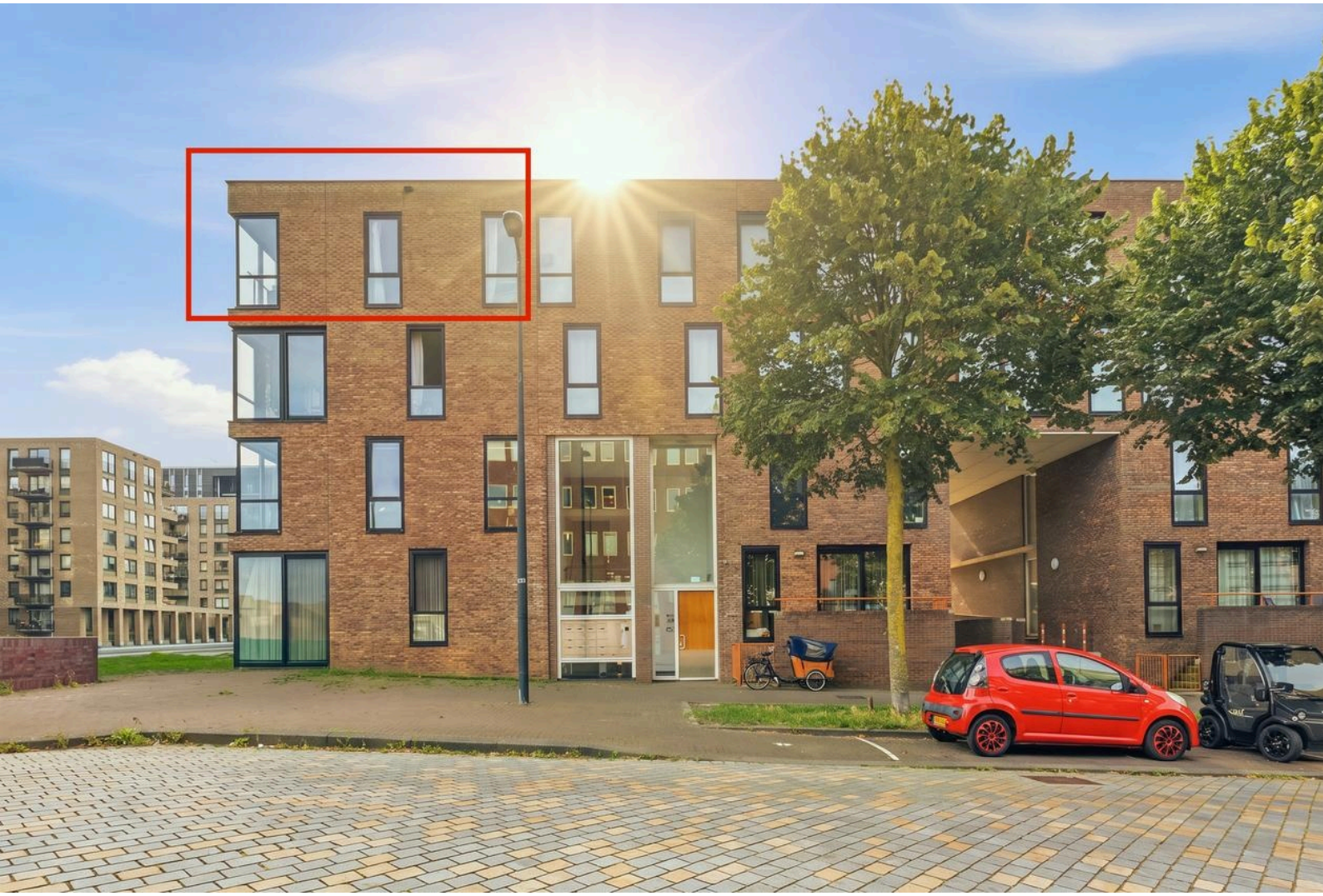


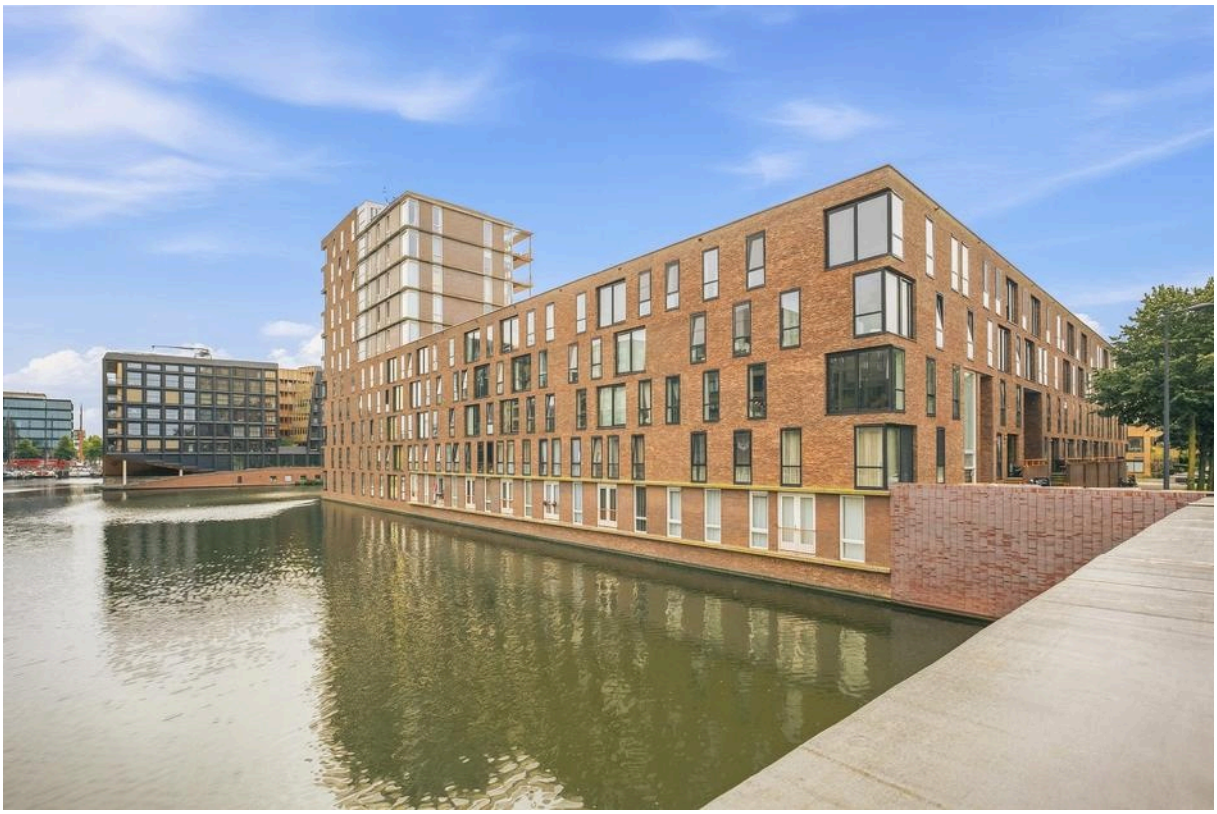
Lumièrestraat 88

1087 KH AMSTERDAM

ASKING PRICE

€ 490,000 k.k.

costs payable by the buyer



LUMIÈRESTRAAT 88 · IJBURG

Light, open views and comfortable living

On the top floor in IJburg

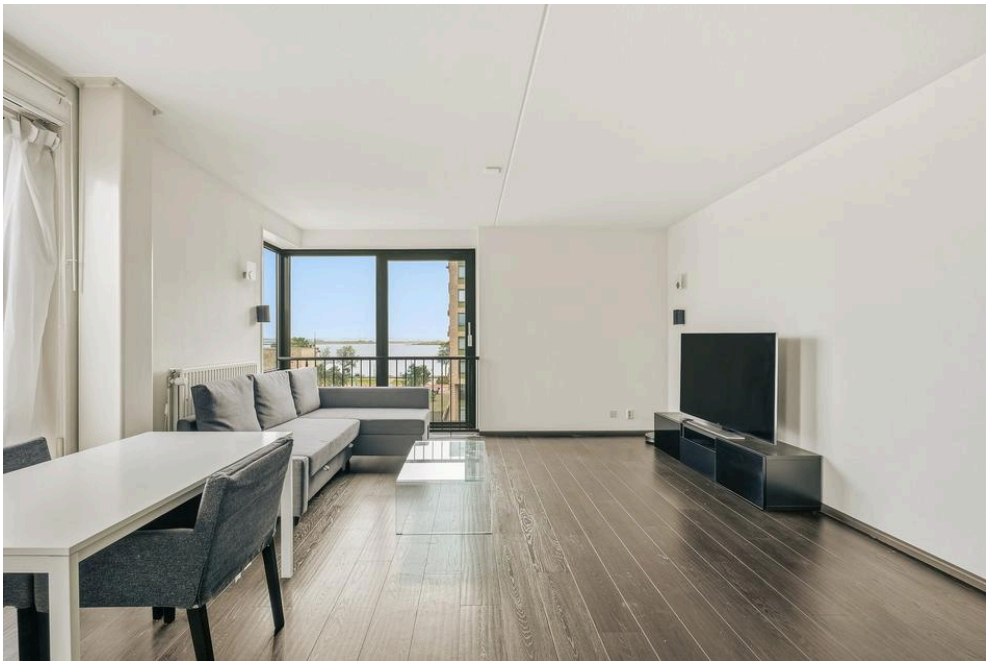
Looking for a bright and spacious apartment with open views, a corner position and no upstairs neighbours? Lumièrestraat 88 in IJburg offers this attractive apartment of approximately 84 m². Situated on the fourth and top floor, the property offers not only plenty of privacy, but also beautiful views across the water, overlooking the Buiten-IJ and the canal.

Thanks to its corner position and abundance of windows, the apartment enjoys an exceptional amount of natural light. Its top-floor location, practical layout and generous living space create a home where comfort and space come together effortlessly.

84.3 m²	2	4th	A	2008
LIVING AREA	BEDROOMS	TOP FLOOR	ENERGY LABEL	YEAR BUILT

The apartment

Entrance	The entrance is located directly off the stairwell, rather than along an open-access gallery. This gives the apartment a more private and peaceful entrance and means it is not a typical gallery-access apartment.
Living room	Upon entering, the generous living space immediately stands out. The living room is wonderfully bright thanks to its many windows and features sliding doors opening onto a French balcony. From here, you can enjoy the views and the lively atmosphere of the surrounding waterways throughout the day.
Kitchen	The open-plan kitchen forms a natural part of the living area and features a cosy breakfast bar, creating a pleasant connection between cooking and dining. The kitchen is equipped with various built-in appliances and provides everything needed for comfortable everyday living.
Bedrooms	The apartment has two spacious bedrooms, both of a good size and offering flexibility for use as bedrooms, a home office or guest room.
Bathroom & storage	In addition, there is a separate toilet, a practical internal storage room with washing machine connection, and a spacious bathroom. The bathroom is simply finished but offers plenty of space and includes a shower, washbasin and heated towel rail.



Building, private storage and Owners' Association

Building	The apartment forms part of a modern residential building dating from 2008, comprising a total of 110 residential units. A parking garage with private storage facilities is located beneath the building.
Private storage	The apartment comes with a spacious private storage room of almost 7 m², ideal for bicycles, storage and other items you would rather keep outside the living space.
Owners' Association	The Owners' Association (VvE) is professionally managed by VT2000 and is financially healthy. A long-term maintenance plan (MJOP) is available. The current service charges are € 197.10 per month.
Leasehold	The property is situated on leasehold land, with the ground rent prepaid until 15 April 2056. The leasehold has not yet been converted to perpetual leasehold. The anticipated amounts relating to the perpetual leasehold option are available from the selling agent.

IN SHORT

> *A generous and exceptionally bright corner apartment of approximately 84 m², situated on the top floor and therefore enjoying complete freedom from upstairs neighbours. With two spacious bedrooms, a generous living area, open-plan kitchen, French balcony, private storage room and, above all, beautiful views across the Buiten-IJ and the canal, Lumièrestraat 88 offers an attractive combination of space, natural light, privacy and views. A property that truly deserves to be viewed in person.*





IJburg: waterfront living with the city close by

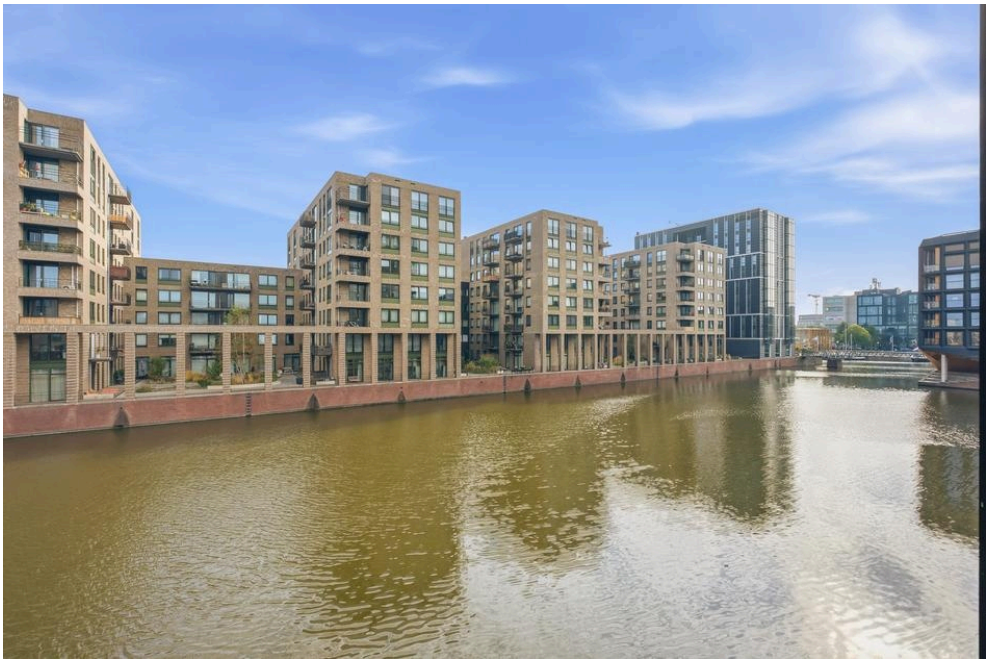
Over the past twenty years, IJburg has developed into an established and highly sought-after residential area where water, space, greenery and urban amenities come together in a unique way. The neighbourhood offers an appealing mix for first-time buyers, families and anyone looking for spacious, modern living while keeping Amsterdam city centre within easy reach.

There is an extensive range of shops for everyday needs, while the area also has an increasingly diverse selection of cafés and restaurants. Popular local destinations include Marina Amsterdam, the Skybar and Cavern de Mexicaan.

The area is also excellently connected. IJburg is easily accessible by car, while tram line 26 provides a fast and direct connection to Amsterdam city centre. The surrounding waterways, abundant greenery and various recreational opportunities further contribute to the relaxed and attractive residential environment.

Details

- Living area: 84.3 m² in accordance with the NEN 2580 measurement standard
- Top floor, with no upstairs neighbours
- Practical layout with open-plan kitchen and 2 bedrooms
- Corner position with canal views
- Energy label A
- Year of construction: 2008
- Private storage room in the basement
- Parking through the permit system; parking spaces in the underground garage are regularly offered for sale or rent
- Healthy and financially sound Owners' Association
- Special clauses: non-occupancy clause applies
- Early completion possible



Key features

SALE

Asking price	€ 490,000 k.k.
Leasehold	Ground rent prepaid until 15-04-2056
Service charges	€ 197.10 per month
Completion	Early completion possible

CONSTRUCTION

Type	Apartment, upper-floor flat
Open porch	No
Year built	2008
Floor	Fourth (top) floor

AREAS & VOLUME

Usable living area	84 m²
Private storage	Almost 7 m²
Volume	271 m³

LAYOUT & VVE

Number of rooms	3, of which 2 bedrooms
VvE	Professionally managed (VT2000), MJOP

ENERGY

Energy label	A
Heating	District heating
Insulation	Double glazing, fully insulated

LOCATION & PARKING

Location	On the water, quiet road, residential area
Outdoor space	French balcony
Garden	No garden
Parking	Permit system



LOCATION

Lumièrestraat 88
Oost
1087 KH Amsterdam

Living room





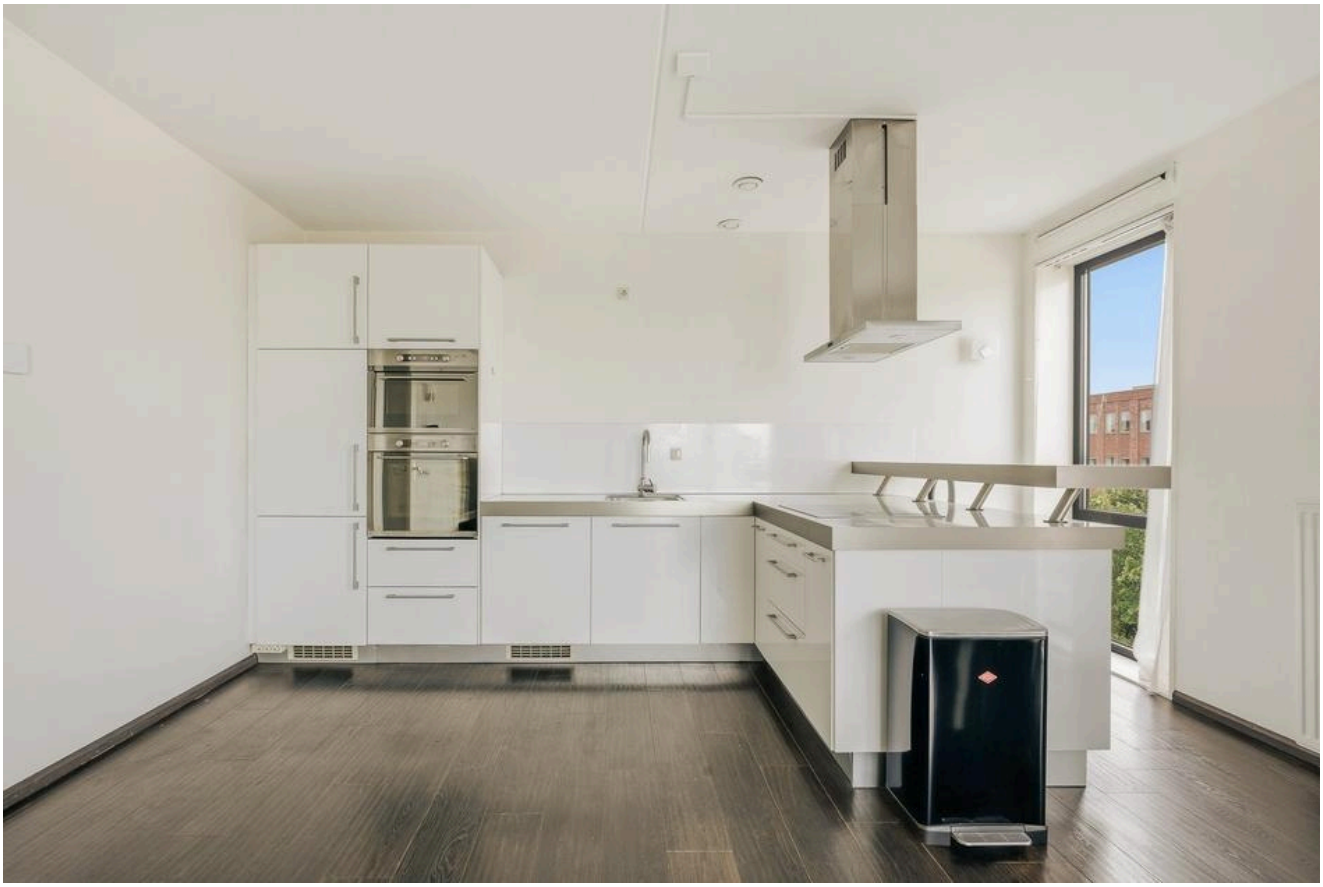


View

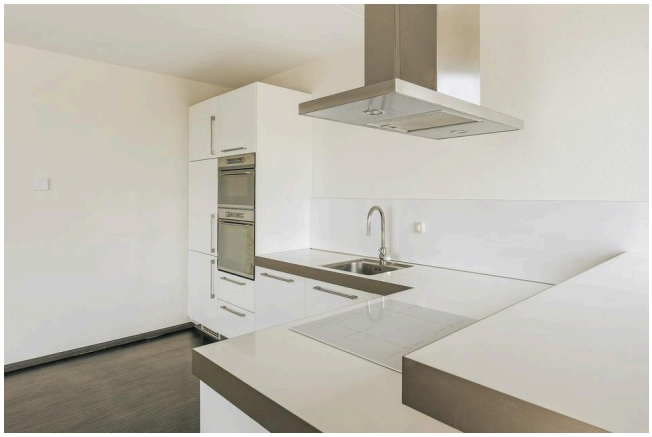




Kitchen

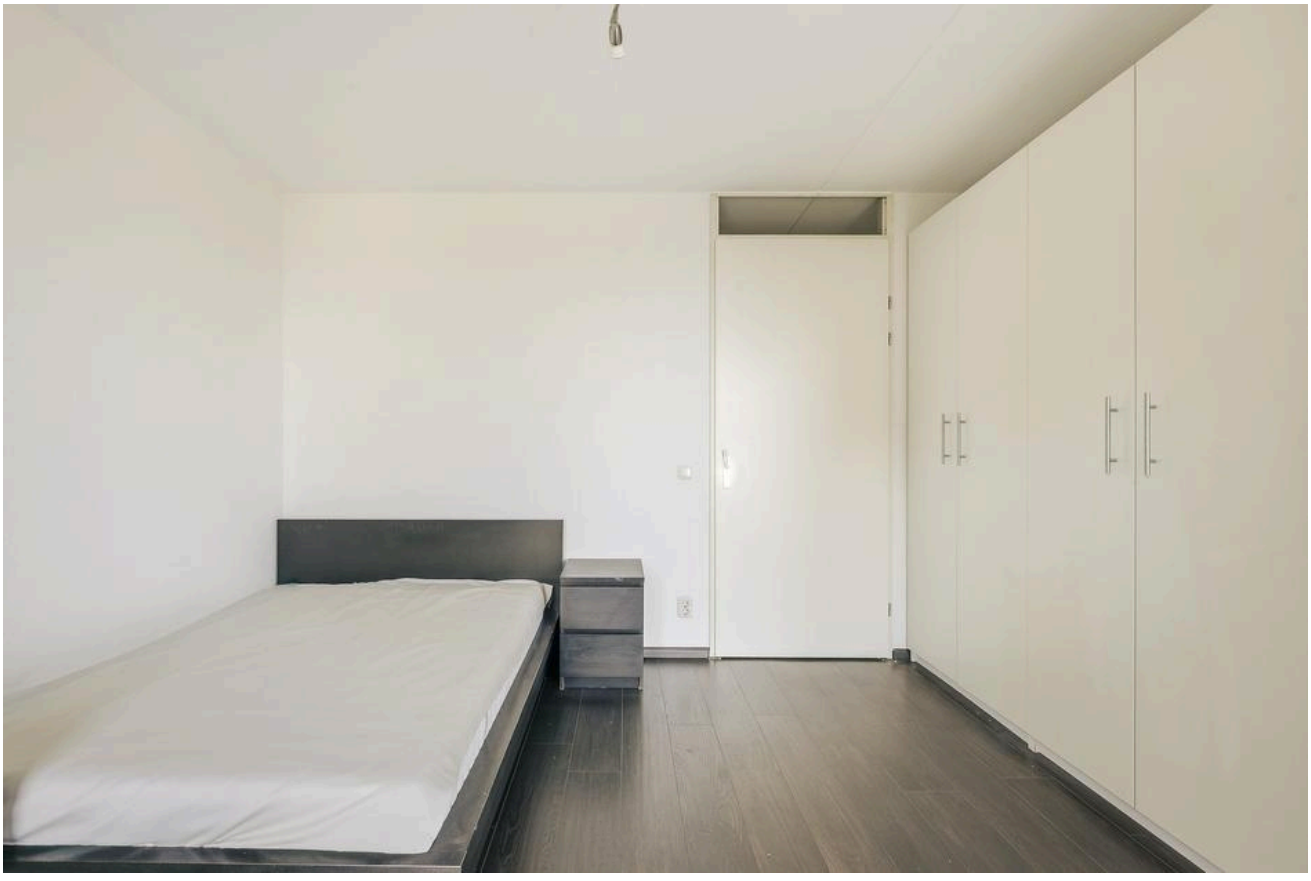




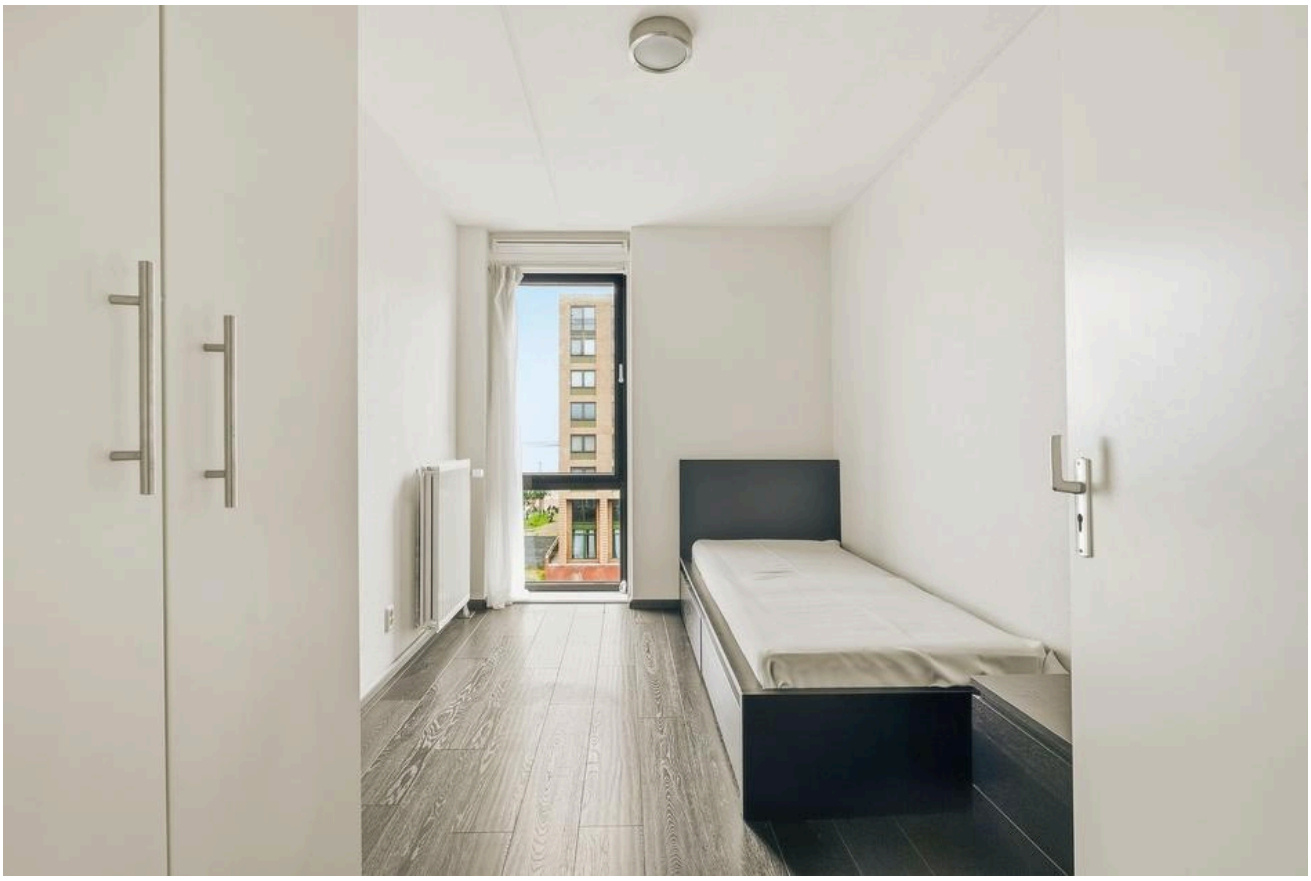


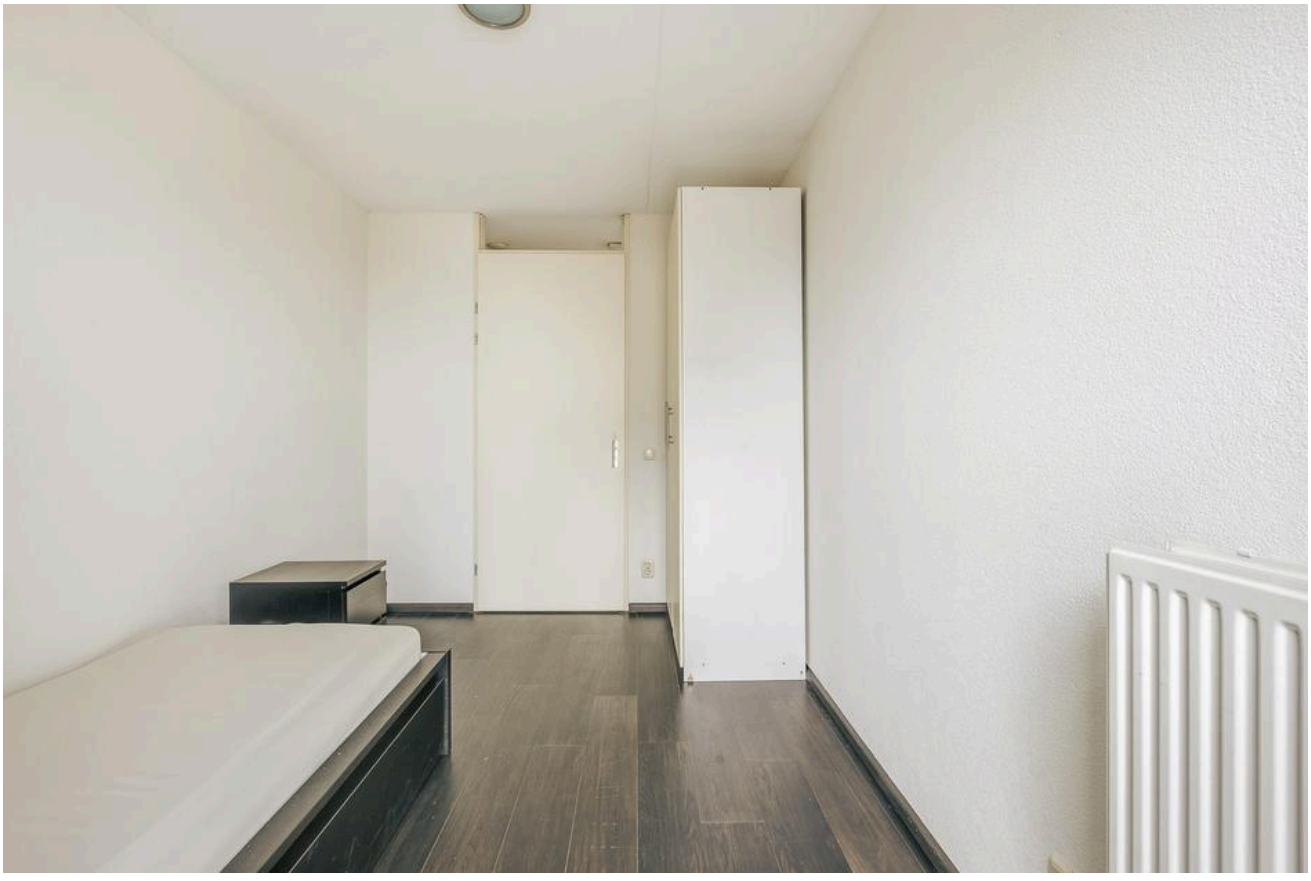
Bedroom





Second bedroom

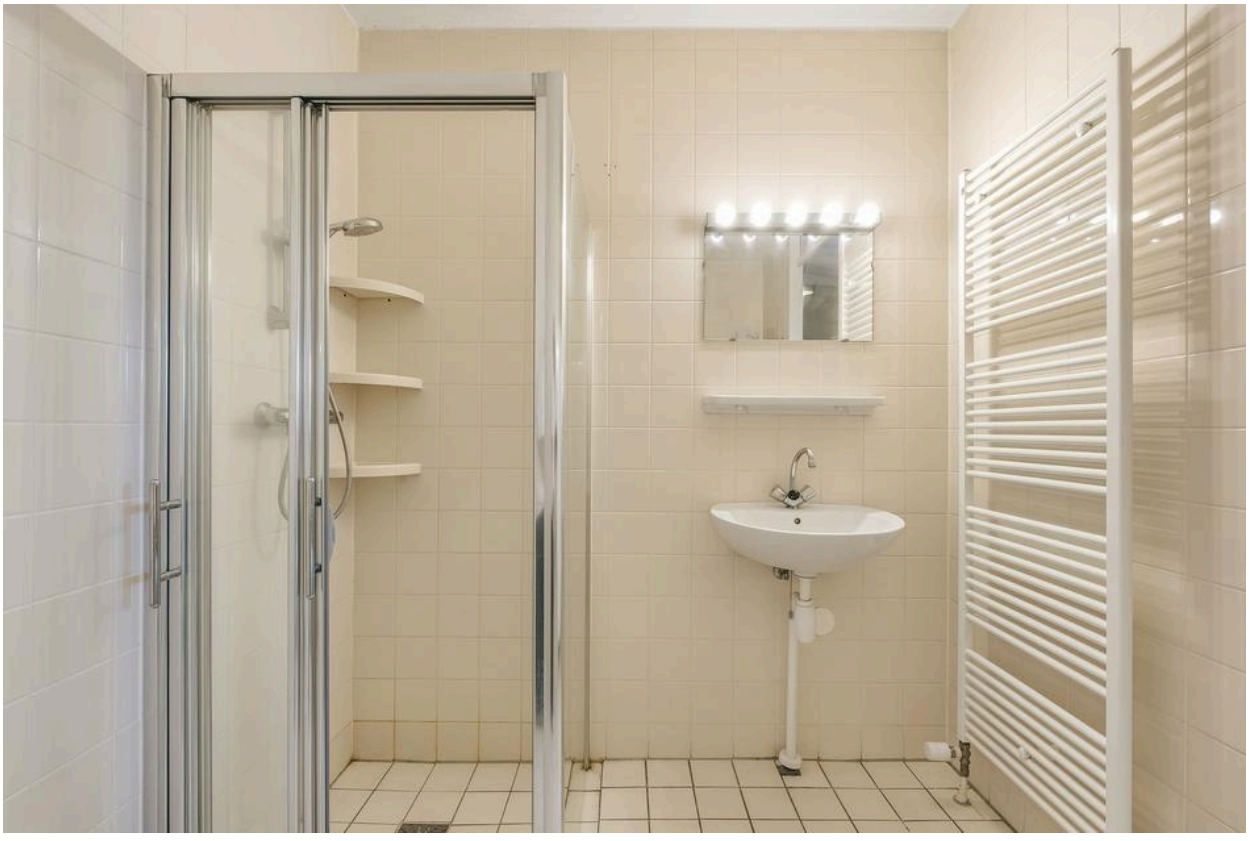




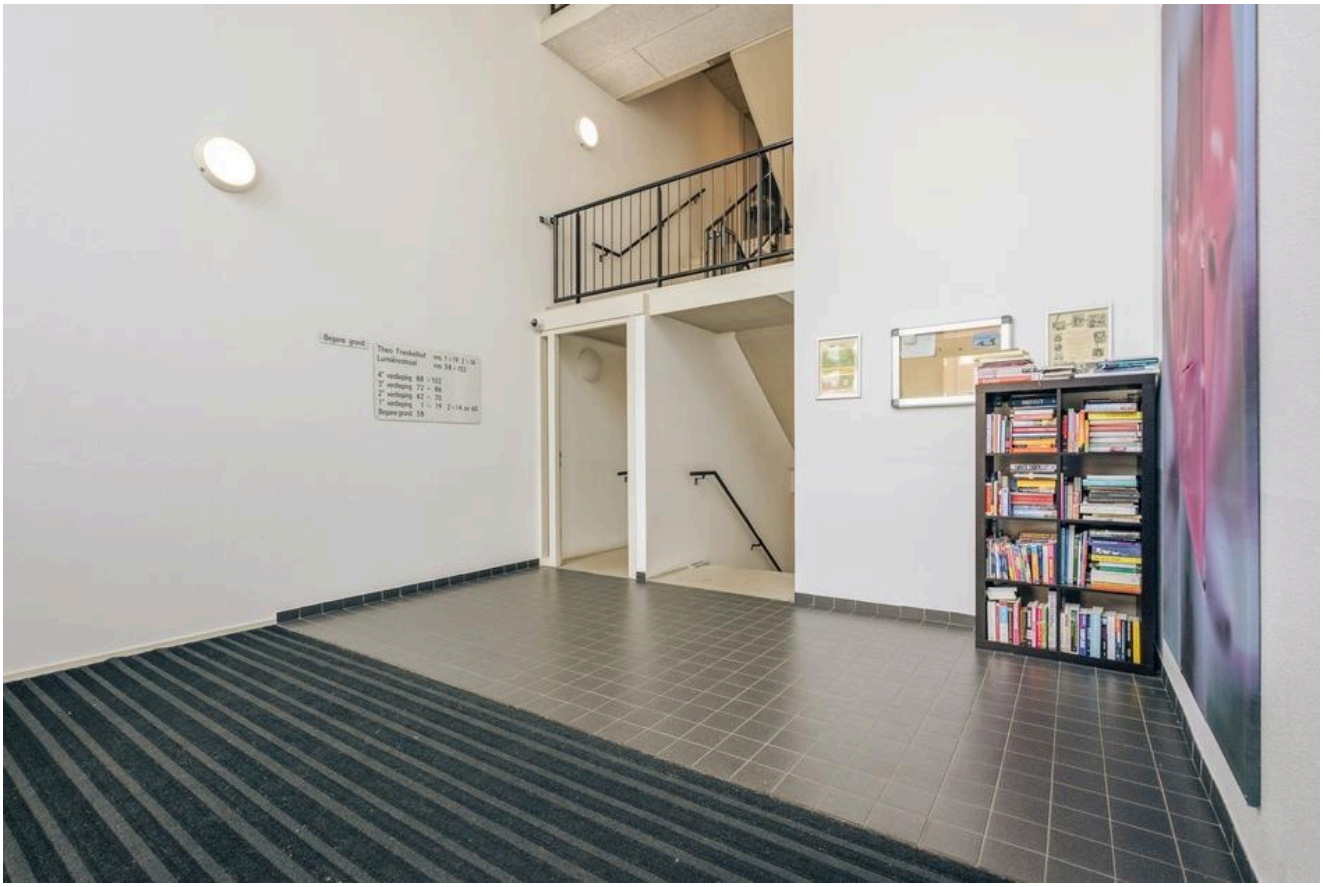
Bathroom, toilet & storage

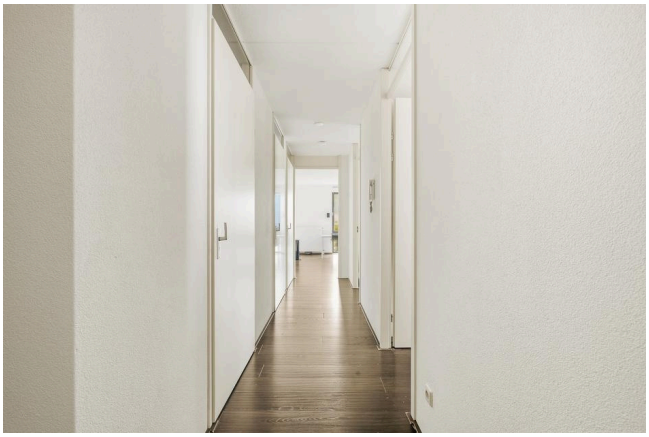


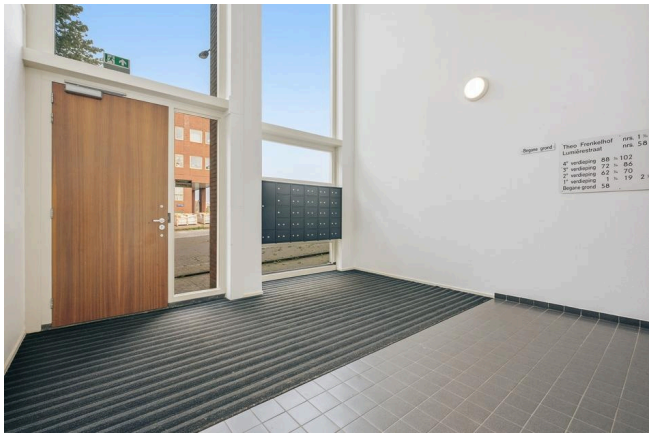




Hallway & entrance







The building





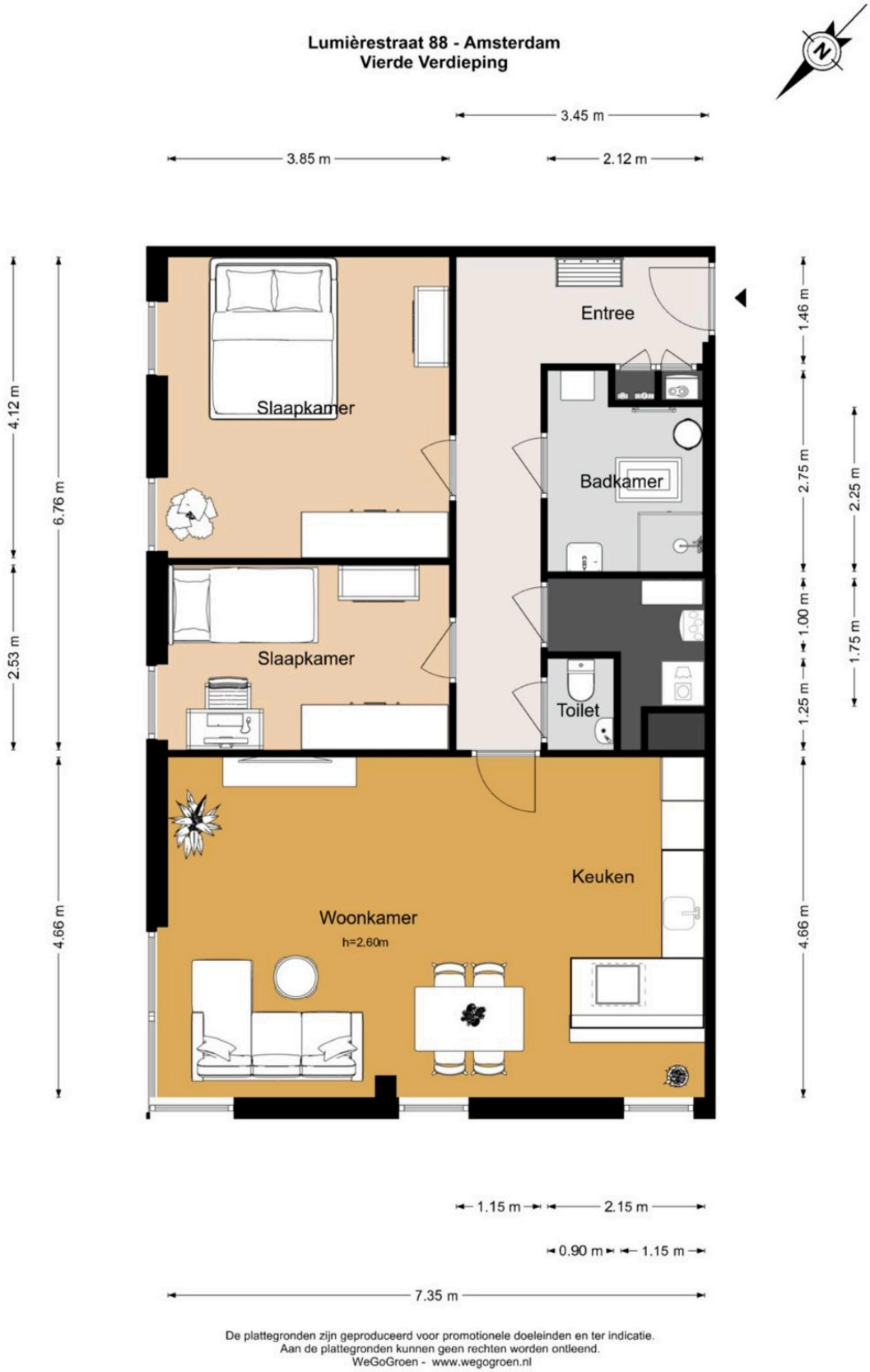


Surroundings





Fourth floor



The floor plans have been produced for promotional purposes and are indicative only. No rights can be derived from the floor plans.

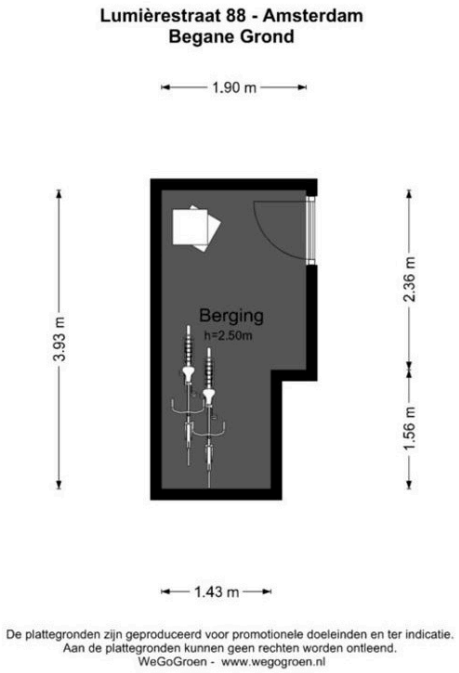
Floor plans 3D





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Storage room · Overview of floor areas (NEN 2580)







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At home in the Amsterdam housing market

JLG Real Estate is happy to help you let, buy or sell a home. We specialise in these areas, with a positive outlook and an innovative approach.

As a member of the NVM, MVA and VVA, we guarantee a high standard of service. Another major advantage is our exceptionally strong network in Amsterdam and the surrounding area – a network we have been building for more than 20 years and from which we are pleased to let you benefit.

Our team of experienced and certified professionals is therefore completely at home in the Amsterdam housing market. Tell us what you are looking for and discover possibilities you may not yet have considered.

SERVICES	NETWORK	MEMBER OF
Letting, buying and selling	More than 20 years in Amsterdam and surroundings	NVM · MVA · VVA

BANK GUARANTEE / DEPOSIT

When the purchase agreement is concluded, a deposit or bank guarantee amounting to 10% of the agreed purchase price will be requested within a certain period, as additional security for the fulfilment of the buyer's obligations.

JLG Real Estate has an exclusive partnership with Bankgaranties.com, through which the mandatory bank guarantee can be arranged quickly, easily and affordably in just a few clicks.

THE 3 MAIN ADVANTAGES

01

Quick and easy

An automated system guides you easily through the required steps: the bank guarantee is arranged in 3 minutes.

02

Security

In this way, both buyer and seller are assured of the contractual security.

03

Affordable

For only 399 euros including VAT, everything is arranged without the involvement of expensive banks or mortgage advisers.

For more information, visit **jlgrealestate.com/bankgarantie**

Legal information

DISCLAIMER

This information has been compiled by us with due care. However, we accept no liability whatsoever for any incompleteness, inaccuracy or otherwise, or for the consequences thereof. All stated dimensions and surface areas are indicative.

Although every effort has been made to compile the available data as accurately as possible, it must be assumed that the information in this brochure is indicative only. The data (amounts, years, descriptions, etc.) has sometimes been obtained from verbal information or visual inspection, and has sometimes been recalled from memory. The seller has expressly been asked to report any defects known to him. The buyer, however, has his own duty to investigate all matters that may be of importance to him and can never invoke ignorance of facts that he could have observed himself or that were apparent from the public registers.

EXPLANATORY CLAUSE NEN 2580

The Measurement Instruction is based on NEN 2580. The Measurement Instruction is intended to apply a more uniform method of measuring in order to give an indication of the usable floor area. The Measurement Instruction does not completely rule out differences in measurement results, for example due to differences in interpretation, rounding or limitations in carrying out the measurement.

LEGALLY VALID PURCHASE AGREEMENT ONLY AFTER SIGNING

A verbal agreement between the private seller and the private buyer is not legally valid. In other words: there is no sale. A legally valid sale only exists once the private seller and the private buyer have signed the purchase agreement. Incidentally, a confirmation of the verbal agreement by e-mail or a draft purchase agreement that has been sent is not regarded as a ‘signed purchase agreement’.

AGE CLAUSE

The buyer is aware of the year of construction of the property. The requirements that may be imposed on the quality of construction are considerably lower than for new homes. The complete or partial absence of one or more properties of the property required for normal and special use, and any other failure of the property to conform to the agreement, shall be at the expense and risk of the buyer.

ASBESTOS CLAUSE

In the past, asbestos was widely used in construction because of the favourable properties of the material. Since 1 July 1993, the sale of asbestos-containing materials has been prohibited in the Netherlands. Homes built before that date may still contain asbestos-containing materials. A clause will be included in the deed of sale in which the buyer declares to be aware of the possible presence of asbestos-containing materials and to be aware of the regulations regarding any alterations to and disposal of such materials.

Legal information

NON-OCCUPANCY CLAUSE

In some situations, a seller has never lived in the property being sold. In such cases, a clause will be included in the deed of sale stating that the buyer is aware that the seller has never actually used the property and that the seller is therefore unable to inform the buyer about characteristics or defects of the property of which the seller might have been aware had he actually used the property himself. Such characteristics or defects are at the buyer's risk, and this has been taken into account in determining the purchase price.

BUYER'S DUTY TO INVESTIGATE

As a buyer, you have a duty to investigate. This means that we assume that the buyer has carried out a thorough investigation into all aspects that are relevant when deciding to buy a home. This includes, among other things, studying all information provided, obtaining information from the municipality, a financial assessment (mortgage) and a structural survey.

FOUNDATION RISK INDICATOR AVAILABLE

A foundation risk indicator (A to E) has been assigned to this property in the NVM software. It is shown only as A-B-C on the one hand or D-E on the other, and may vary in degree of reliability. The foundation risk indicator is based on data from FunderMaps, which takes into account, among other things, foundation type, soil and groundwater data, subsidence and repair data. FunderMaps is a commercial data platform developed with the KCAF. The seller, the estate agent and the NVM do not vouch for the accuracy, completeness or timeliness of the foundation risk indicator and the FunderMaps data used. The foundation risk indicator is informative and indicative, provides no guarantees and does not constitute an assessment of the actual condition of the foundation. No rights can be derived from the foundation risk indicator. Interested parties are advised, if the condition of the foundation is important to them, to carry out (or have carried out) an independent (limited or full) foundation survey.

FOUNDATION RISK INDICATOR NOT AVAILABLE

No foundation risk indicator (A to E) has been assigned to this property in the NVM software. The foundation risk indicator is based on data from FunderMaps, which takes into account, among other things, foundation type, soil and groundwater data, subsidence and repair data. FunderMaps is a commercial data platform developed with the KCAF. The seller, the estate agent and the NVM do not vouch for the accuracy, completeness or timeliness of the FunderMaps data used. The absence of a foundation risk indicator does not rule out foundation problems and does not constitute an assessment of the actual condition of the foundation. No rights can be derived from the absence of a foundation risk indicator. Interested parties are advised, if the condition of the foundation is important to them, to carry out (or have carried out) an independent (limited or full) foundation survey.

JLG
REAL ESTATE

At home in the Amsterdam housing market

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