



Gustav Mahlerlaan 25 B

1082 MK AMSTERDAM

ASKING PRICE

€ 500,000 k.k.

costs payable by the buyer



RARELY AVAILABLE

Bright living in a 'mini penthouse'

On the top floor of The Gustav: approx. 50 m², south-facing corner location and a roof garden right by the front door

An apartment like this rarely comes onto the market. This comfortable apartment of approx. 50 m² is located on the eighth and top floor of The Gustav, in the heart of the Zuidas. It is a true 'mini penthouse' with no upstairs neighbours, its own storage space for a motorbike or scooter in the basement, and almost direct access to the shared roof garden. The apartment has energy label A and is equipped with underfloor heating. Here you live comfortably, in plenty of light, with all amenities around the corner.

49 m²

LIVING AREA

8th

TOP FLOOR

South

CORNER LOCATION

A

ENERGY LABEL

2020

YEAR BUILT

Layout

Building and eighth floor

Through the central entrance with automatic doors, you reach the eighth floor by lift or stairwell. Here you will find a spacious landing with a cosily furnished meeting area. From the landing, a staircase leads to the shared roof garden, where you have sun all day long.

Apartment

The apartment has an open layout with no unnecessary circulation space. Everything is in a logical place, such as the spacious storage room housing the technical installation and the washing machine connection. The open kitchen is efficiently positioned in the passage to the living room. The modern white kitchen comes with built-in appliances and a stone countertop. The well-organised, modern bathroom features a walk-in shower, a vanity unit with sink, and a toilet.

Living room and bedroom

The living room faces south and has a floor-to-ceiling glass sliding door. This lets the light flood in and gives you a wonderful view. The bedroom also has a floor-to-ceiling glass façade. Thanks to the high ceilings, large windows and abundance of natural light, the apartment feels remarkably bright and spacious. The living room and bedroom are currently openly connected (studio layout). If you would like more privacy, it is easy to install a set of doors. However, the current open layout creates a wonderful sense of space, while the partition wall keeps the bed out of sight.



Building, storage & Owners' Association

Storage and parking

In the basement of the building, the apartment has its own storage space for a scooter or motorbike. For your bicycle, there is a shared bicycle storage room. Car parking spaces are generally available to rent or buy in the building or on the street.

Energy-efficient and comfortable

The apartment has energy label A and is fully equipped with underfloor heating. This way you live comfortably all year round with low energy costs.

Leasehold (erfpacht)

The annual ground lease fee (erfpachtcanon) is currently € 1,717 per year and is indexed annually.

Building and VvE

The Gustav was completed in 2020 and comprises 29 apartments and 115 studios, spread across two buildings. The building offers an appealing living environment, combining modern design, quality and everyday convenience in a well-connected location. In the northern building, floors one through eight contain 96 studios ranging from 32 to 49 m². The building has a roof garden designed as a dune landscape, an inner courtyard and several meeting spots. On the ground floor along Gustav Mahlerlaan, there is space for shops and restaurants. The Owners' Association, the maintenance of the building and the security are professionally and excellently organised. The current service charge (VvE contribution) is € 135 per month.





Living at the Zuidas

The Zuidas has grown into a cosmopolitan live-work environment where everything is within easy reach. The neighbourhood offers an excellent mix of convenience, culture and leisure. Everyday groceries are within easy walking distance, with several supermarkets nearby, while Gelderlandplein Shopping Centre offers an extensive selection of shops, cafés and restaurants. The area also offers a variety of charming eateries, inviting cafés and cosy terraces.

For entertainment, VU Griffioen theatre, Rialto cinema and the weekly market at George Gershwinplein are all close by. For those who enjoy

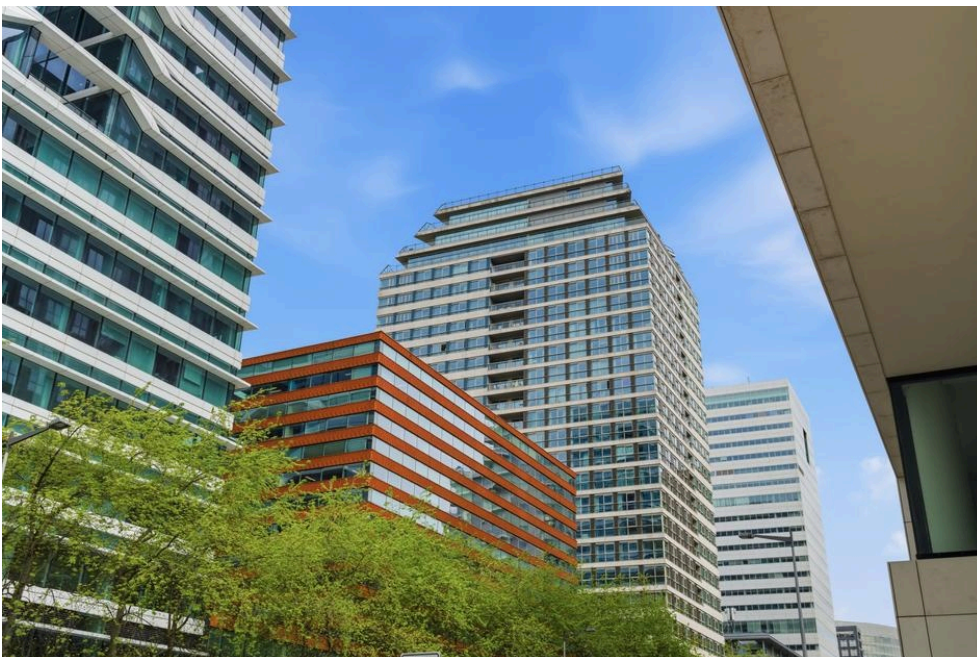
staying active, there is easy access to fitness clubs such as TrainMore and Club Sportive, while Beatrixpark, Amstelpark and the Amsterdamse Bos provide plenty of opportunities to relax and enjoy the outdoors.

Accessibility is excellent. Amsterdam Zuid Station is just a short walk away, offering train, metro, tram and bus connections. By car, you are quickly on the A10, A4 and A2 motorways. Schiphol Airport can be reached within approximately 15 minutes by either car or train. Amsterdam city centre, De Pijp and other popular neighbourhoods are also easily accessible by public transport or bicycle.

Features

- Living area of 49 m², measured in accordance with the NEN 2580 measuring instruction
- 'Mini penthouse' on the eighth and top floor, no upstairs neighbours
- South-facing corner location with floor-to-ceiling glass façades
- Highly efficient layout; studio layout can easily be converted into two rooms
- Fully equipped with underfloor heating
- Energy label A
- Beautifully landscaped shared roof garden
- Includes own storage space for a scooter or motorbike in the basement
- Quick delivery possible, and part of the furnishings can be included

*Experience for yourself how much light and comfort this apartment has to offer.
Easily schedule a viewing 24/7 via the website.*



Key features

SALE

Asking price	€ 500,000 k.k.
Ground lease fee	€ 1,717 per year, indexed annually
VvE contribution	€ 135 per month
Delivery	Quick delivery possible

AREAS & VOLUME

Usable living area	49 m ²
Volume	135 m ³

ENERGY

Energy label	A
Heating	District heating, underfloor heating
Insulation	Fully insulated

CONSTRUCTION

Type	Apartment, upper-floor flat
Open porch	No
Year built	2020
Floor	Eighth (top) floor

LAYOUT

Number of rooms	2, of which 1 bedroom
Layout	Studio layout, easy to divide

LOCATION & STORAGE

Location	Quiet road, central, residential area
Roof garden	Shared
Storage	Own scooter/motorbike space in basement
Garage	No garage



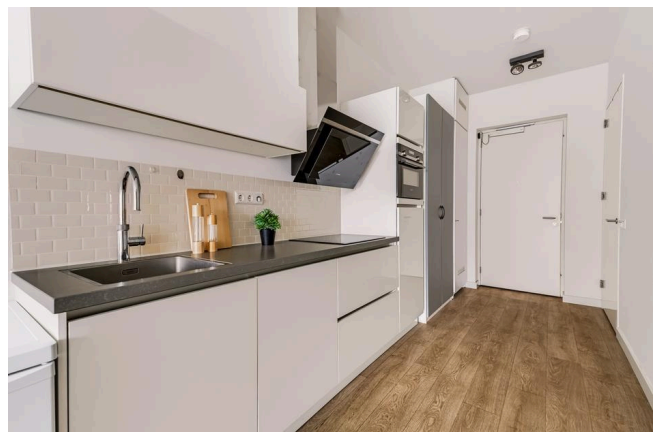
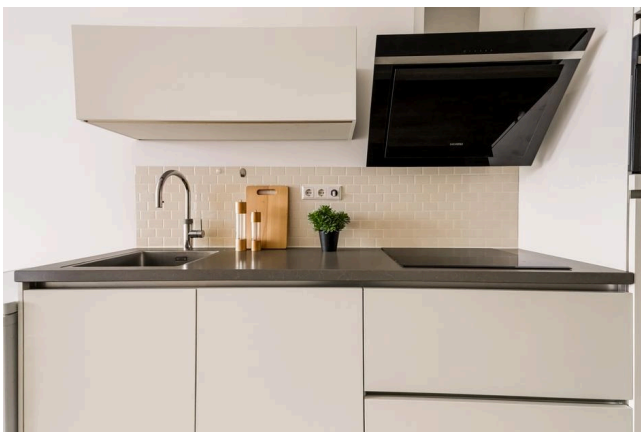
LOCATION

Gustav Mahlerlaan 25 B
1082 MK Amsterdam

Living room



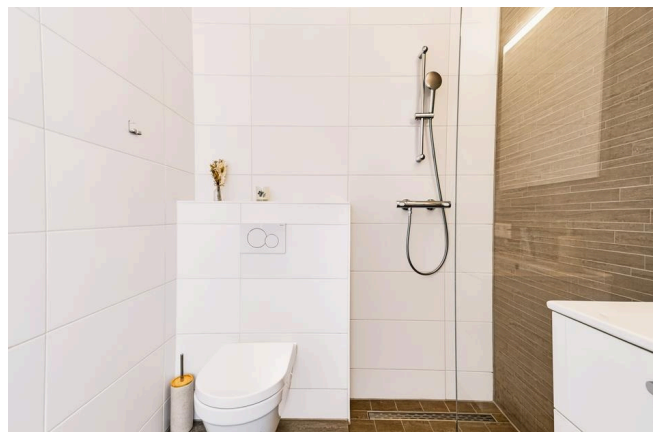
Kitchen



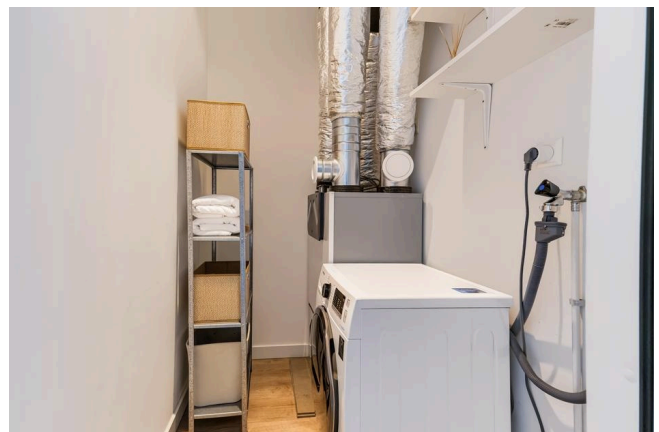
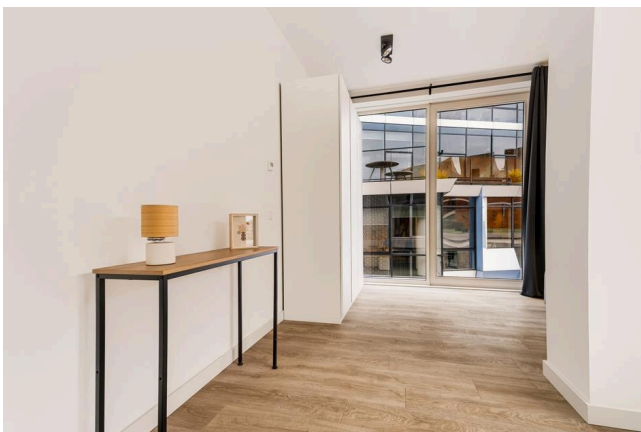
Bedroom & view



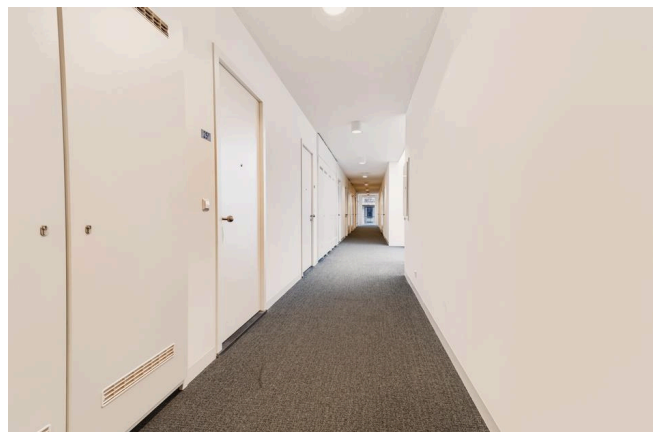
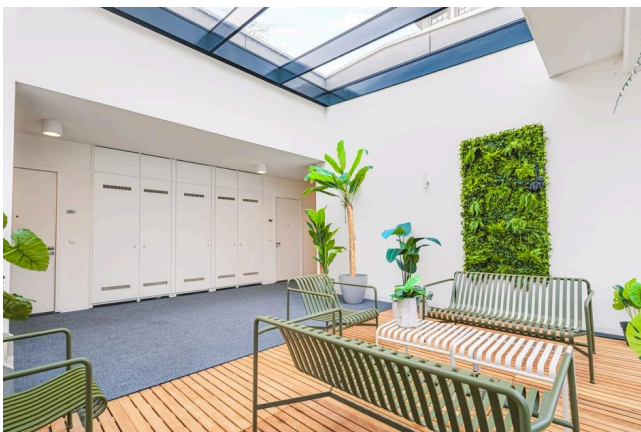
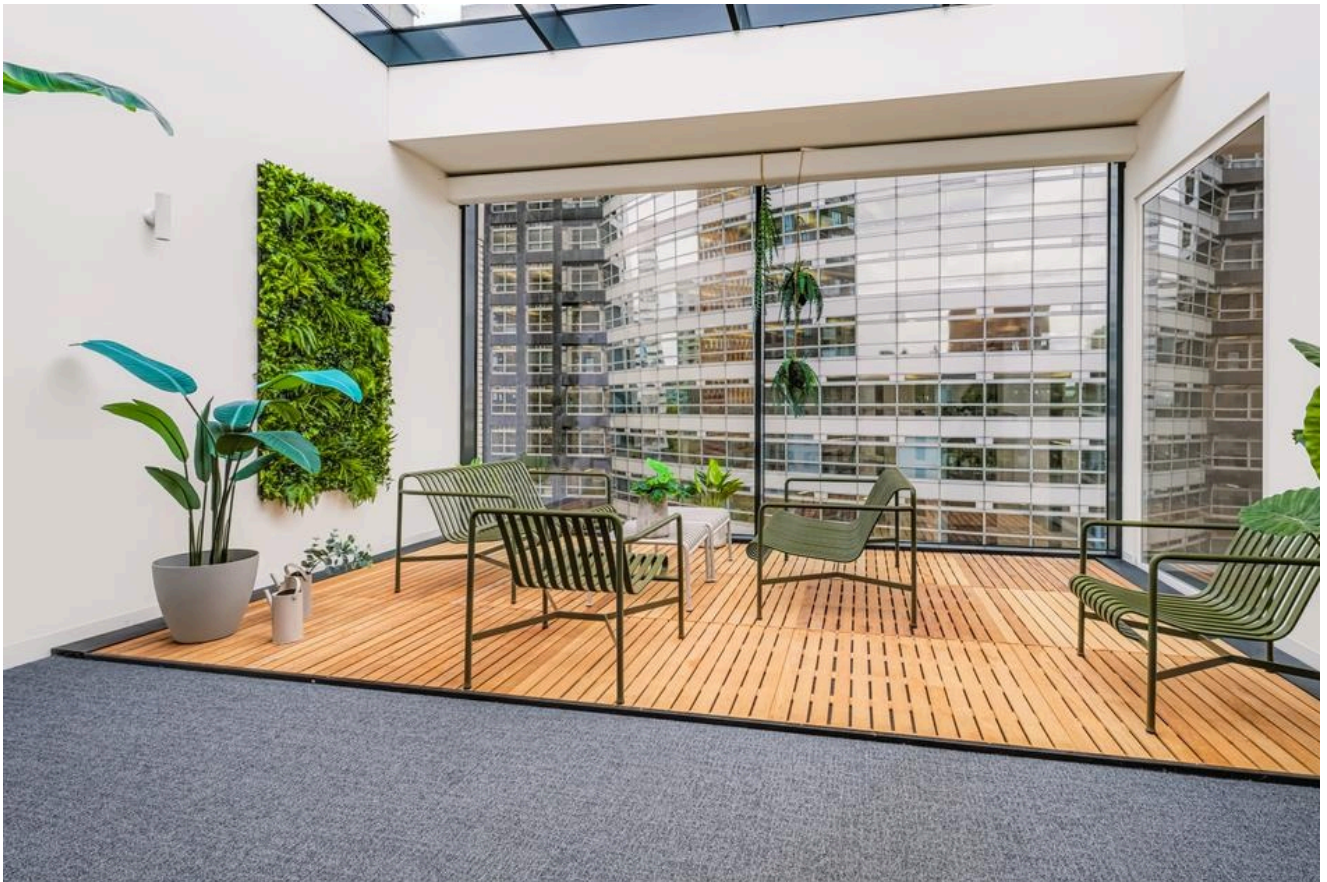
Bathroom



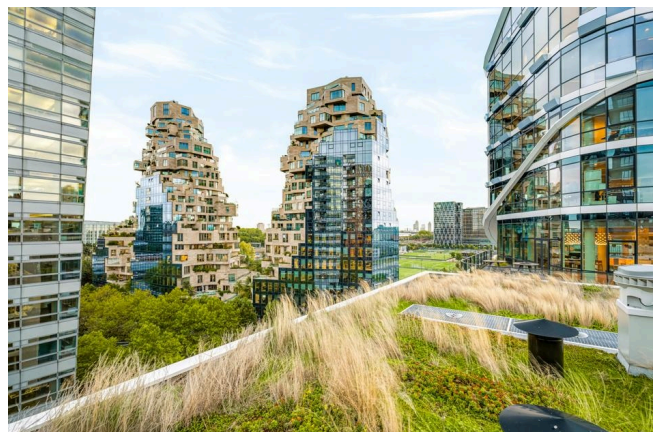
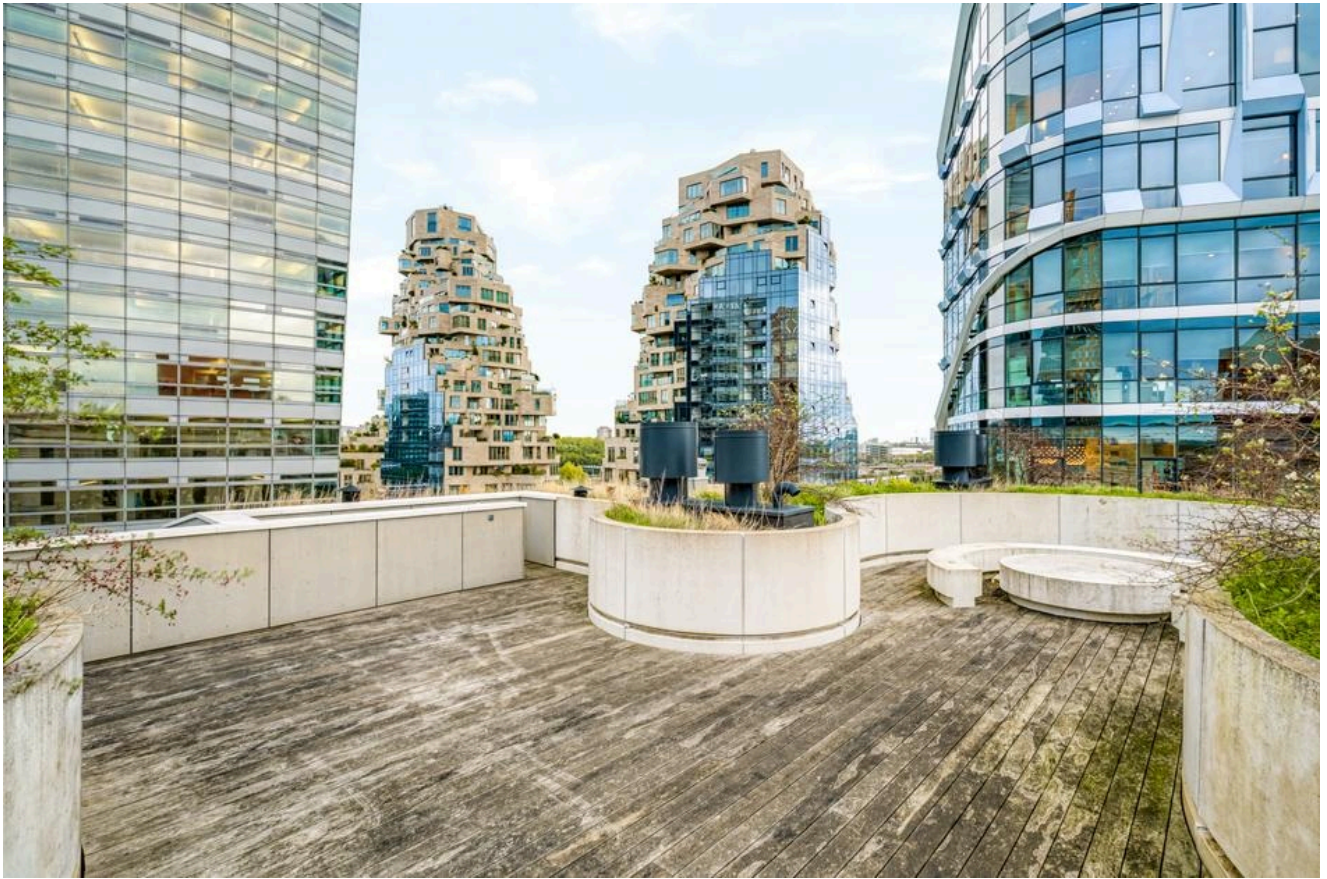
Entrance & storage



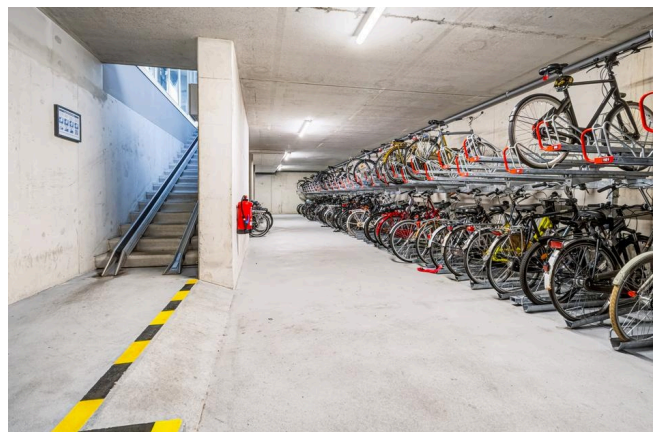
Landing & meeting area



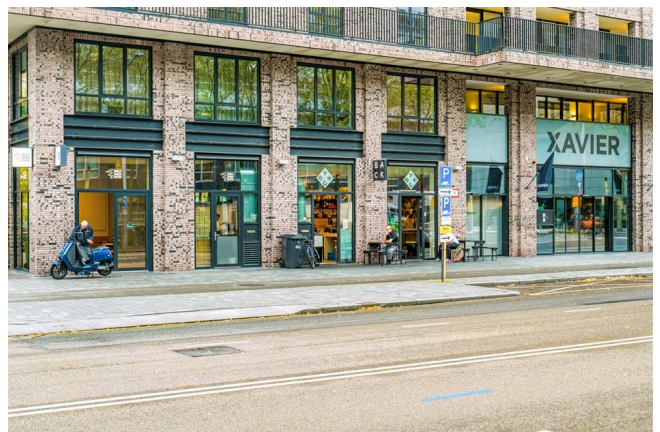
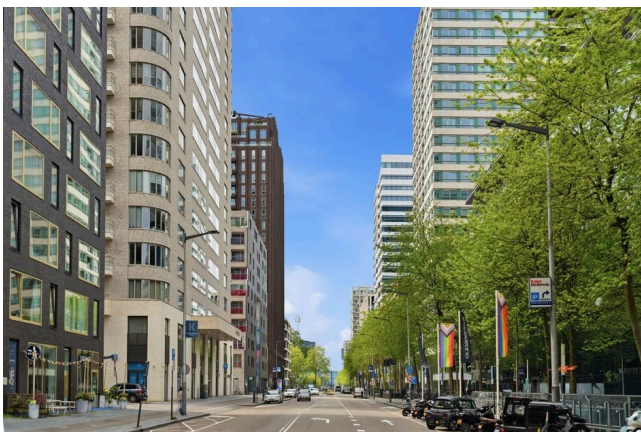
Shared roof garden



Building & storage



Surroundings



Surroundings



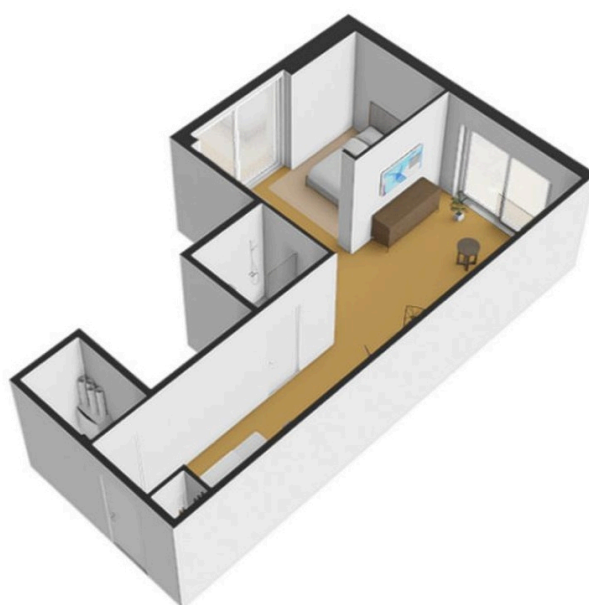
Eighth floor



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Aan de plattegronden kunnen geen rechten worden ontleend.
WeGoGroen - www.wegogroen.nl

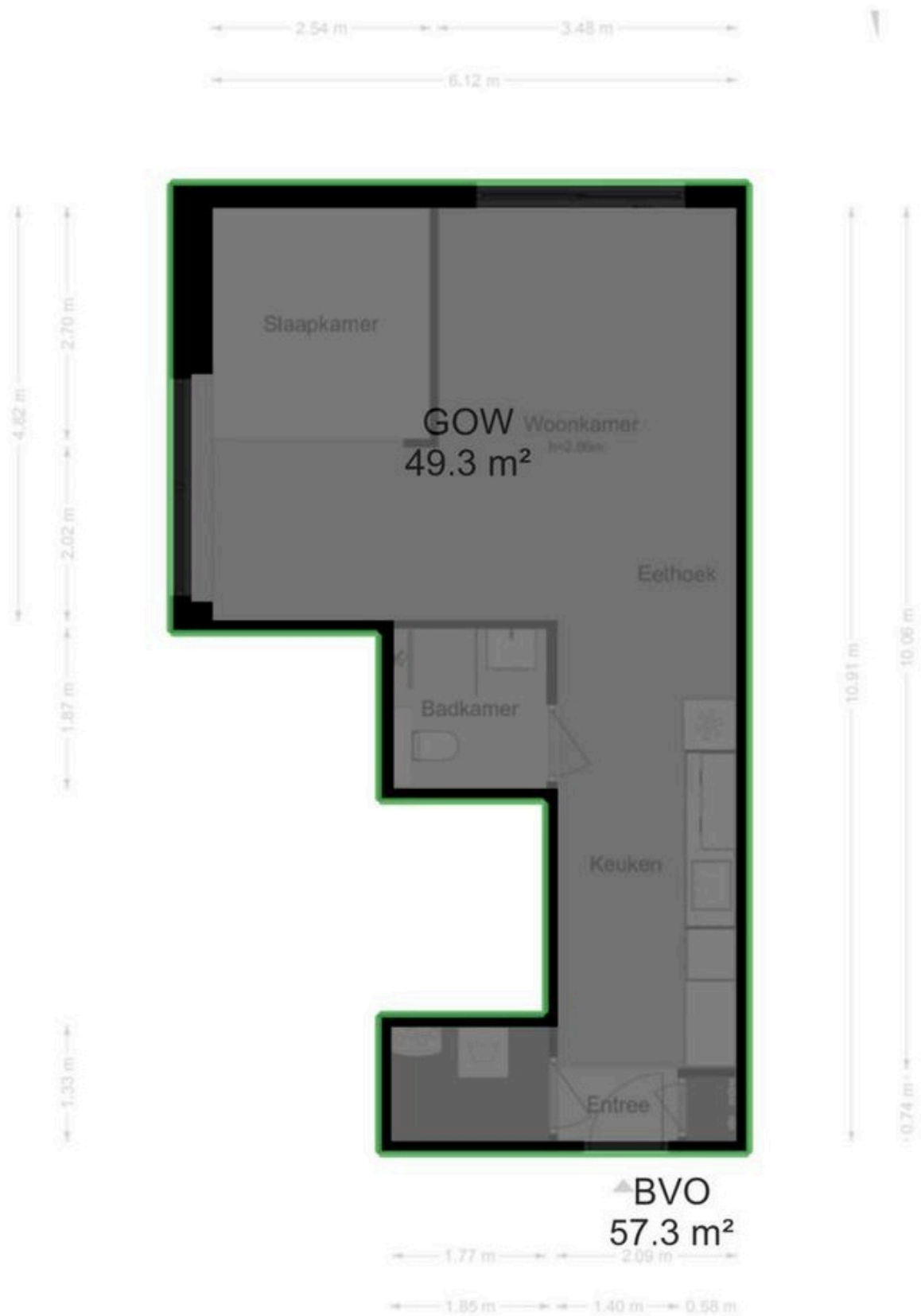
The floor plans have been produced for promotional purposes and are indicative only. No rights can be derived from the floor plans.

Floor plans 3D



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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

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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