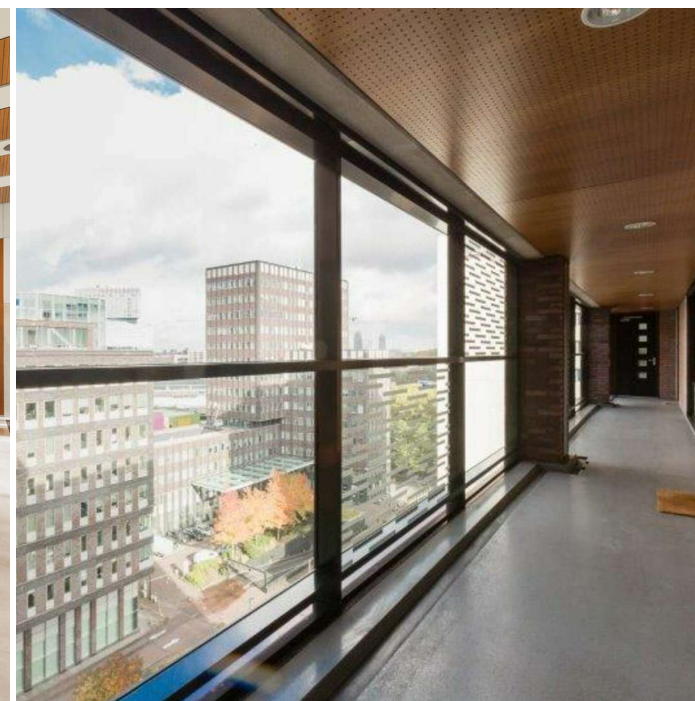


Specifications

- Usable residential floor area approximately 121 sqm
- Living room with an open-plan kitchen/lounge
- High-level living with a phenomenal view
- Approximately 7 sqm south-facing balcony
- Internal storage
- External storage unit in the building's substructure, asking price of € 22,500
- Private parking space and motorcycle parking space, total asking price of € 60,000
- Communal bicycle garage
- Energy label A
- Active HOA
- Monthly HOA charges for the residential unit of € 325.87
- Monthly HOA charges for the parking spaces of € 80.30
- Monthly HOA charges for the storage unit of € 13.76
- Monthly advance for heating of € 119
- Situated on ground lease land owned by the Municipality of Amsterdam. Lease prepaid until 15-04-2056
- Conversion to everlasting ground lease already effectuated by the seller. Lease locked in at €1,498.52 per year plus indexation

Tommaso Albinonistraat 118

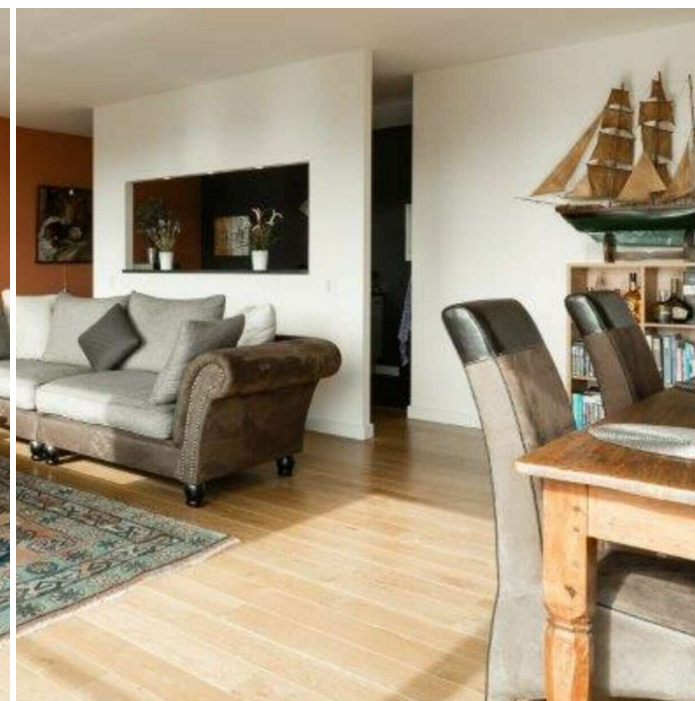
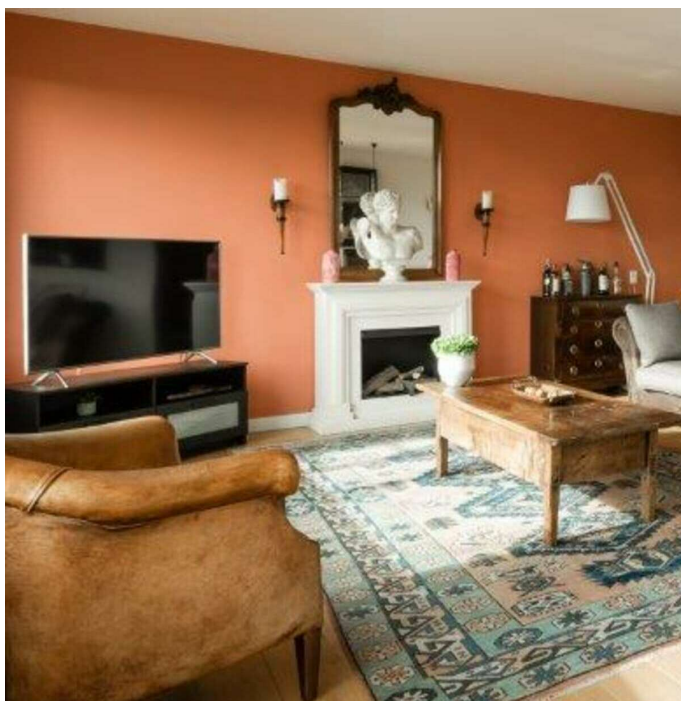
Exterior





Tommaso Albinonistraat 118

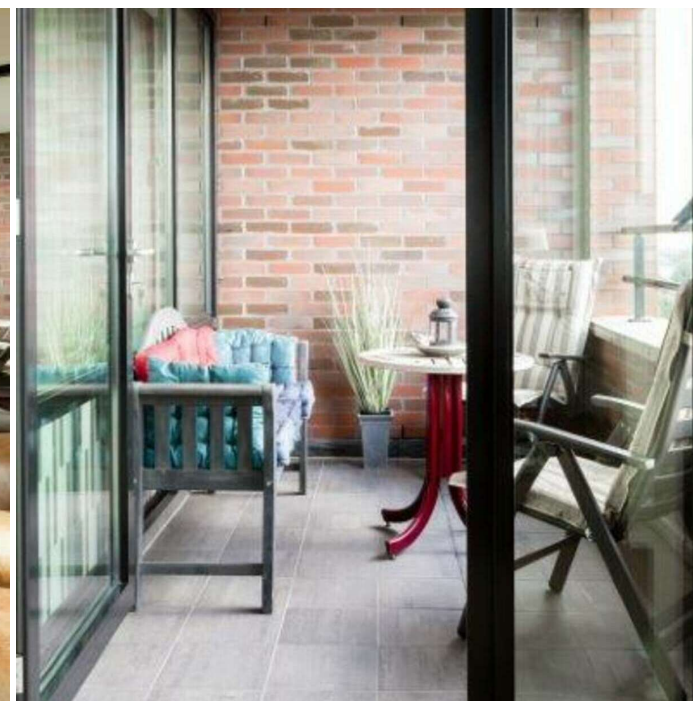
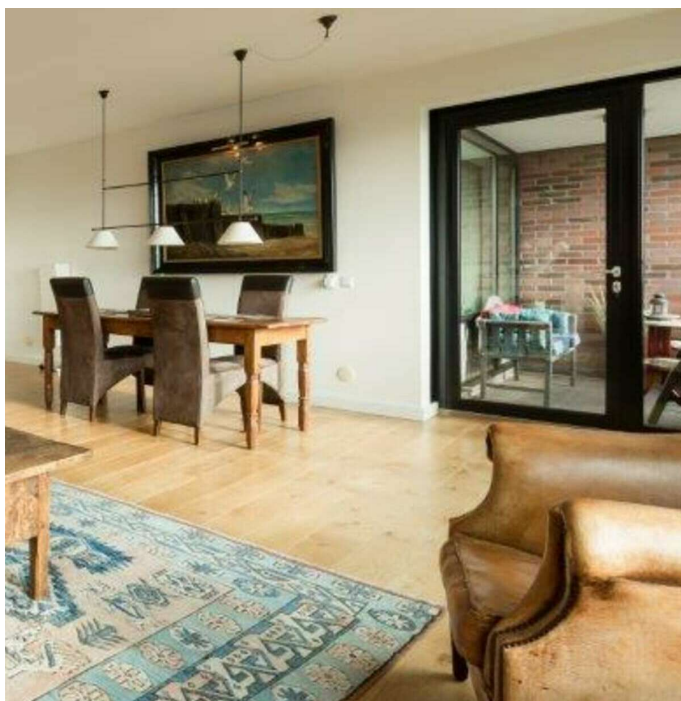
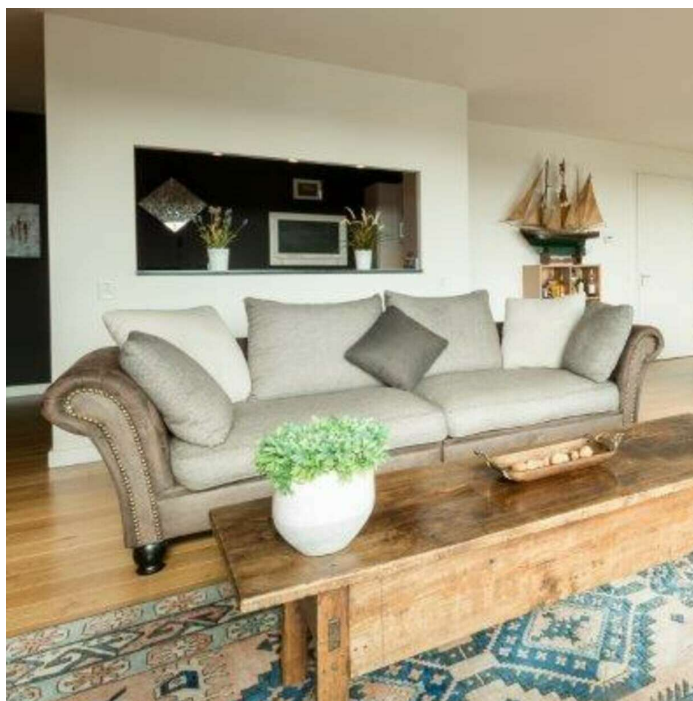
Interior





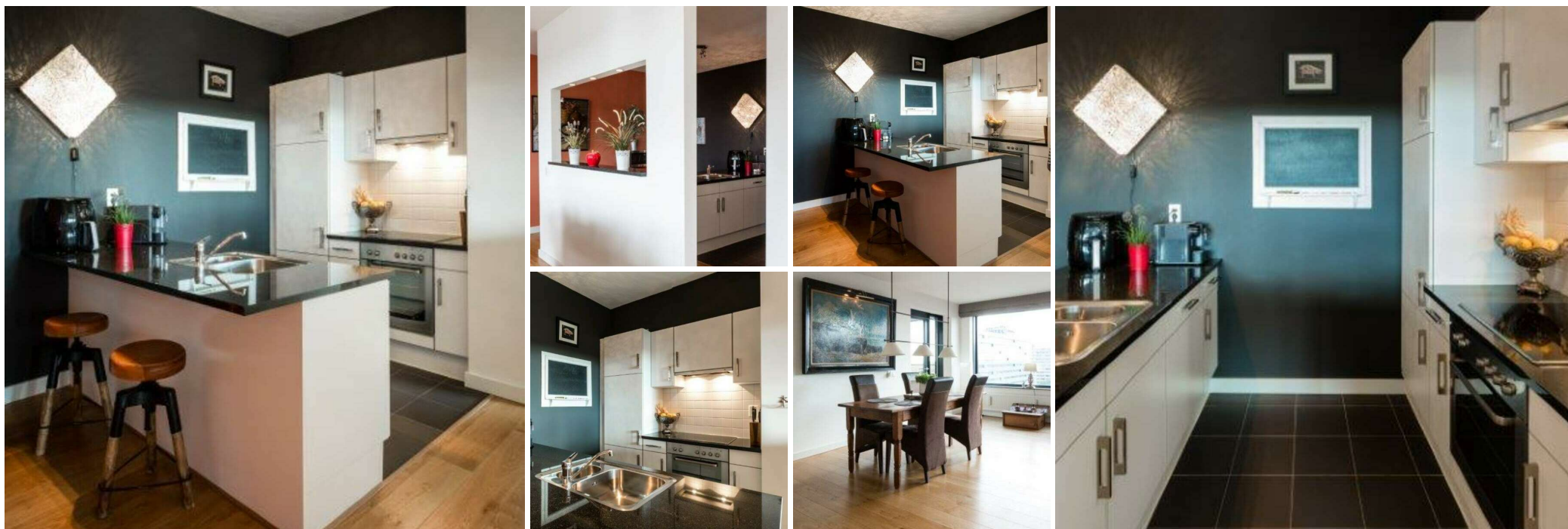
Tommaso Albinonistraat 118

Interior

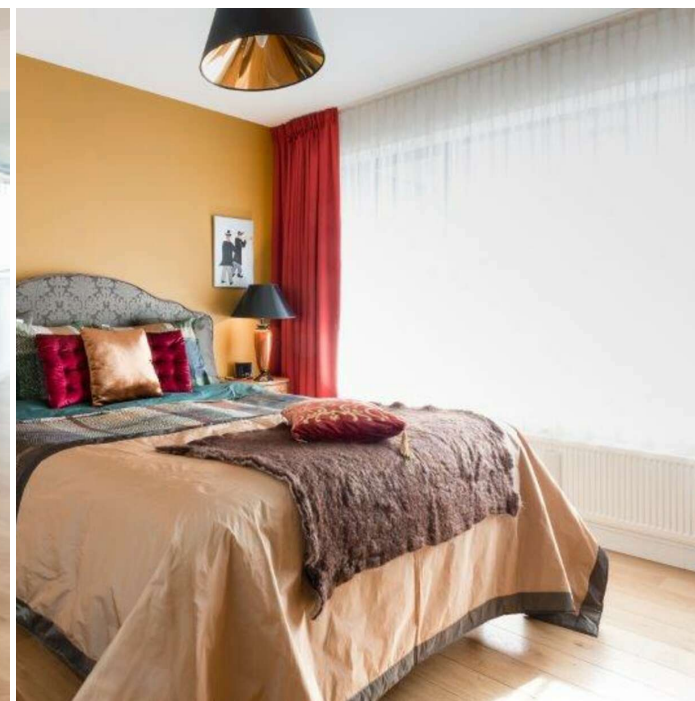


Tommaso Albinonistraat 118

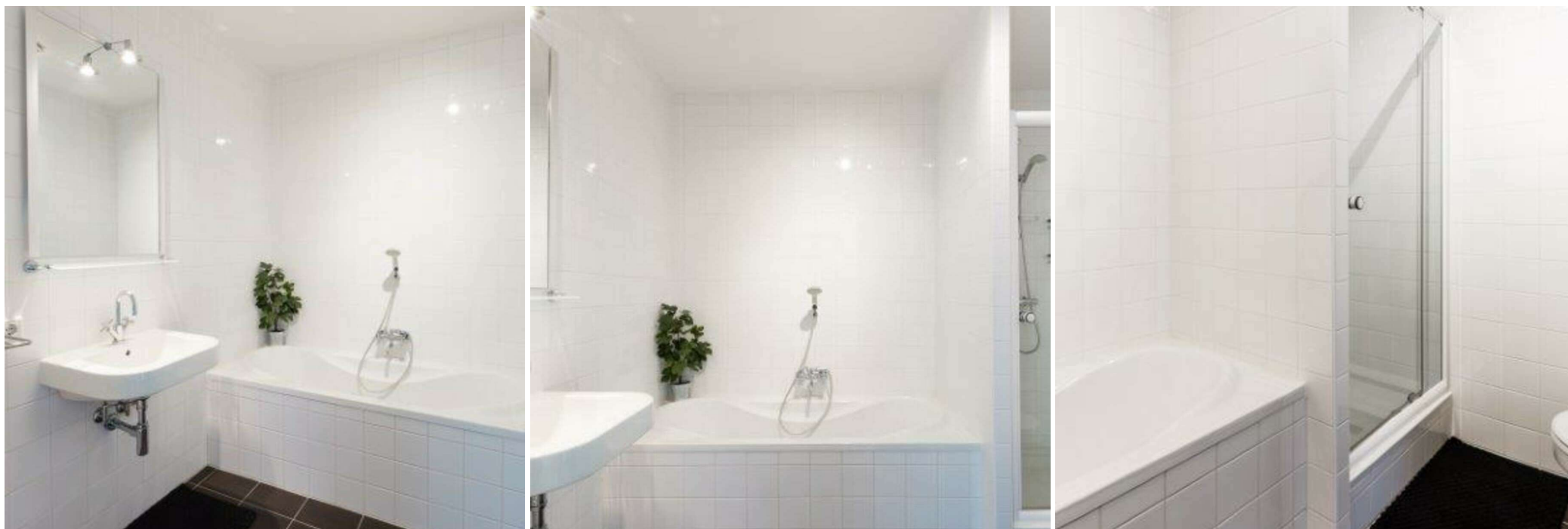
Interior



Tommaso Albinonistraat 118
Interior

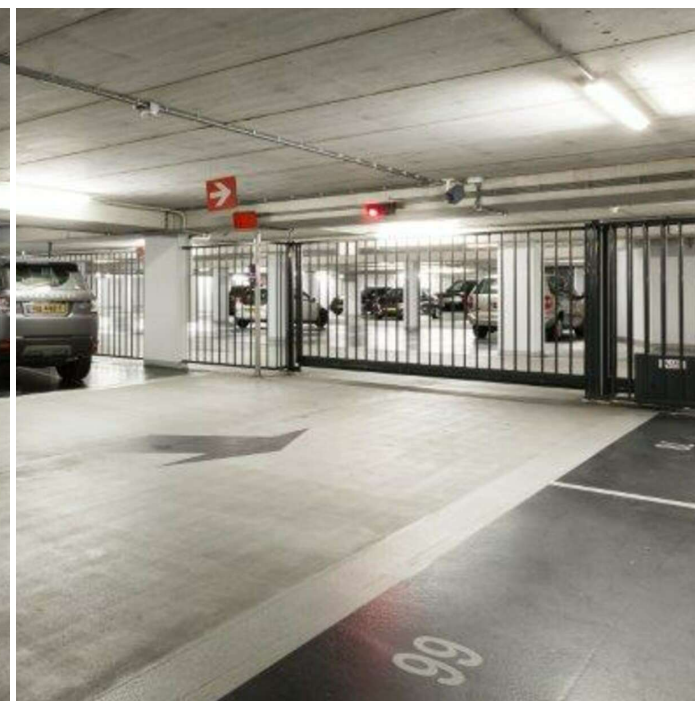


Tommaso Albinonistraat 118
Interior



Tommaso Albinonistraat 118

Berging en parkeerplaats





Tommaso Albinonistraat 118

In brief

Facilities

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

Outside area

- Balcony

Rooms

- See floorplan

Acceptance

- By mutual agreement

Price

- Apartment € 820.000,-- closing costs payable by the buyer
- Parkings € 60.000,-- closing costs payable by the buyer
- External storage € 22.500,-- closing costs payable by the buyer

Local taxes

- Property tax ('22) € 302,82 per year
- Waste water tax ('22) € 152,50 per year
- Monthly HOA charges for the residential unit of € 325.87
- Monthly HOA charges for the parking spaces of € 80.30
- Monthly HOA charges for the storage unit of € 13.76
- Monthly advance for heating of € 119
- Situated on ground lease land owned by the Municipality of Amsterdam. Lease prepaid until 15-04-2056

Movables

A list of movables is present

Zoning regulations

Residential according to zoning plan

Land situation

- See specifications
- Located on ground lease

Maintenance

Internal: good
External: good

Foundation

Newly built in 2006.

Cadastral

- Municipality Amsterdam
- Section AK
- Number 4350
- Indexes 58 & 99
- Number 4387
- Indexes 65 & 80

Year of construction

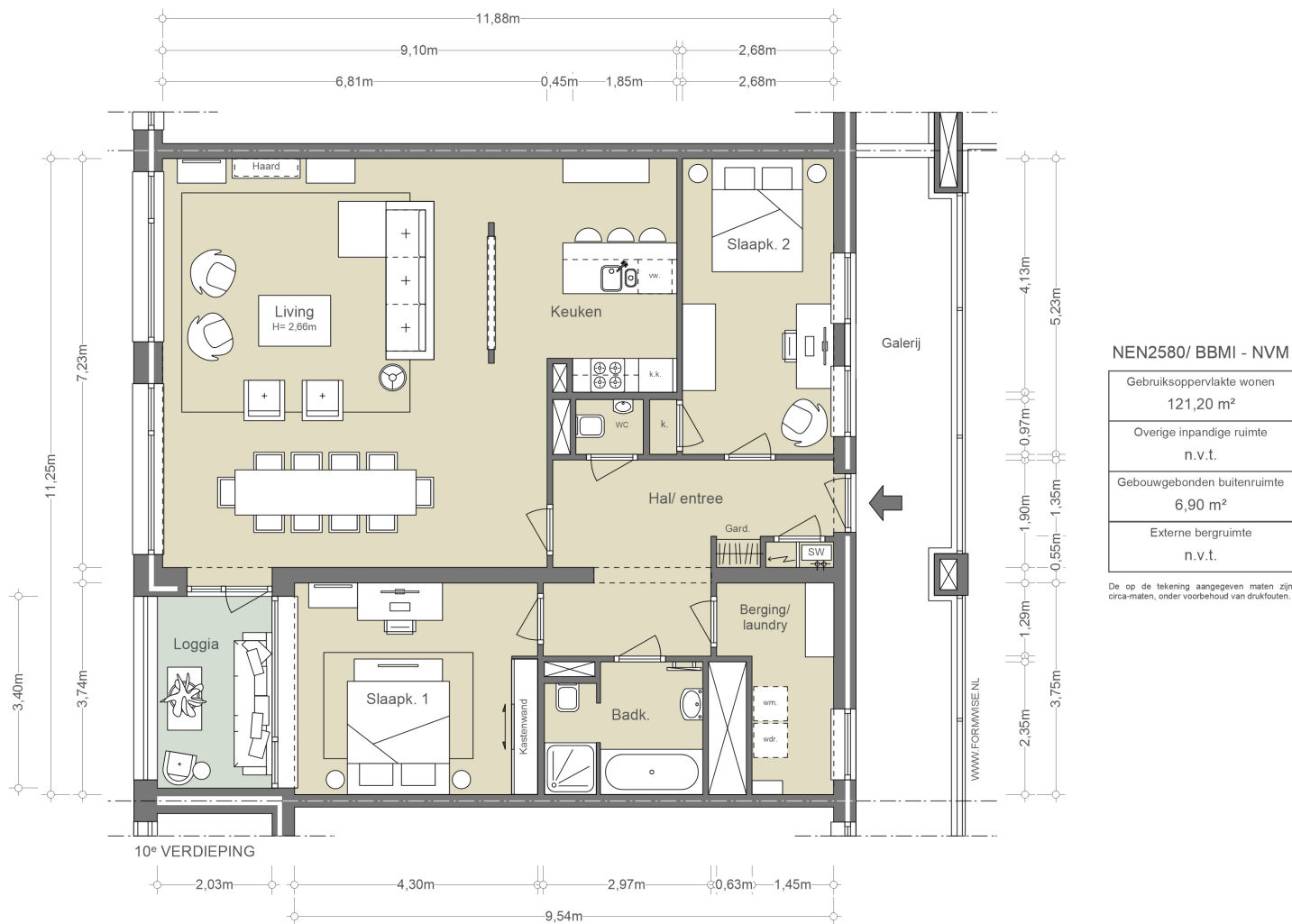
- 2006

Floor space

- Usable floor area: approx. 121 sqm
- Building-related outdoor space: approx. 7 sqm
- External storage space: approx. 6 sqm
- Parking spaces 25 sqm

Environment

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



Plattegrond: Tommaso Albinonistraat 118





Tommaso Albinonistraat 118

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.