



# Rubensstraat 80 III

Object

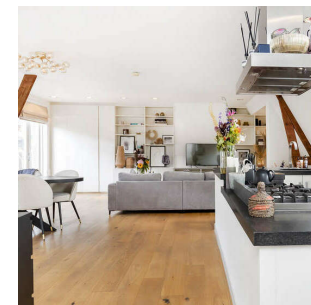
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REAL ESTATE AGENT:

Tessa Soede

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Bright and spacious  
UNFURNISHED 2 bedroom  
apartment of approx. 112  
sqm with sunny roof  
terrace.

Rubensstraat 80 III,  
Amsterdam

Rental price:  
€ 2.850,-- excl. per month



# Rubensstraat 80 III

## Lay-out

**Bright and well maintained upper house of 112 sqm with 2 bedrooms and spacious terrace facing West.**

Private entrance on the second floor with stairs leading to the third floor.

Third floor;

Landing, wardrobe and spacious living room with beautiful oak wooden floor and built-in cabinets. Due to the many windows the living room is very light. French doors opening to the sunny terrace facing West.

Luxurious open kitchen fitted with all modern day appliances such as a freezer, oven/microwave, dishwasher, five burner gas stove, large oven and extractor hood. Furthermore a guest toilet and storage room can be found on this floor.

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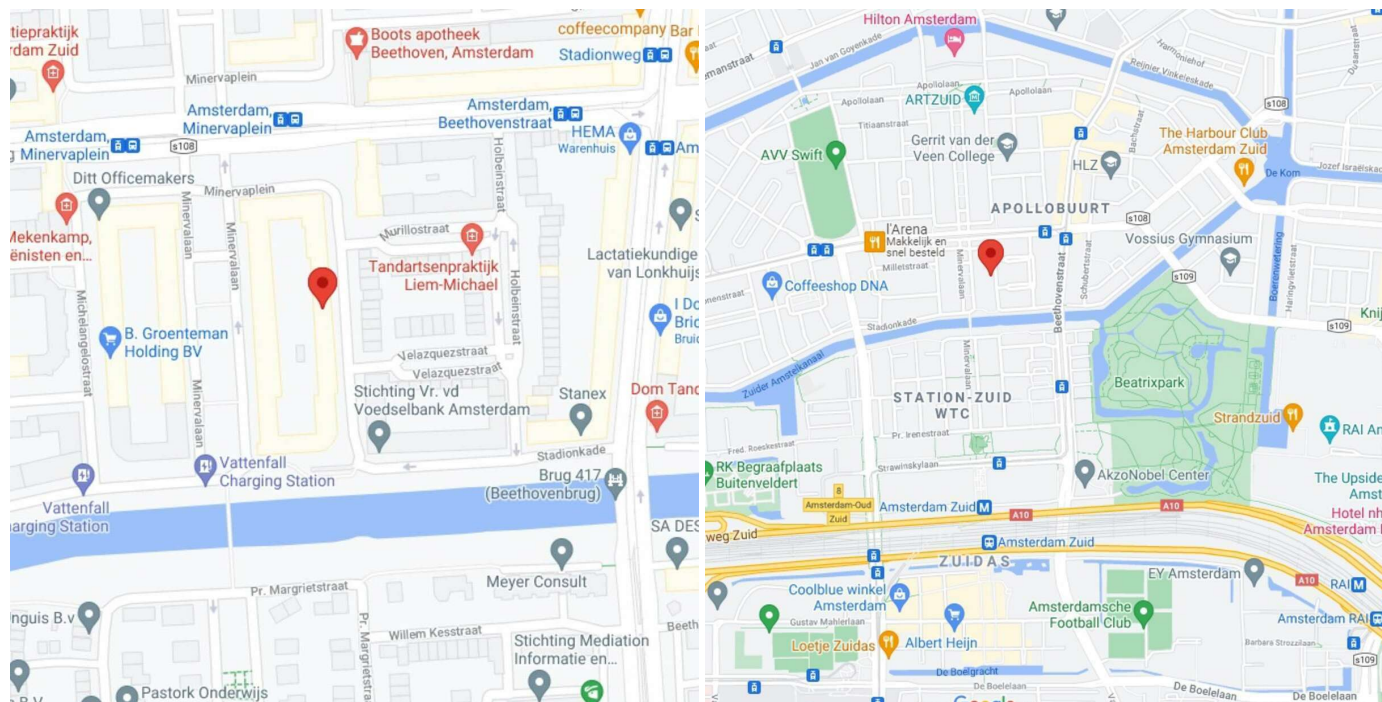
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## Location

**Located in the stylish Amsterdam South district, a quiet residential area, close to the World Trade Centre (Zuid-as), Hilton Hotel, Olympiaplein and the Apollolaan.**

Shopping street Beethovenstraat and Cornelis Schuytstraat are only around the corner and are known for its lovely boutiques, delicatessen shops, trendy lunch rooms and restaurants.

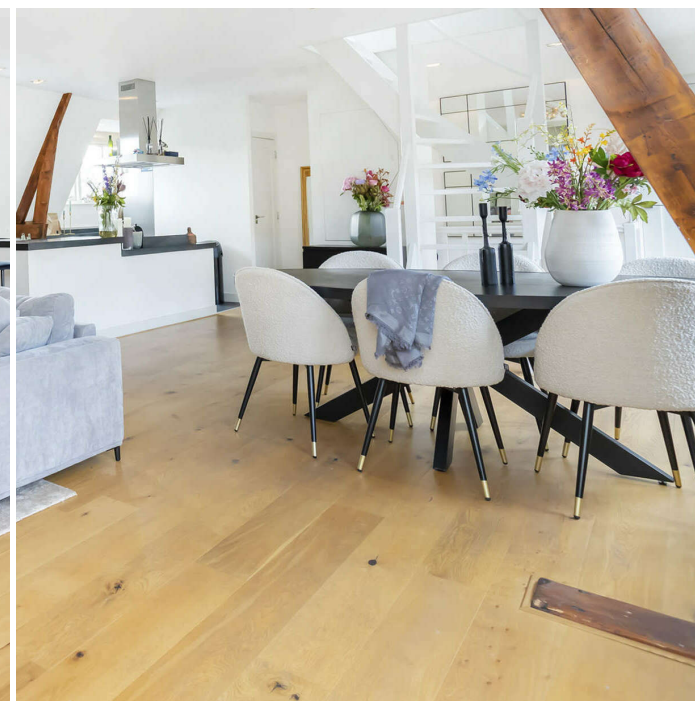
Close to the A10 Ring Road. Tram lines 5, 24 and bus lines 288 and N88 are within walking distance.





# Rubensstraat 80 III

Pictures







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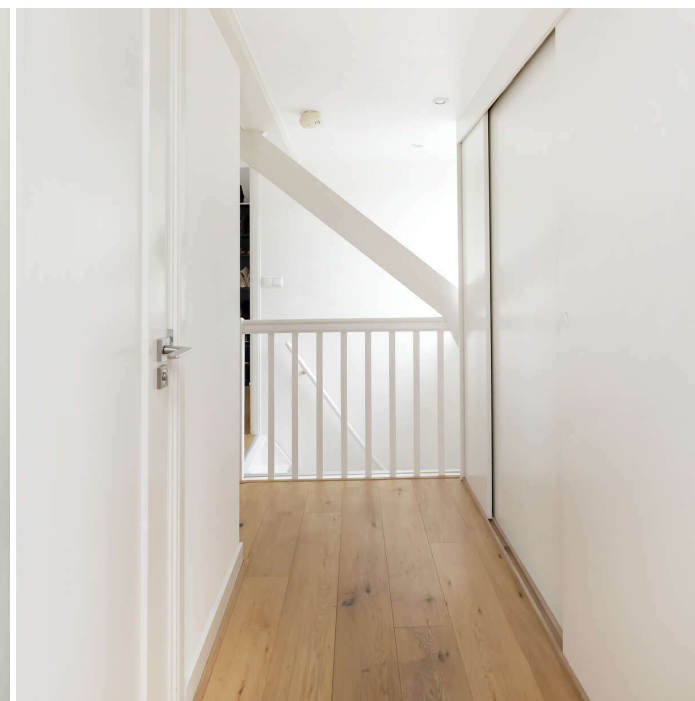
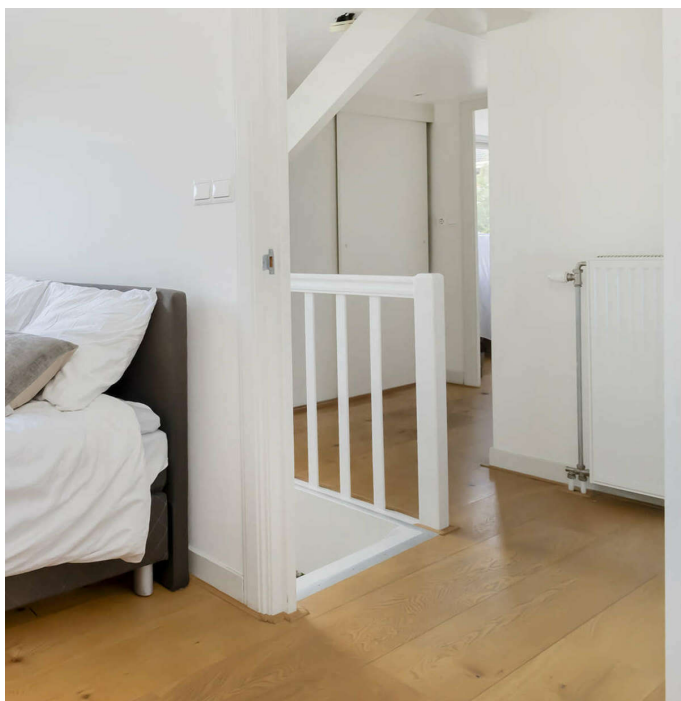
Pictures





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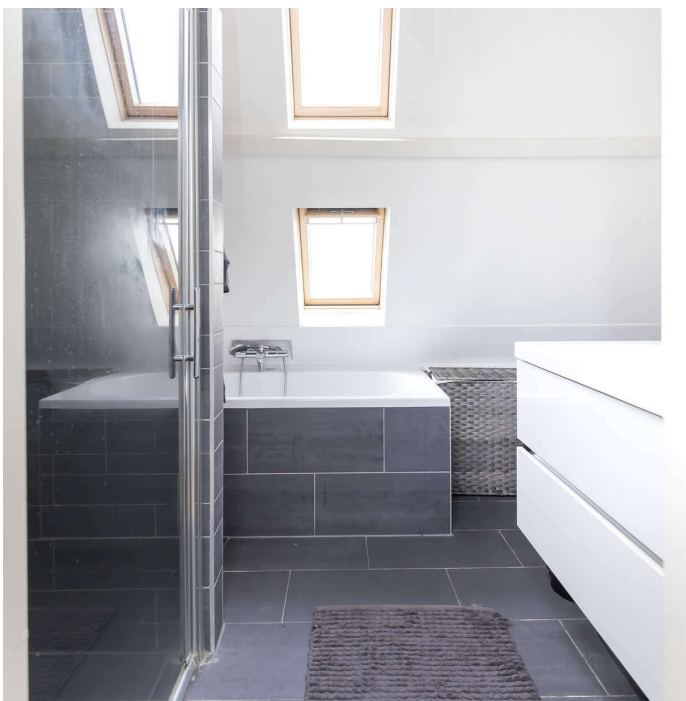
Pictures





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Pictures

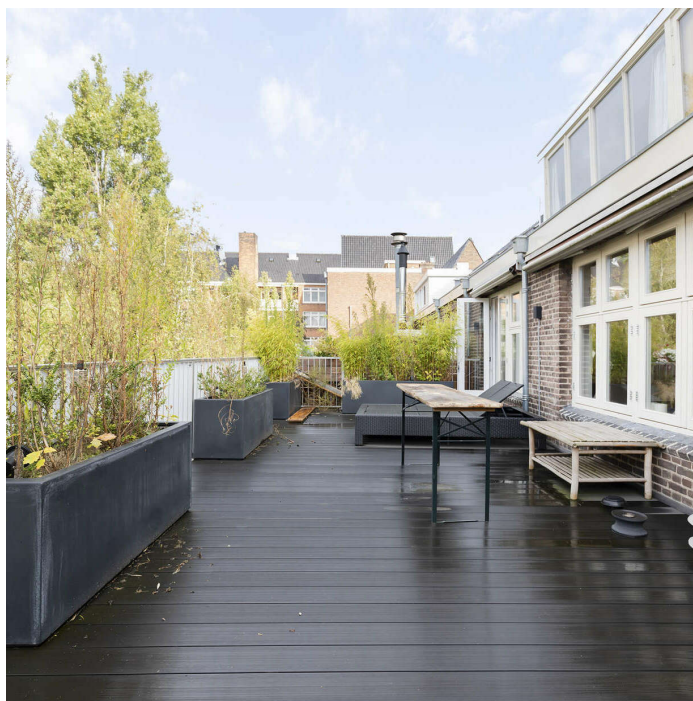






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Pictures





# Rubensstraat 80 III

In brief

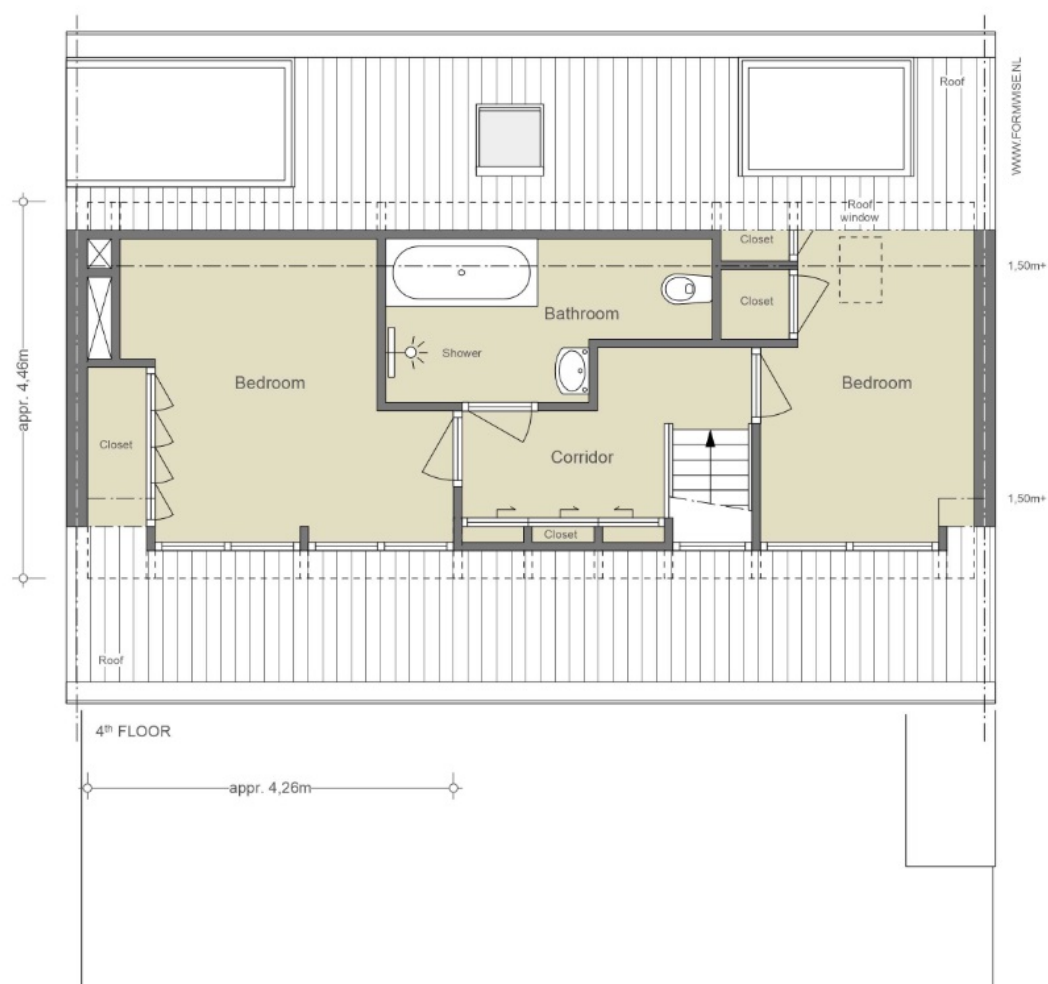
<p><b>Object</b> Unfurnished two bedroom apartment with sunny terrace.  Rubensstraat 80 III, Amsterdam</p> <p><b>Properties</b></p> <ul style="list-style-type: none"> <li>■ Surface living area: ca. 112 m2</li> <li>■ terrace: ca. 38 m2</li> </ul> <p><b>Rooms</b></p> <ul style="list-style-type: none"> <li>■ Hall</li> <li>■ Living room</li> <li>■ Kitchen</li> <li>■ 2 Bedrooms</li> <li>■ Storage</li> <li>■ Bathroom</li> </ul> <p><b>Services</b></p> <ul style="list-style-type: none"> <li>■ Central heating</li> <li>■ Intercom</li> </ul>	<p><b>Location / area</b></p> <ul style="list-style-type: none"> <li>■ Stadionplein</li> <li>■ Olympic Stadium</li> <li>■ VU hospital</li> <li>■ International School</li> </ul>	<p><b>Maintenance</b></p> <ul style="list-style-type: none"> <li>■ Internal: good</li> <li>■ External: good</li> <li>■ Energylabel:</li> </ul>	<p><b>Additional charges</b></p> <ul style="list-style-type: none"> <li>■ Utility costs: water, gas, and electricity;</li> <li>■ Telephone and internet;</li> <li>■ Local taxes.</li> </ul>	<p><b>Expats / ned / student</b></p> <ul style="list-style-type: none"> <li>■ No students</li> </ul>
<p><b>Rental price</b></p> <ul style="list-style-type: none"> <li>■ € 2.850,-- per month excl. utilities</li> <li>■ € 150,-- advance payment for heating</li> <li>■ Deposit: 2 months' rent</li> <li>■ CPI +1%</li> </ul>	<p><b>Rental period</b></p> <ul style="list-style-type: none"> <li>■ Available: 1st of December 2021</li> <li>■ Term: to be discussed</li> </ul>	<p><b>(Un)furnished</b></p> <ul style="list-style-type: none"> <li>■ Unfurnished</li> </ul> <p><b>Goods that remain</b></p> <ul style="list-style-type: none"> <li>■ To be discussed</li> </ul>	<p><b>Diplomatic clause</b></p> <ul style="list-style-type: none"> <li>■ To be discussed</li> </ul> <p><b>Outdoor spaces</b></p> <ul style="list-style-type: none"> <li>■ Terrace</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>■ Parking permit</li> </ul>



According to 3rd party measures  
NEN2580/ BBMI - NVM

Usersurface
appr. 3,8 m <sup>2</sup> + 69,9 m <sup>2</sup>
Remaining indoor space
n.a.
Outdoor surface
appr. 38,0 m <sup>2</sup>
External storage
n.a.

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



According to 3rd party measures  
NEN2580/ BBMI - NVM

Usersurface
38,6 m <sup>2</sup>
Remaining indoor space
n.a.
Outdoor surface
n.a.
External storage
n.a.

De op de tekening aangegeven maten zijn  
circa-maten, onder voorbehoud van drukfouten.