



Gustav Mahlerplein 285

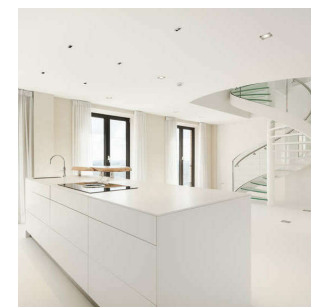
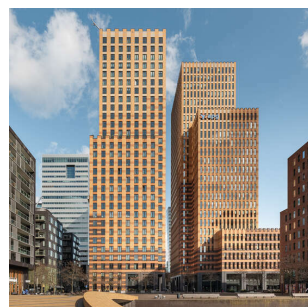
Object

REAL ESTATE AGENT:

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E. daniel@broersma.nl



Amsterdam's highest apartment

Gustav Mahlerplein 285
1082 MS AMSTERDAM

Asking price apartment
€ 2.450.000,-- cost-to-buyer

Asking price per parking space
€ 90.000,-- cost-to-buyer



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Layout

Amsterdam's highest apartment.

Unique, ca. 193 sqm penthouse, situated on the top two floors of Amsterdam's tallest residential building. Unobstructed view from three sides, with Rotterdam, Utrecht and The Hague in the distance and overlooking Amsterdam

Situated on the 28th and 29th floor of the Symphony tower, including 3 bedrooms/ studies, 3 bathrooms, several parking spaces and a ceiling height of nearly 7 meters.

The pinnacle of luxury, privacy, security, space, parking and uninterrupted views.





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Layout

Layout:

Elegant lobby with a caretaker, two high-speed elevators and a luxurious hall.

Entrance on the 28th floor to a hall with a coat area, guest bathroom with a toilet, vanity and shower.

Bright living space with a breathtaking view of the city. The space accommodates a lounge and dining area. The opulent Bulthaup kitchen/lounge features a chef's island and is fitted with Miele appliances.

The space showcases a stunning glass staircase and open gallery, with soaring, nearly 7-meter tall ceilings. The kitchen offers an unobstructed view of Johan Cruyff Arena and iconic Dom Church Tower in Utrecht.

This levels also includes two units for storage and the technical equipment/systems.

The 29th floor features three spacious bedrooms. The main bedroom has an en suite bathroom with a double vanity, bathtub and a walk-in shower. Adjacent is a dressing room with custom-made wardrobes.

There is a second bathroom off the hall with a shower, vanity and a toilet.



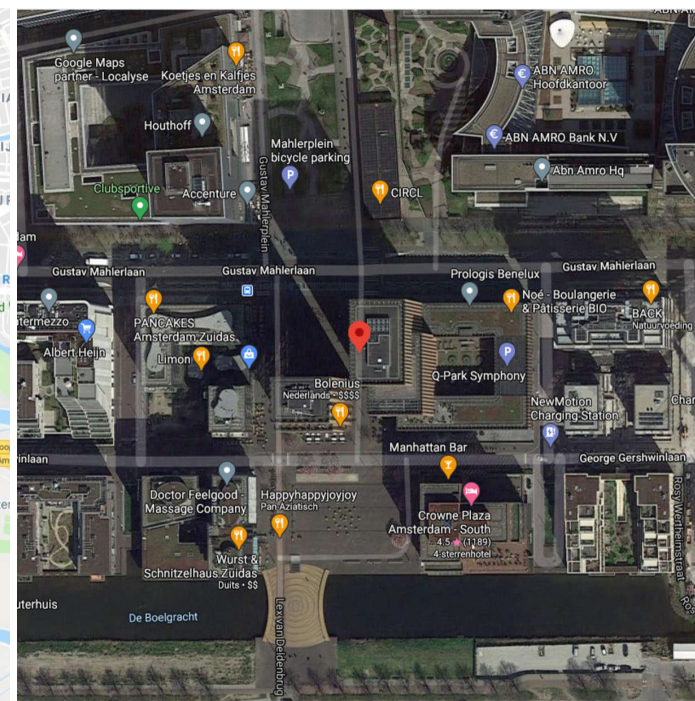
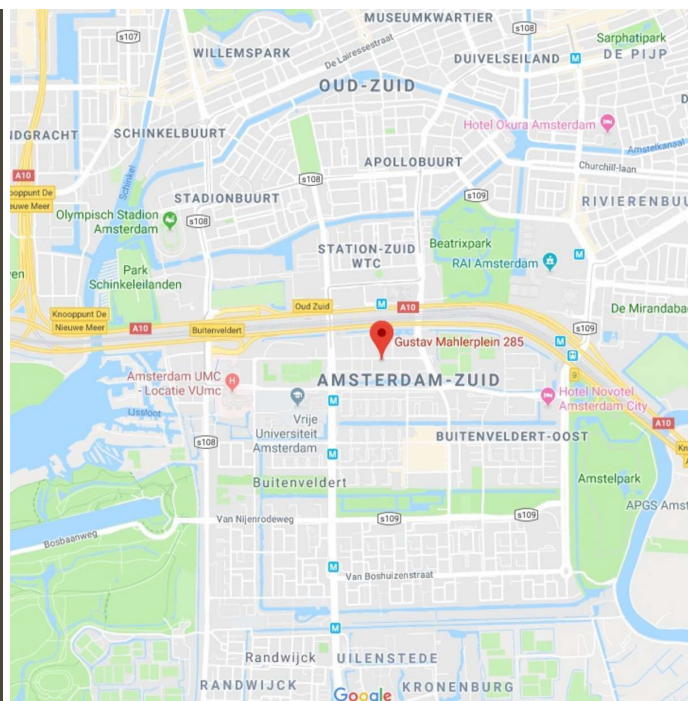
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Location

Amsterdam's Zuidas is a prime location to live, work and unwind, offering an optimized infrastructure, in immediate proximity to the A10 beltway, Schiphol and Amsterdam's historic city center.

Station Zuid offers tram, metro, bus, train and HSL service, connecting to cities such as Brussels, Paris and London within hours. Düsseldorf, Cologne, Frankfurt and Berlin will follow shortly. Schiphol is a 6-minute train commute away.

Situated nearby Beatrixpark, Amstelpark and Amsterdamse Bos. Ultimately, the entire Zuidas will be comprised of 9000 residential properties. Symphony Hotel and further venues ensure a sense of liveliness and community.





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Cadastral / Specifics

Cadastral information

Municipality Amsterdam
Section AK
Number 4328
Index 88
Number 4329
Index 46 & 47

- 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.



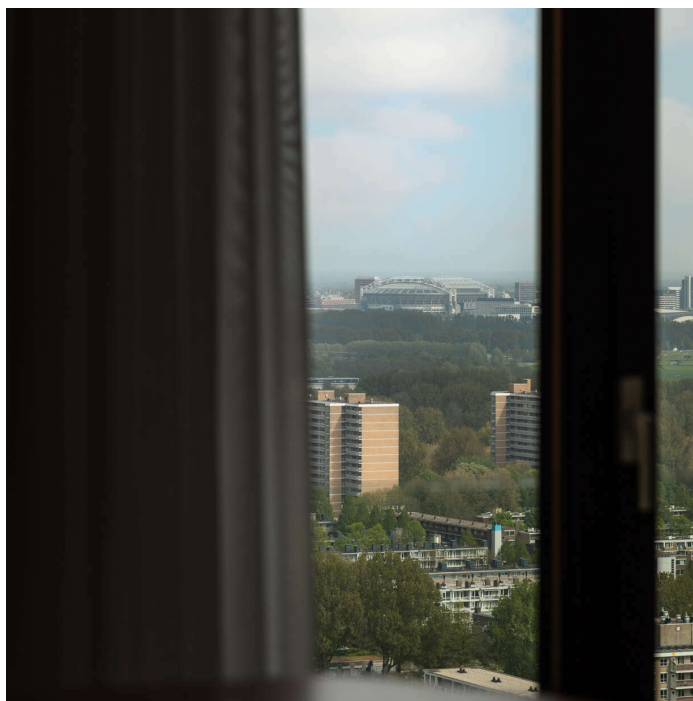
Specifications

- Usable residential floor area ca. 193 sqm
- Storage on level -1 of ca. 7 sqm
- Option to purchase to parking spaces on level -2 for € 90,000 per parking space, closing costs payable by buyer
- Exclusive elevator access to the 28th floor for the owners on this level
- Three bedrooms and three bathrooms
- Air conditioning and underfloor heating/cooling
- Long-term energy storage, managed by Vaanster Energie (www.vaanster.nl)
- Home automation
- Professional HOA management, active HOA
- Ground lease for the apartment is prepaid/settled until April 15, 2056
- As of October 1, 2017 the municipality of Amsterdam offers leaseholders the opportunity to settle the ground lease for the everlasting time period. Favorable conditions apply.
- Project notary Meyer Notarissen, draft purchase agreement is included in the sales file



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Exterior



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Exterior





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Interior





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Interior





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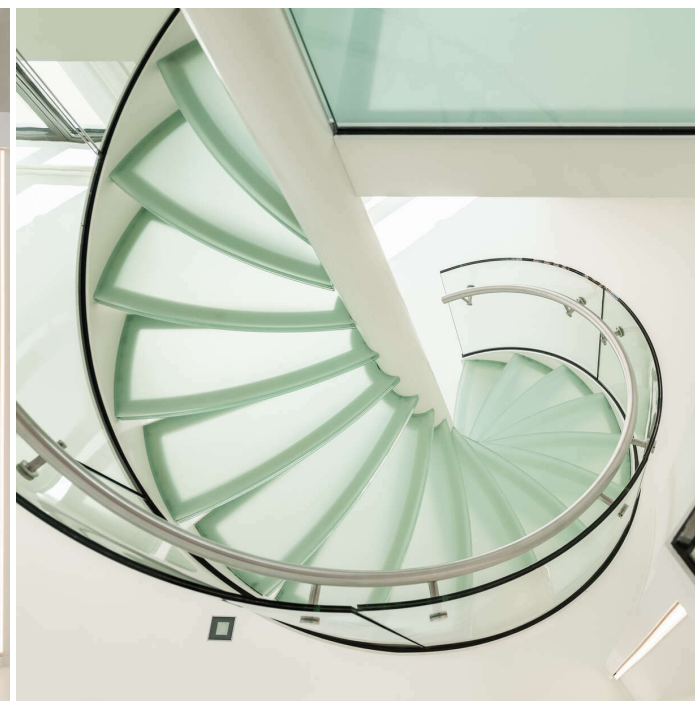
Interior





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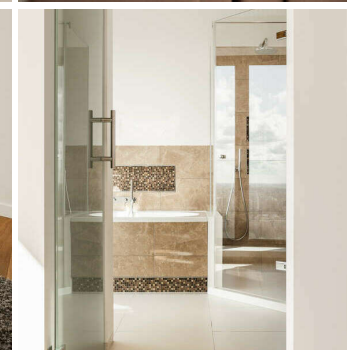
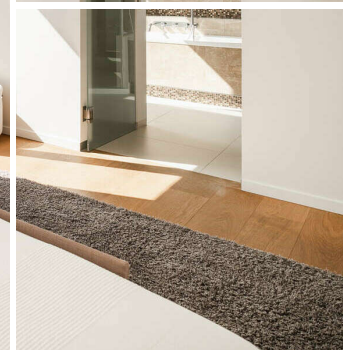
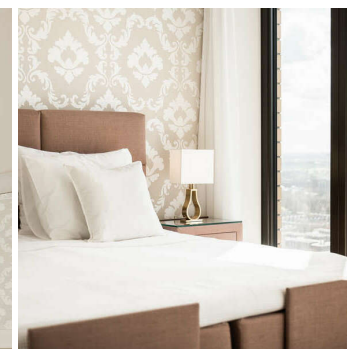
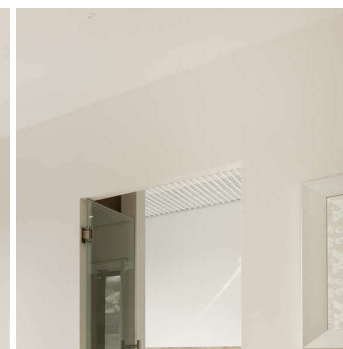
Interior





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Interior





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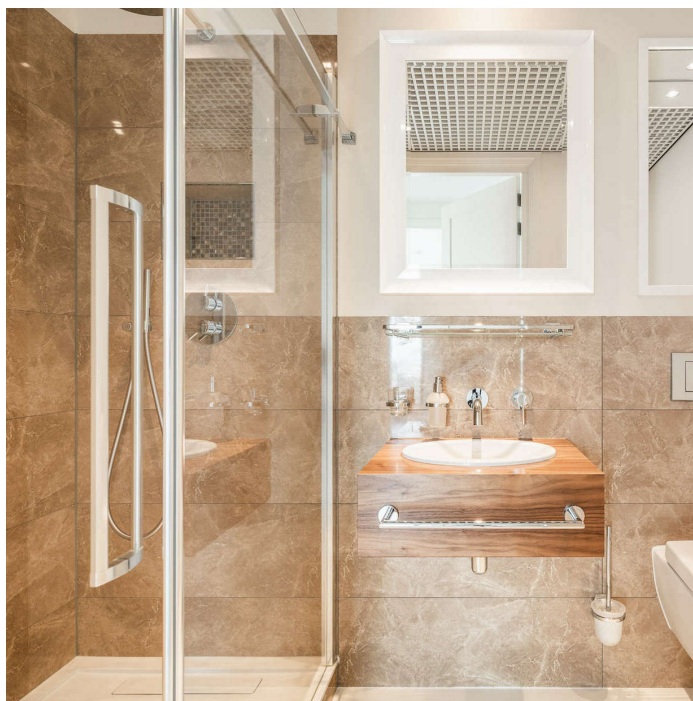
Interior





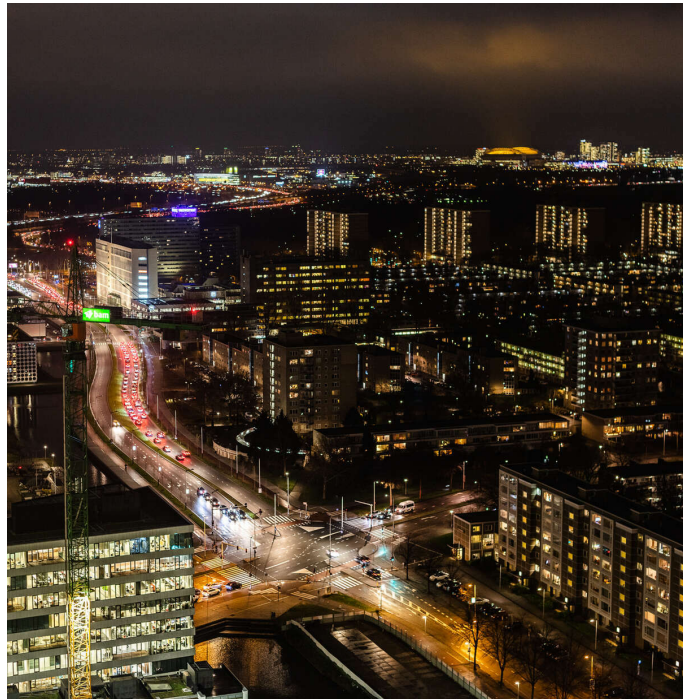
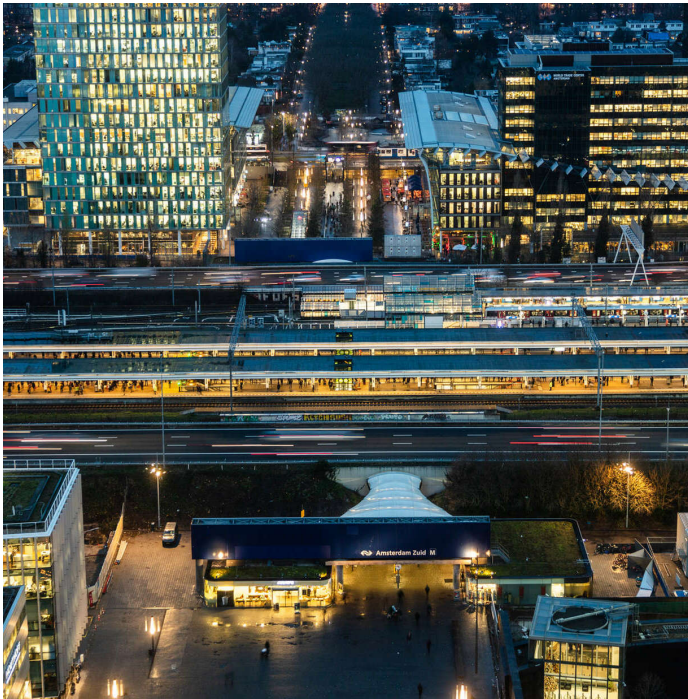
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Interior



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Exterior





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In brief

Facilities

- Underfloor heating and cooling
- Airconditioning
- Elevator
- Domotica
- Alarm

Outside area

- N/A

Price

€ 2.450.000,-- cost-to-buyer apartment
 € 90.000,-- per parking space plus additional costs (transfer tax and notary costs)

Rooms

See floorplans

Acceptance

- By consultation, possible quickly

Local taxes

- Property tax ('20) € 697,76 per year
- Waste water tax ('21) € 144,- per year
- Service costs handled by VvE € 555,20 per month
- Service costs handled by VvE € 6,02 per month (storage)
- Service costs handled by VvE € 42,51 per month (per parking space)

Movables

A list of movables is present.

Zoning regulations

Residential according to zoning plan

Land situation

- See specifications
- Located on ground lease. Paid off until 15-04-2056

Maintenance

- Internal: good
- External: good

Foundation

Newly built in 2009

Cadastral

- Municipality Amsterdam
- Section AK
- Number 4328
- Index 88
- Number 4329
- Index 46 & 47

Year of construction

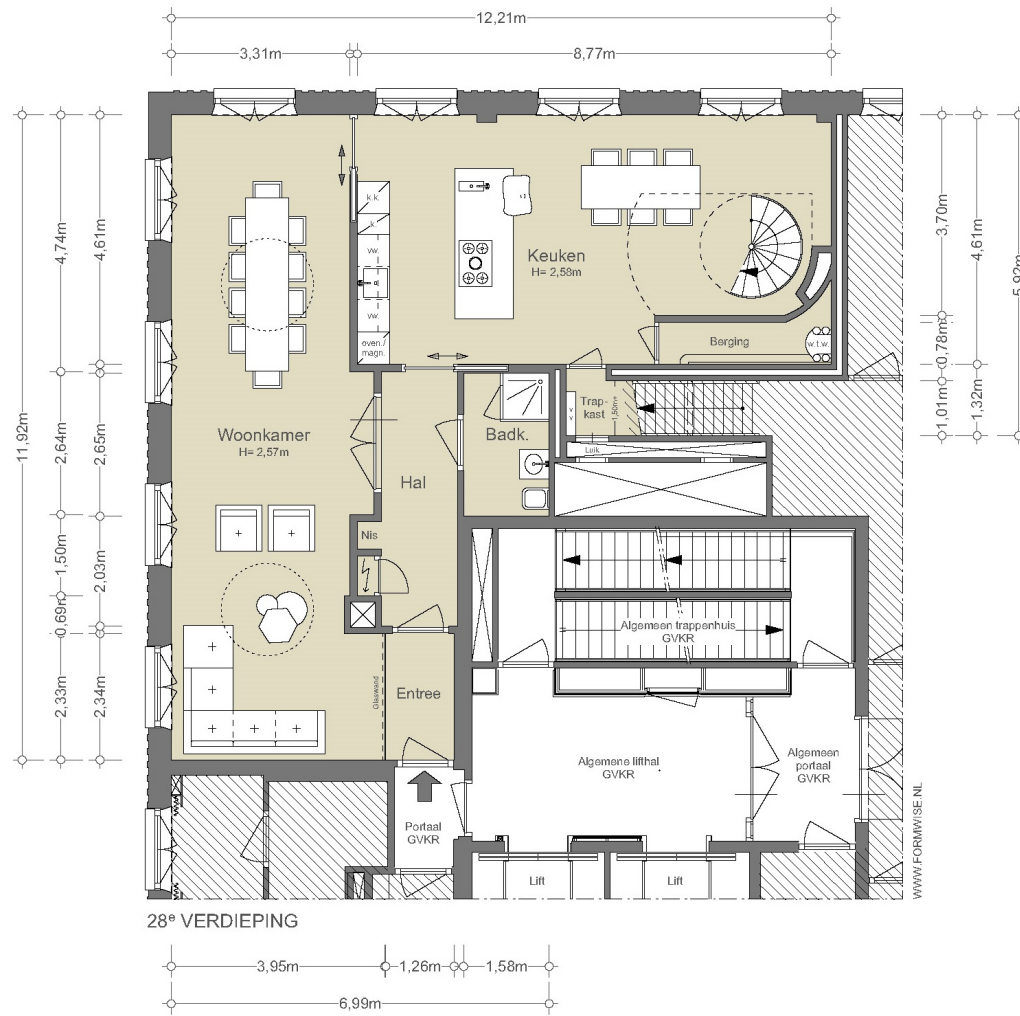
- 2009

Floor space

- Usable floor area: approx. 193 sqm
- External storage space: approx. 35 sqm

Environment

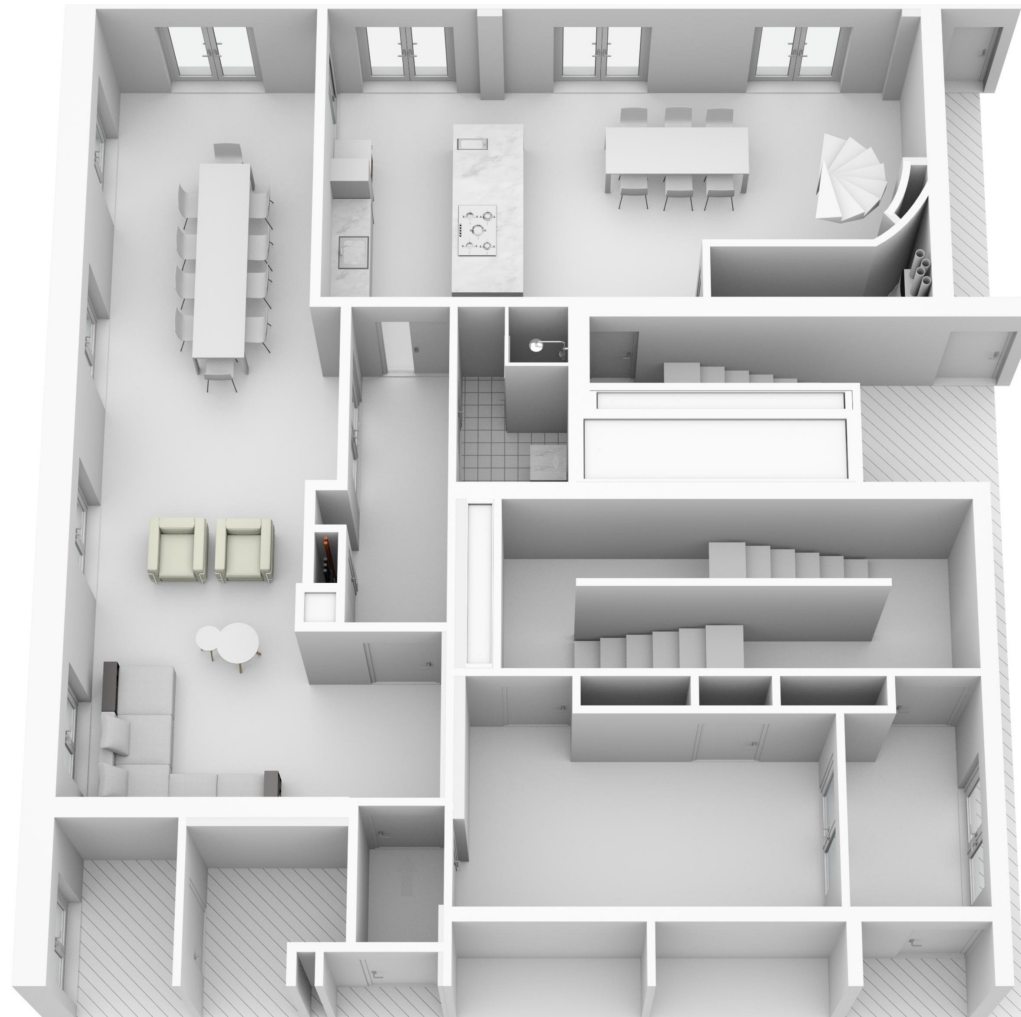
According to information obtained from the Environment and Building Surveillance Department, no negative information is known regarding contamination.



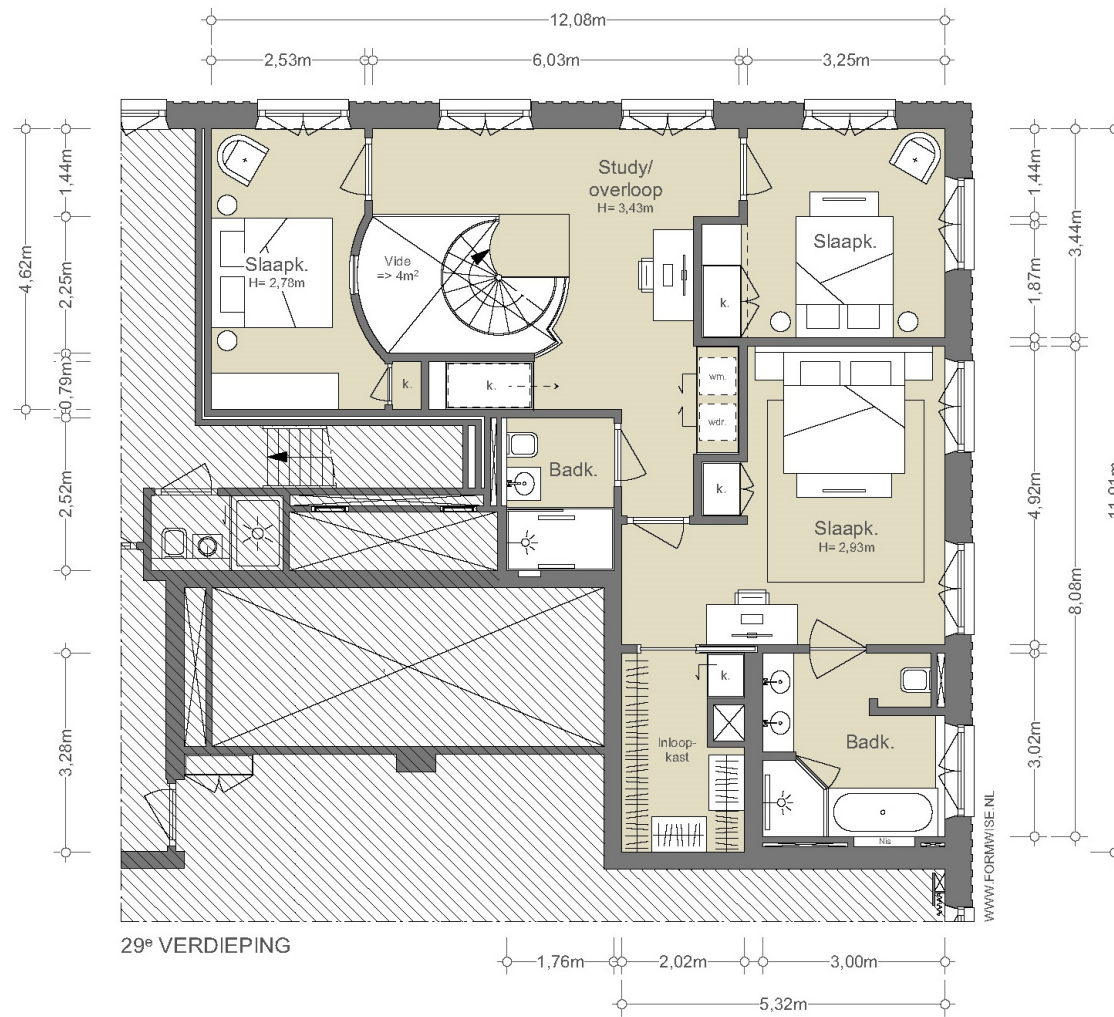
NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
101,14 m 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.



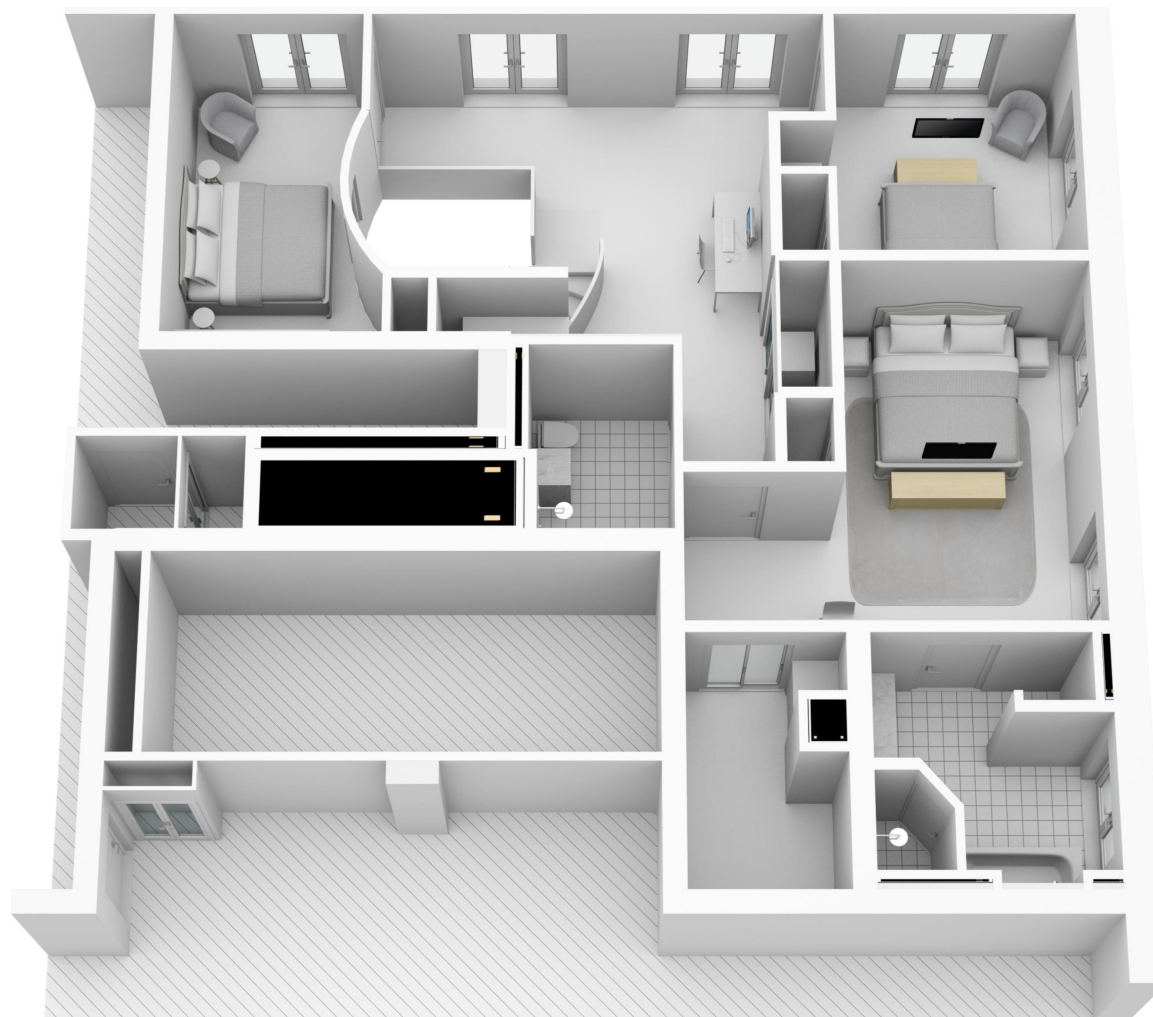
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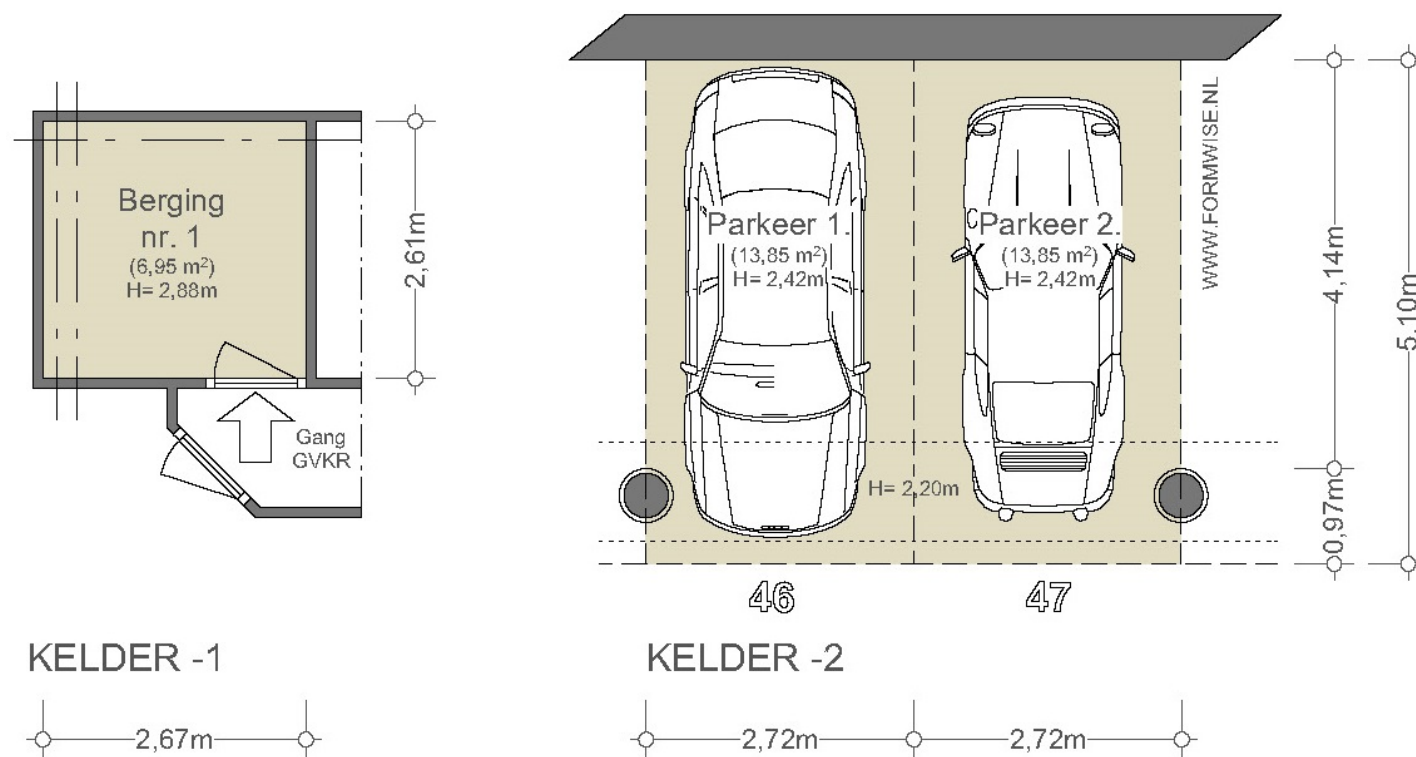
NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen
91,99 m ²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

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



Plattegrond: Gustav Mahlerplein 285



NEN2580/ BBMI - NVM

Gebruiksoppervlakte wonen n.v.t.
Overige inpandige ruimte n.v.t.
Gebouwgebonden buitenruimte n.v.t.
Externe bergruimte 34,65 m ²

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



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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.