



Spankerenkade 9

1107 ZX AMSTERDAM

ASKING PRICE

€ 650,000 k.k.

costs payable by the buyer



SPANKERENKADE 9 · AMSTERDAM ZUIDOOST

Start a new chapter

Start a new chapter at Spankerenkade 9 in Amsterdam, in this spacious and beautifully located family home with a living area of 128 m², a front and back garden, and a plot of 130 m². With unobstructed views of a generous green strip with trees, water, reeds and nature, you live here in the midst of tranquillity.

The house has 5 bedrooms, 2 bathrooms, air conditioning on all floors and energy label A. In addition, the ground lease (erfpacht) has been bought off in perpetuity, so you will never pay ground rent again.

128 m²

LIVING AREA

130 m²

PLOT

5

BEDROOMS

2

BATHROOMS

A

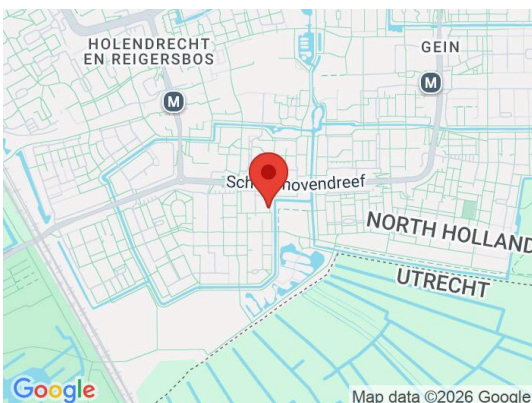
ENERGY LABEL



Living by the green

The property is situated in a unique spot on the Spankerenkade, in a green, child-friendly residential neighbourhood in Amsterdam Zuidoost. The front garden borders directly on the green strip, which connects to the nature park De Hoge Dijk, free of cars and other traffic, and faces southeast. This way you start the day with coffee in the morning sun, surrounded only by water, reeds and birdsong.

In the neighbourhood you will find plenty of greenery, playgrounds and both primary and secondary schools. The charming village of Abcoude, De Hoge Dijk golf course, the Gaasperplas (water) recreation area and the AMC hospital are all within a 10-minute bike ride. With the (night) bus and the metro, you can quickly reach the centre of Amsterdam. For daily groceries and the weekly fresh market, you can walk to the Reigersbos shopping centre.



LOCATION

Spankerenkade 9
Zuidoost
1107 ZX Amsterdam

Room for the whole family

In 2007, this home was extended with a roof extension. As a result, the house now has a generous layout with 5 bedrooms and 2 bathrooms, ideal for a family looking for space. Thanks to the peace and quiet and the many rooms, working from home is also very pleasant here. The property features low-maintenance window frames with HR++ glazing, sun awnings, floor insulation, air conditioning on all floors and 9 solar panels. This ensures low energy consumption and a favourable energy label A.

LAYOUT

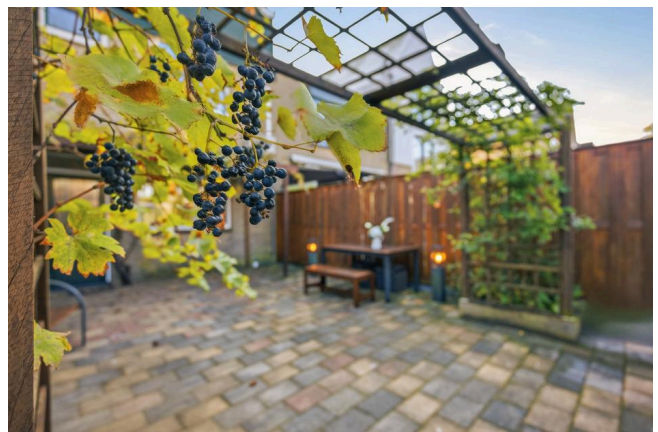
Ground floor	Hall with storage room/utility room and access to the back garden. Spacious through living room with an open kitchen. Via the stairwell with a separate toilet, a beautifully lit staircase leads to the first floor.
First floor	Landing with 3 bedrooms and two storage options. The master bedroom at the back of the house has an additional washstand. The luxurious bathroom is equipped with thermostatic taps and a genuine whirlpool bath.
Roof extension	2 bedrooms with a high ridge height, with the 2nd bathroom in between, featuring a toilet, washbasin and shower. Above the bathroom, the attic landing and a bedroom, there is a spacious loft with ample storage space and the central heating boiler.



Two gardens, always sun somewhere

The back garden faces west and enjoys the sun until late in the evening. Under the pergola with grapevine you can sit comfortably sheltered, and thanks to the cheerful paving stones, the garden is low-maintenance. At the back there is a separate shed and there is rear access.

The front garden borders directly on the green strip and offers a lovely spot to enjoy the view.



Particulars & additional information

- Living area approx. 128 m², plot size approx. 130 m²
- 5 bedrooms and 2 bathrooms
- Roof extension from 2007
- Energy label A, with 9 solar panels, air conditioning on the upper floors, HR++ glazing and floor insulation
- Front garden faces southeast, back garden faces west: always sun somewhere
- Ground lease bought off in perpetuity, no more ground rent payments ever
- Parking in the immediate vicinity via a permit system
- Transfer by arrangement

With 128 m² of living space, two gardens, a unique view and a low energy bill, this home is the ideal choice for families seeking peace and space without leaving the city. Don't miss your chance to view this special property. Book a viewing instantly, 24/7, via the website!



Key features

SALE

Asking price	€ 650,000 k.k.
Ground lease	Bought off in perpetuity
Transfer	By arrangement

AREAS & VOLUME

Usable living area	128 m ²
Plot size	130 m ²
Volume	440 m ³

ENERGY

Energy label	A
Heating	Central heating boiler
Insulation	Fully insulated
Solar panels	9

CONSTRUCTION

Type	House, single-family home
Property type	Terraced house
Construction period	1981–1990
Roof extension	2007

LAYOUT

Number of rooms	6, of which 5 bedrooms
Bathrooms	2

OUTDOOR SPACE

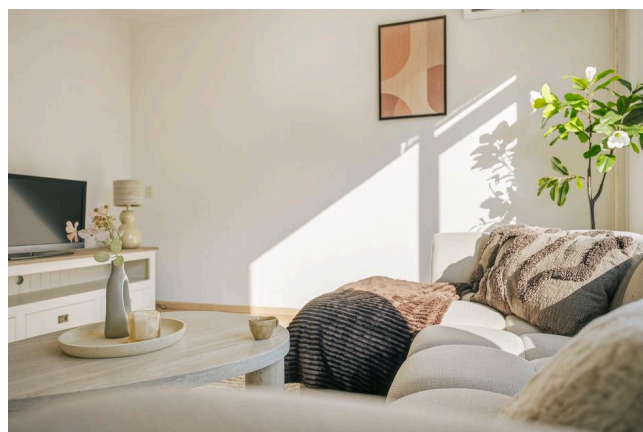
Location	By a park, in a residential area, unobstructed view
Garden	Back garden, front garden 61 m ²
Garage	No garage
Parking	Permit system



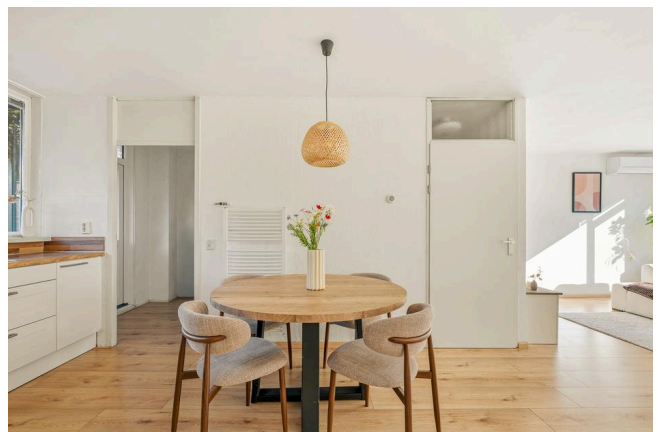
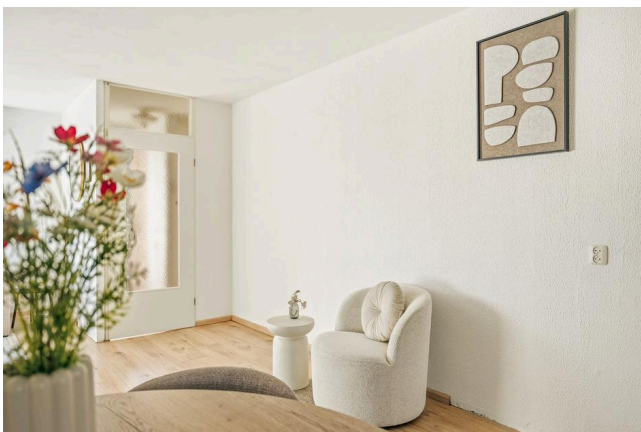
Exterior



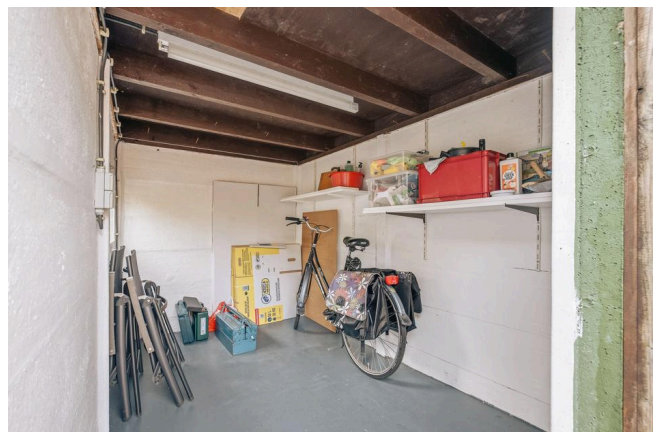
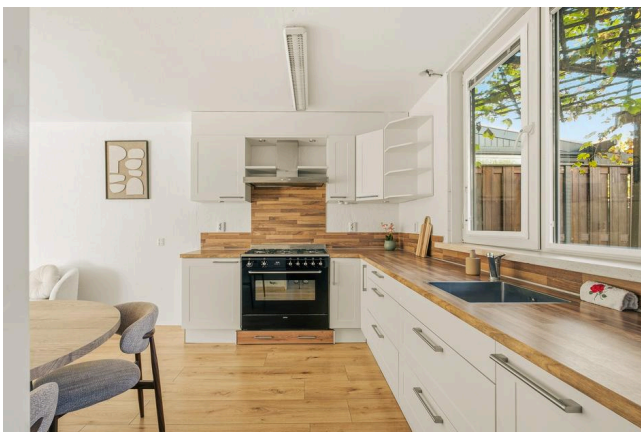
Living room



Living room & kitchen



Kitchen & utility room



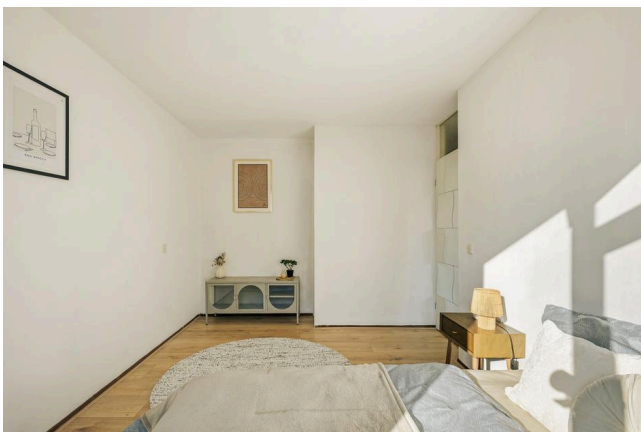
Stairwell & first floor



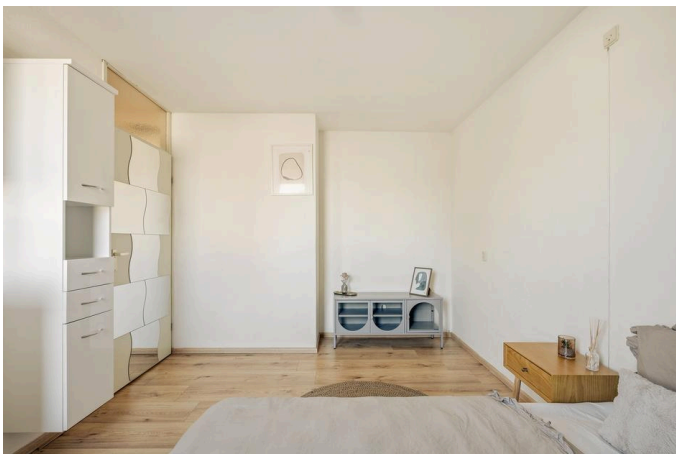
Via the stairwell with a separate toilet, a beautifully lit staircase leads to the first floor.



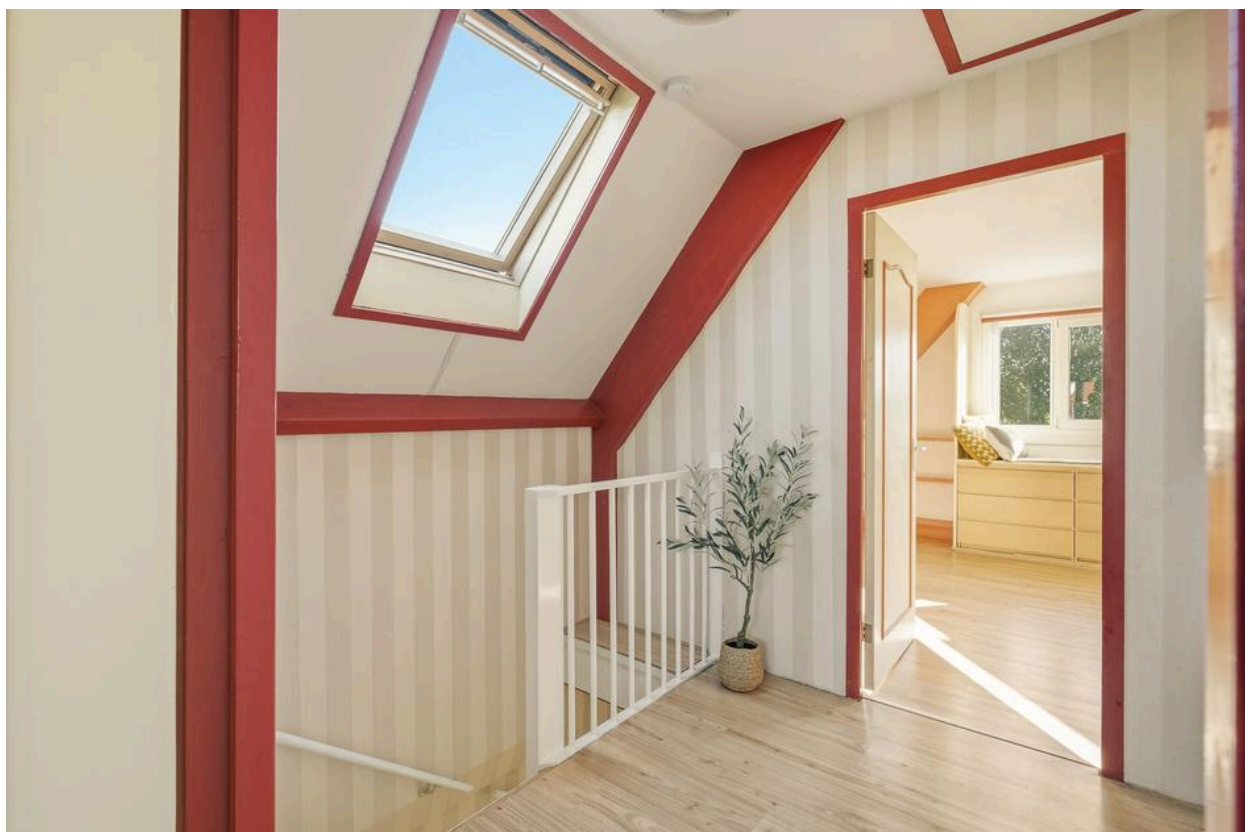
First floor



Master bedroom & bathroom



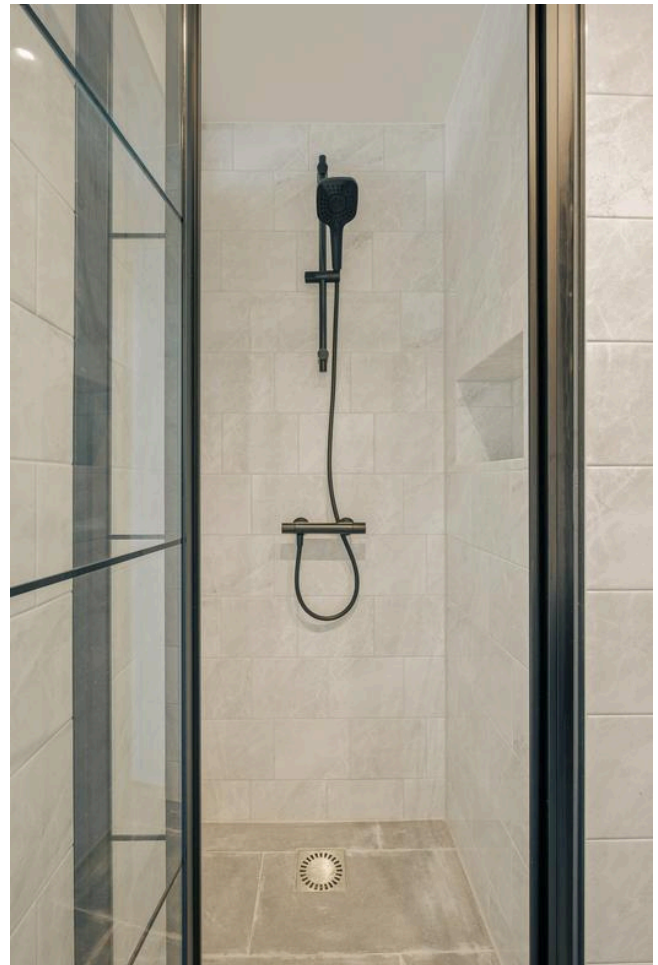
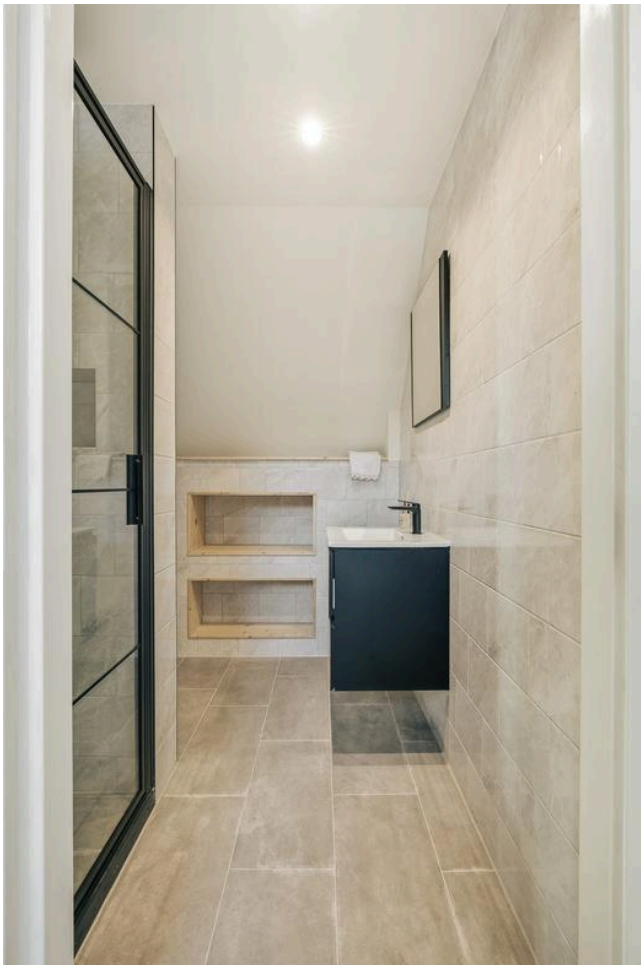
Roof extension



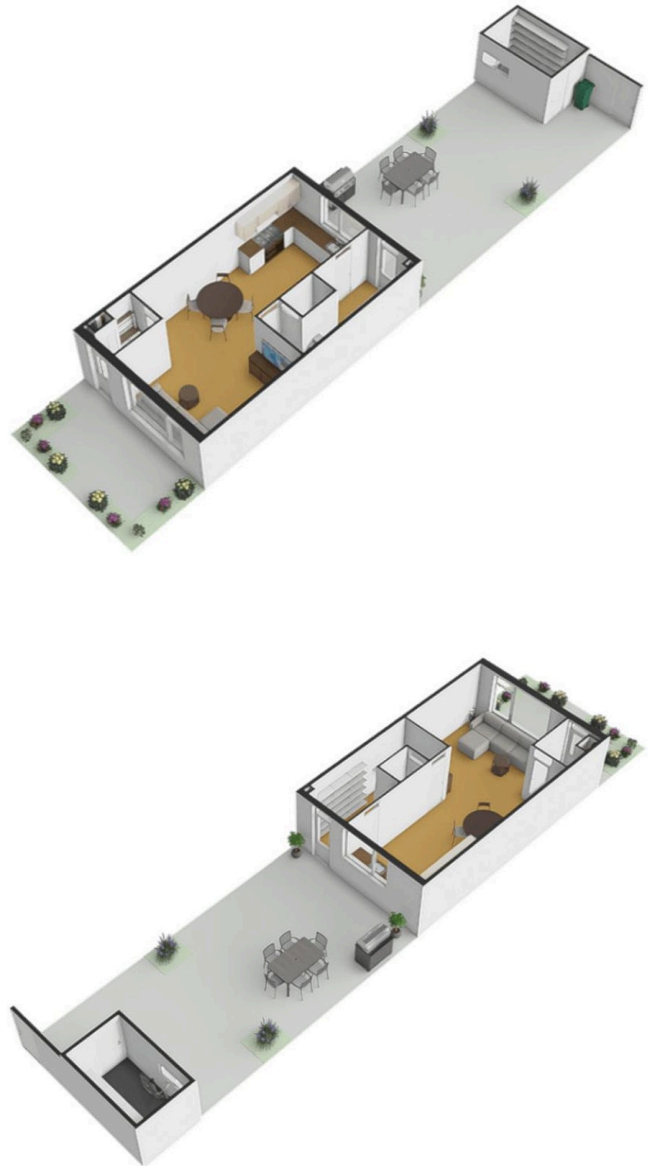
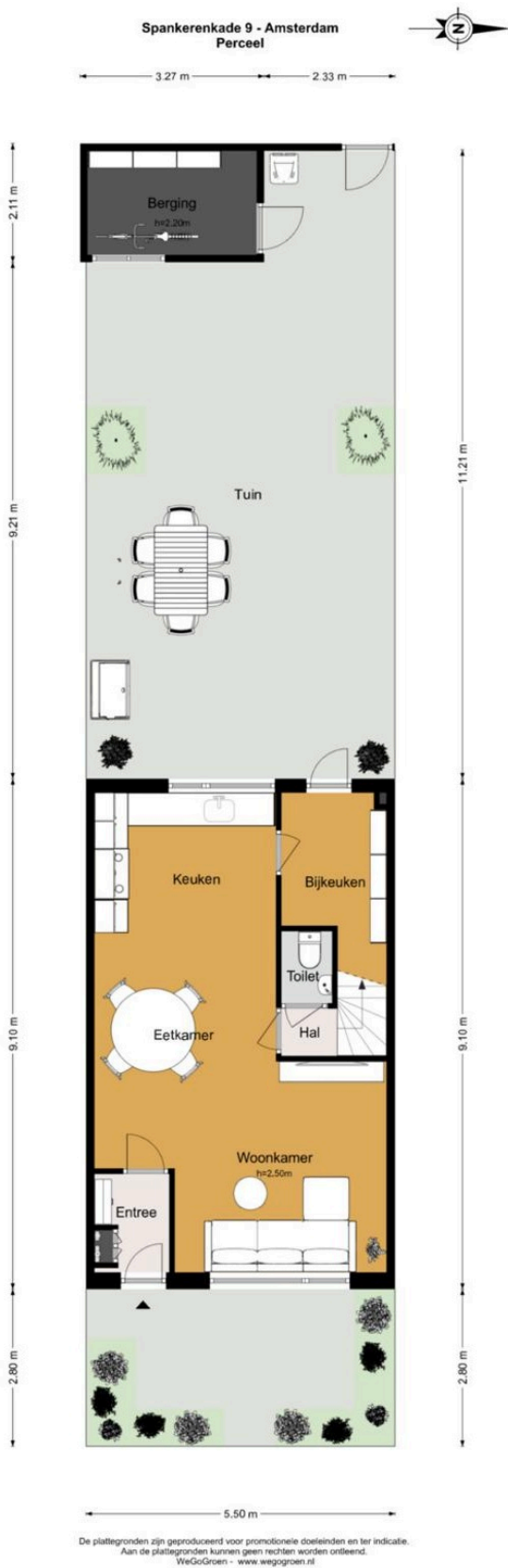
Roof extension · Bedroom



Roof extension · Bedroom & bathroom



Site plan



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

Ground floor



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
WeGoGroen - www.wegogroen.nl

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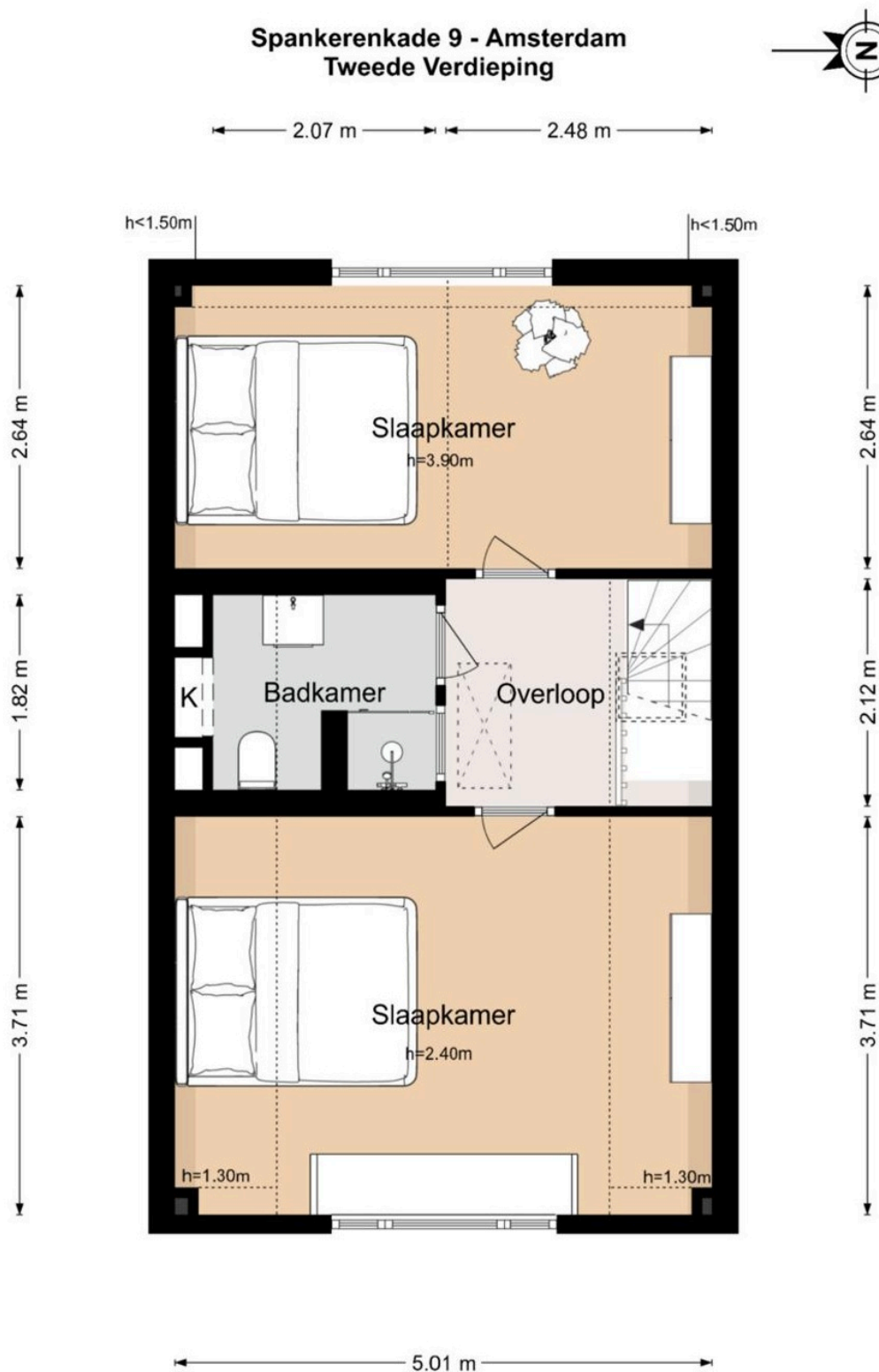
First floor



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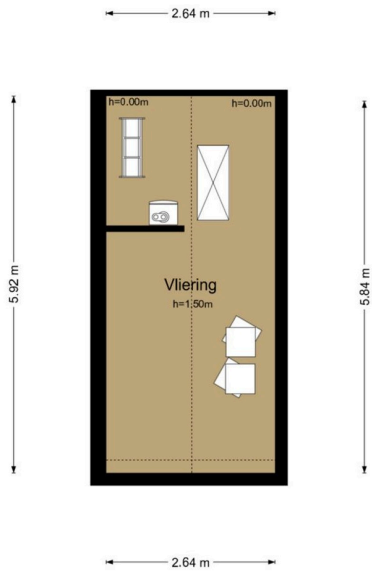
Second floor



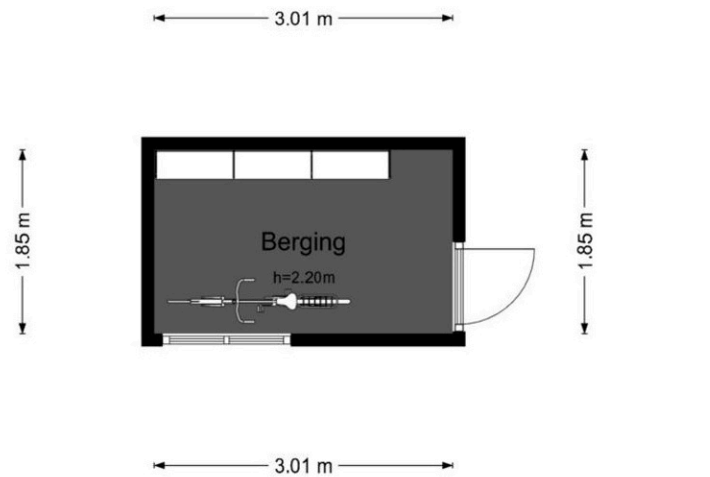
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Loft · Shed

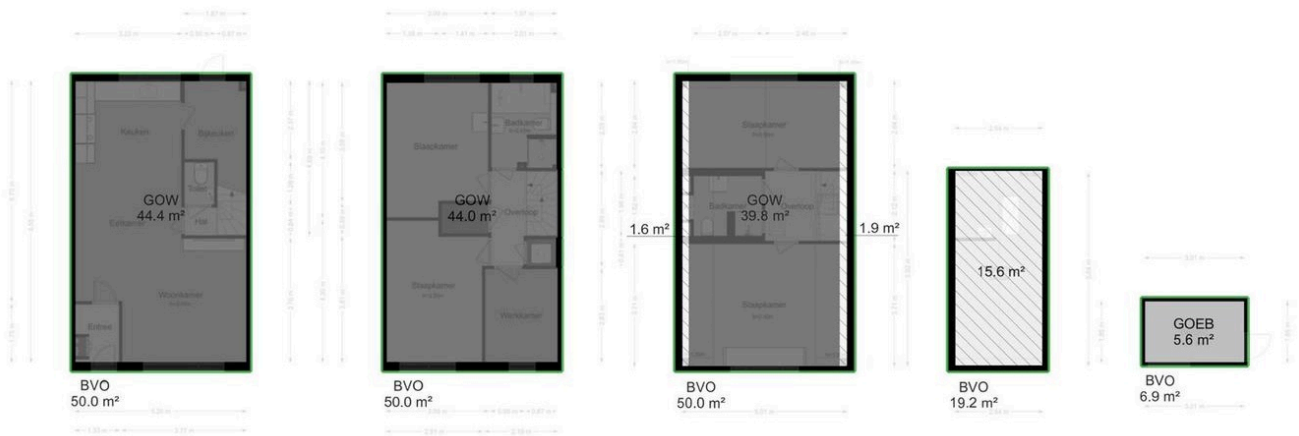
Spankerenkade 9 - Amsterdam
Vliering

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Spankerenkade 9 - Amsterdam
Berging

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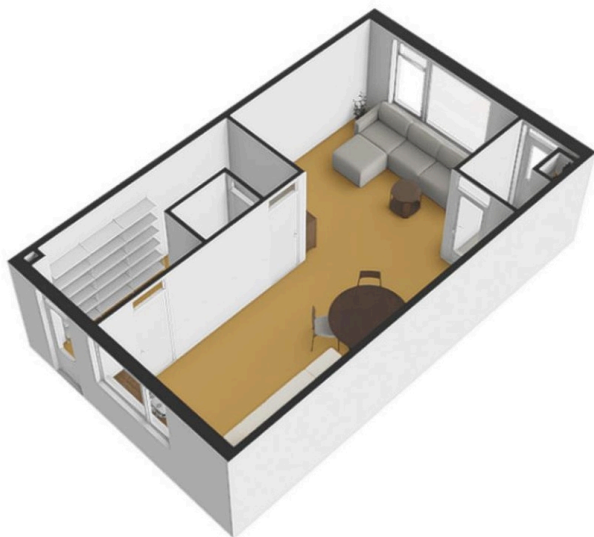
OVERVIEW OF FLOOR AREAS (NEN 2580)



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Floor plans 3D

GROUND FLOOR



FIRST FLOOR



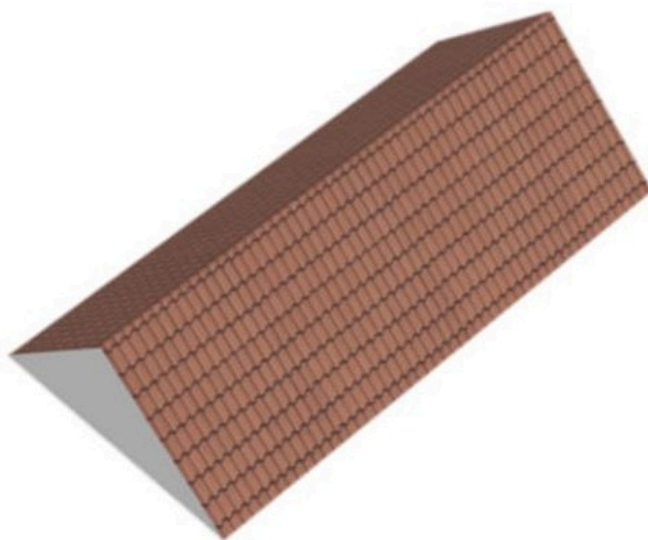
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Floor plans 3D

SECOND FLOOR



SHED · ROOF



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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

Letting, buying and selling

NETWORK

More than 20 years in Amsterdam and surroundings

MEMBER OF

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.

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At home in the Amsterdam housing market

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