JLG REAL ESTATE

AMSTERDAM NIEUW-WEST



Maassluisstraat 94

1062 GE AMSTERDAM

ASKING PRICE

€ 530,000 k.k.

costs payable by the buyer



MAASSLUISSTRAAT 94 · 10TH FLOOR

Charming penthouse apartment

On the 10th floor, close to the centre, with excellent public transport connections and ample storage space

Charming two-bedroom penthouse apartment (81 m²) situated on the 10th floor, located close to the centre of Amsterdam with excellent public transport connections and ample storage space.

This very comfortable apartment is perfect for a single person, couple, young family, or two people sharing.

The living room and balcony face south, offering a magnificent view over Amsterdam Zuid and the Amsterdamse Bos.

VIEWINGS Please send an e-mail to mark@real-estate.nl for an appointment.

81 m²	10th	South	Penthouse
SURFACE AREA	FLOOR	BALCONY	TYPE



Close to the centre

It is close to the World Fashion Centre and the Hoofddorpplein area. By bike, you can reach Vondelpark in 10 minutes and the Rijksmuseum in 15 minutes.

The public transport connections are excellent, situated at the intersection of tram line 2 and Heemstedestraat metro station (line 50), with Lelylaan train station nearby.

DETAILS

- Surface area: 81 m²
- Large south-facing balcony
- Two bedrooms
- Ample storage space
- Penthouse on the 10th floor

VIEWINGS Please send an e-mail to mark@real-estate.nl for an appointment.

Key features

SALE

Asking price	€ 530,000 k.k.

CONSTRUCTION

Type	Apartment, penthouse
Open porch	No
Construction period	1960–1970
Floor	10th floor

AREAS & VOLUME

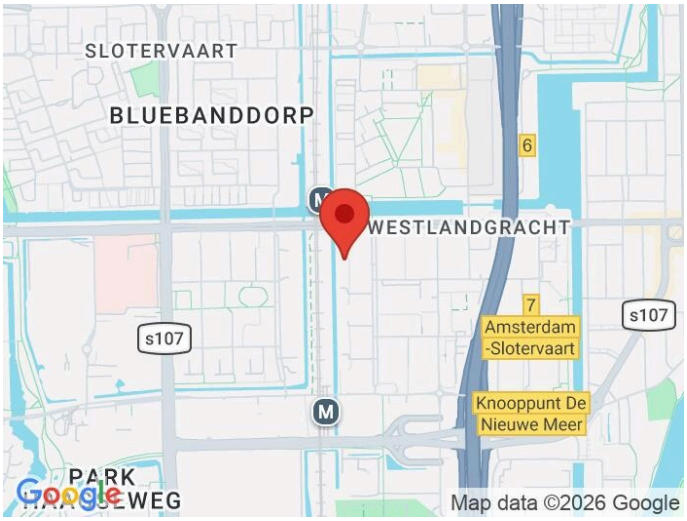
Usable living area	82 m²
Volume	258 m³

ENERGY

Heating	Block heating
Insulation	Roof and wall insulation, double glazing

LOCATION & OUTDOOR SPACE

Location	Quiet road, central, residential area, unobstructed view
Balcony	South-facing
Garden	No garden
Garage	No garage



LOCATION

Maassluisstraat 94
1062 GE Amsterdam

Living room









Kitchen & dining area





Balcony & view







Bedroom

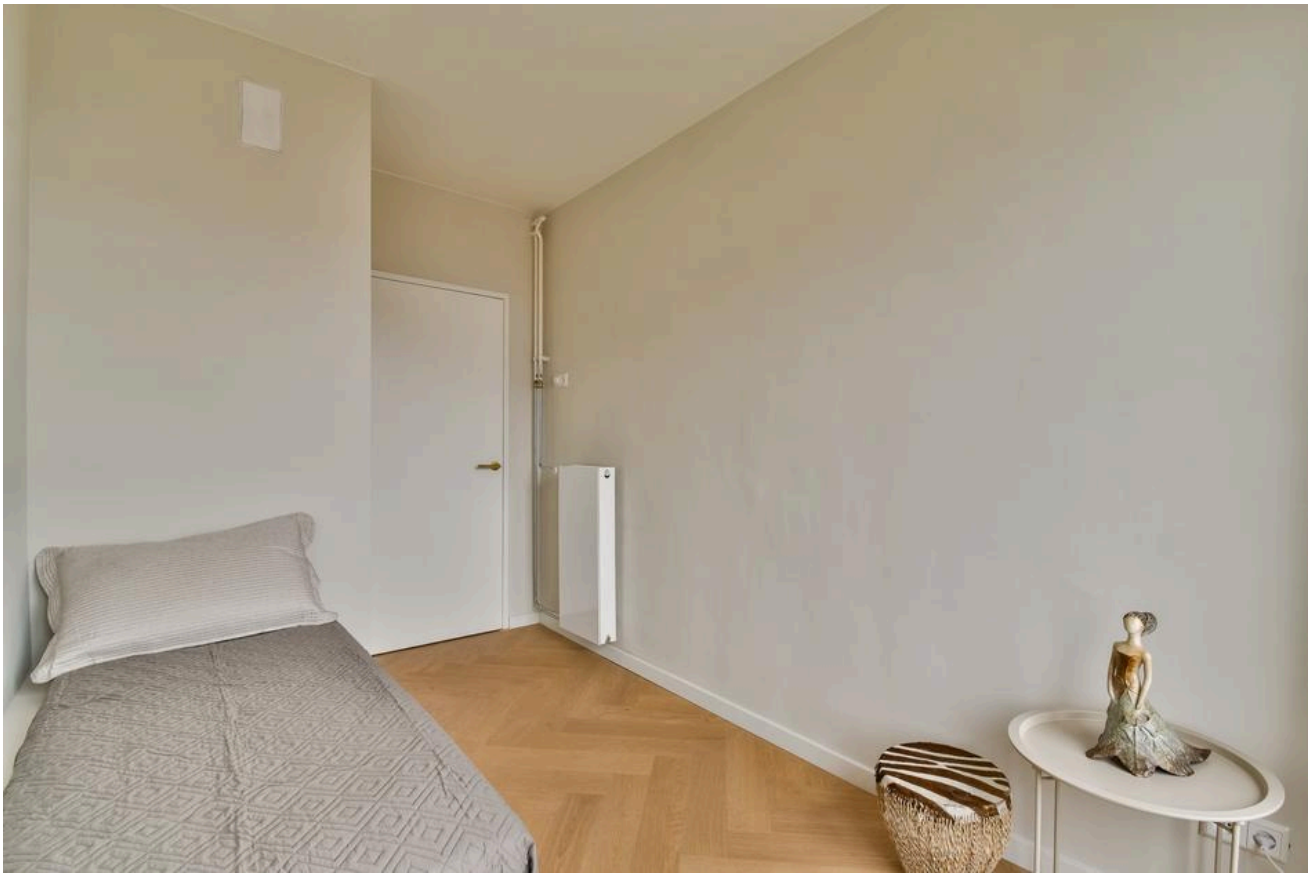




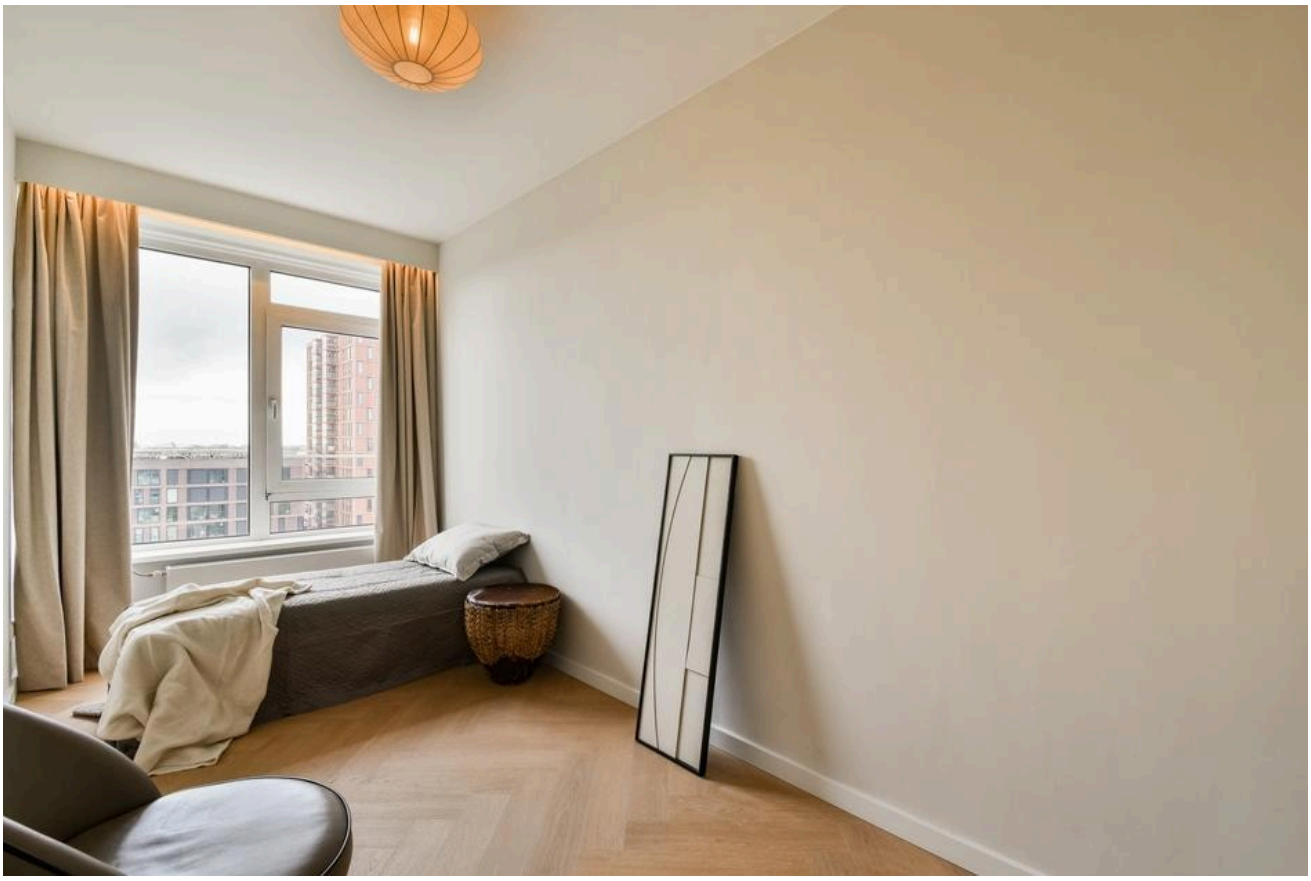


Bedroom





Bedroom

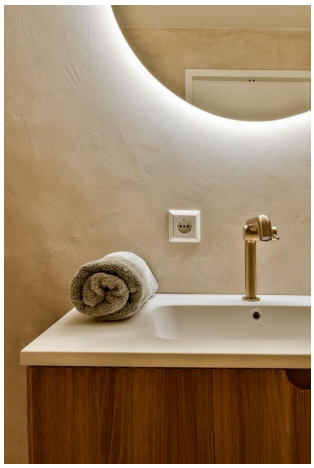




Bathroom & toilet





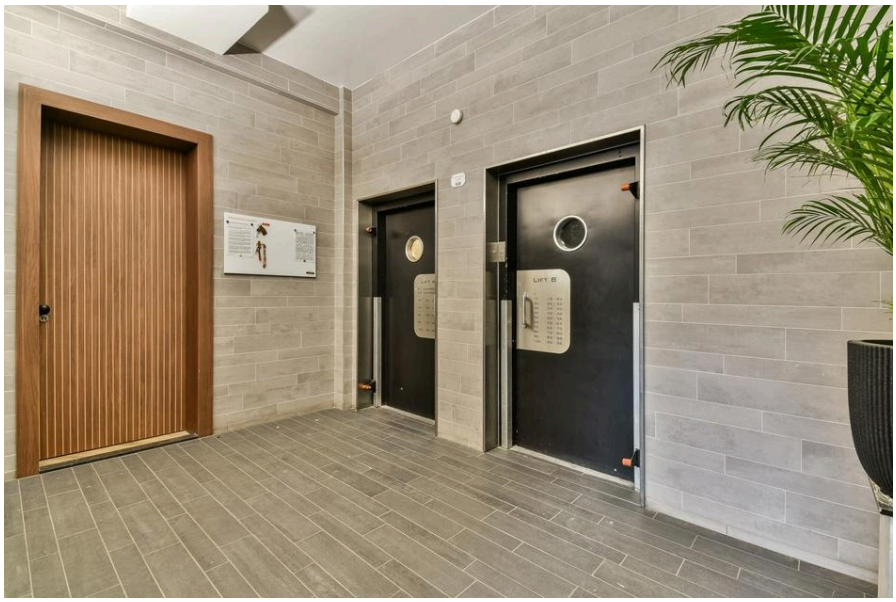






Hallway & entrance





Balcony & view







Building & surroundings

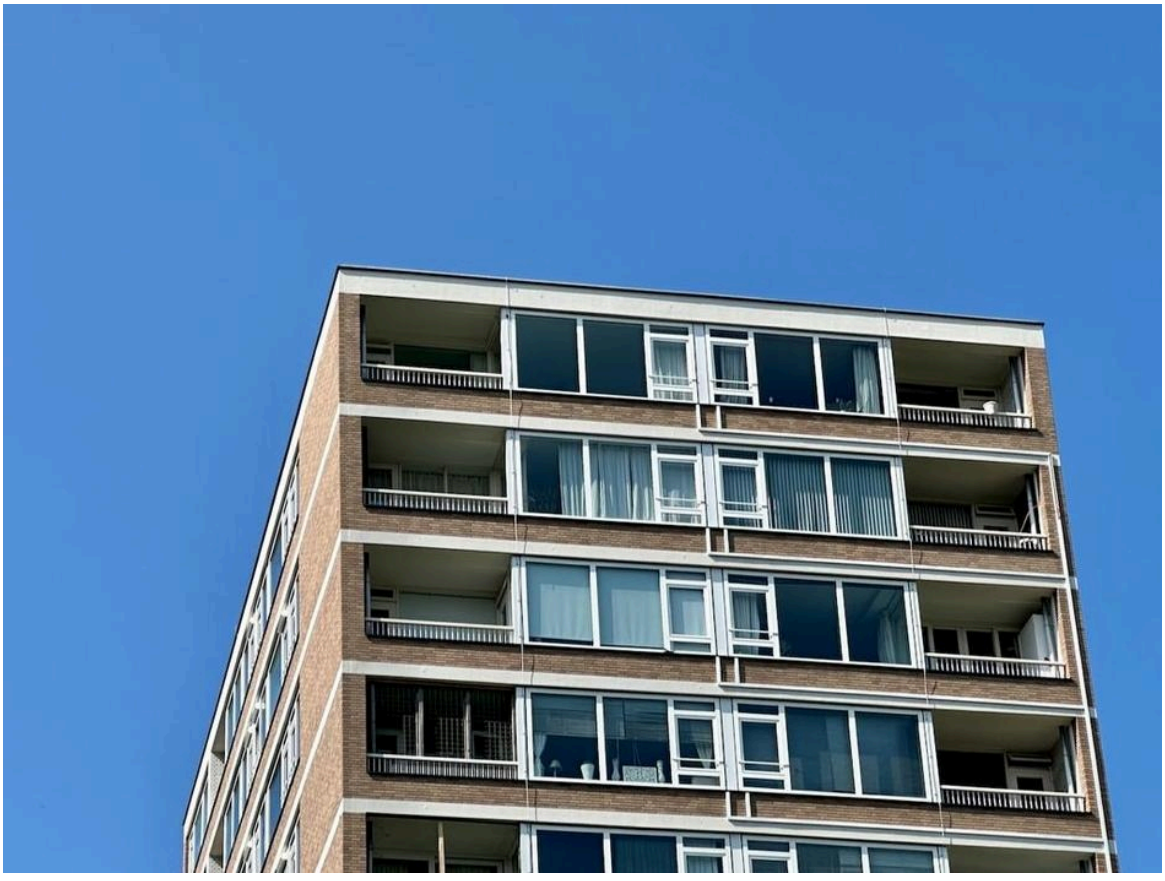






Building & surroundings



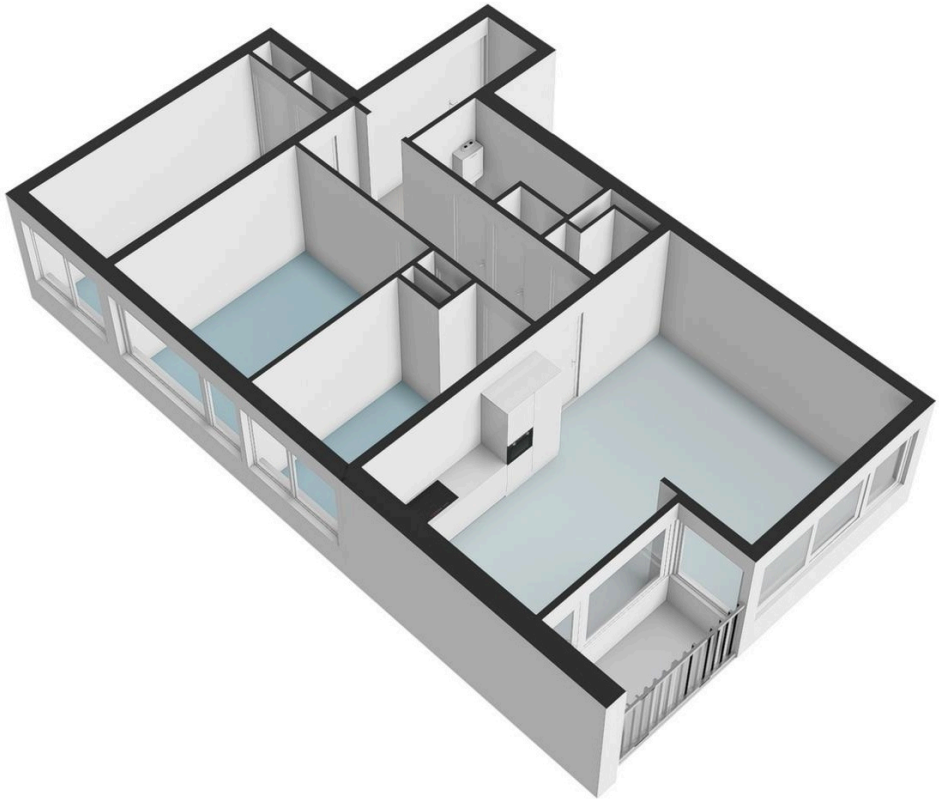


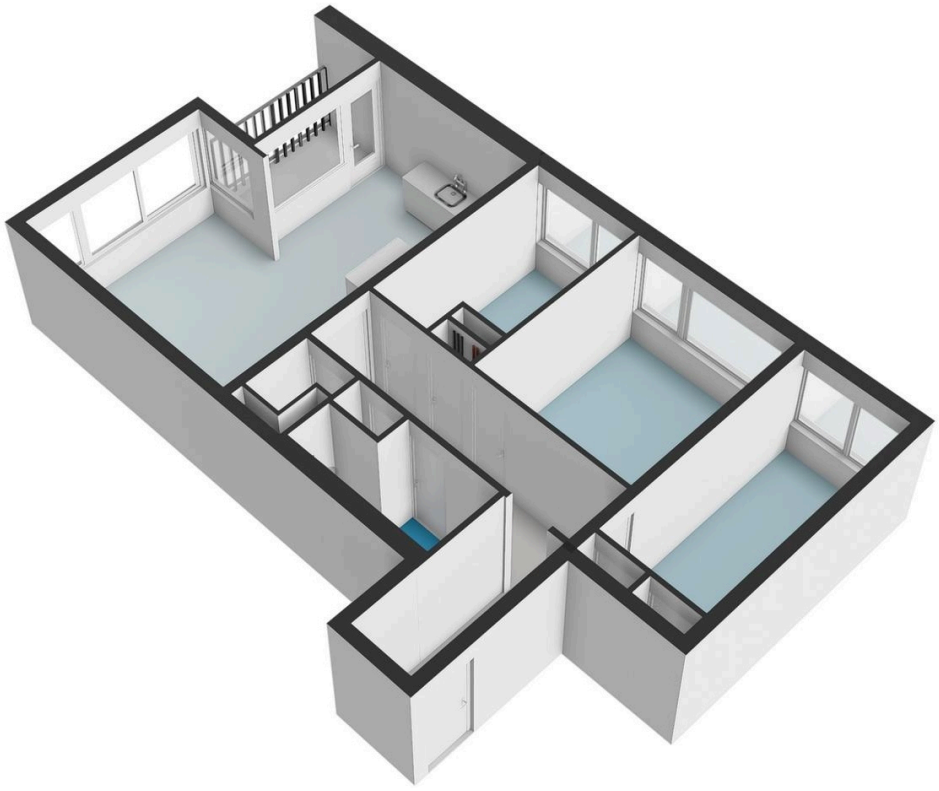
Apartment



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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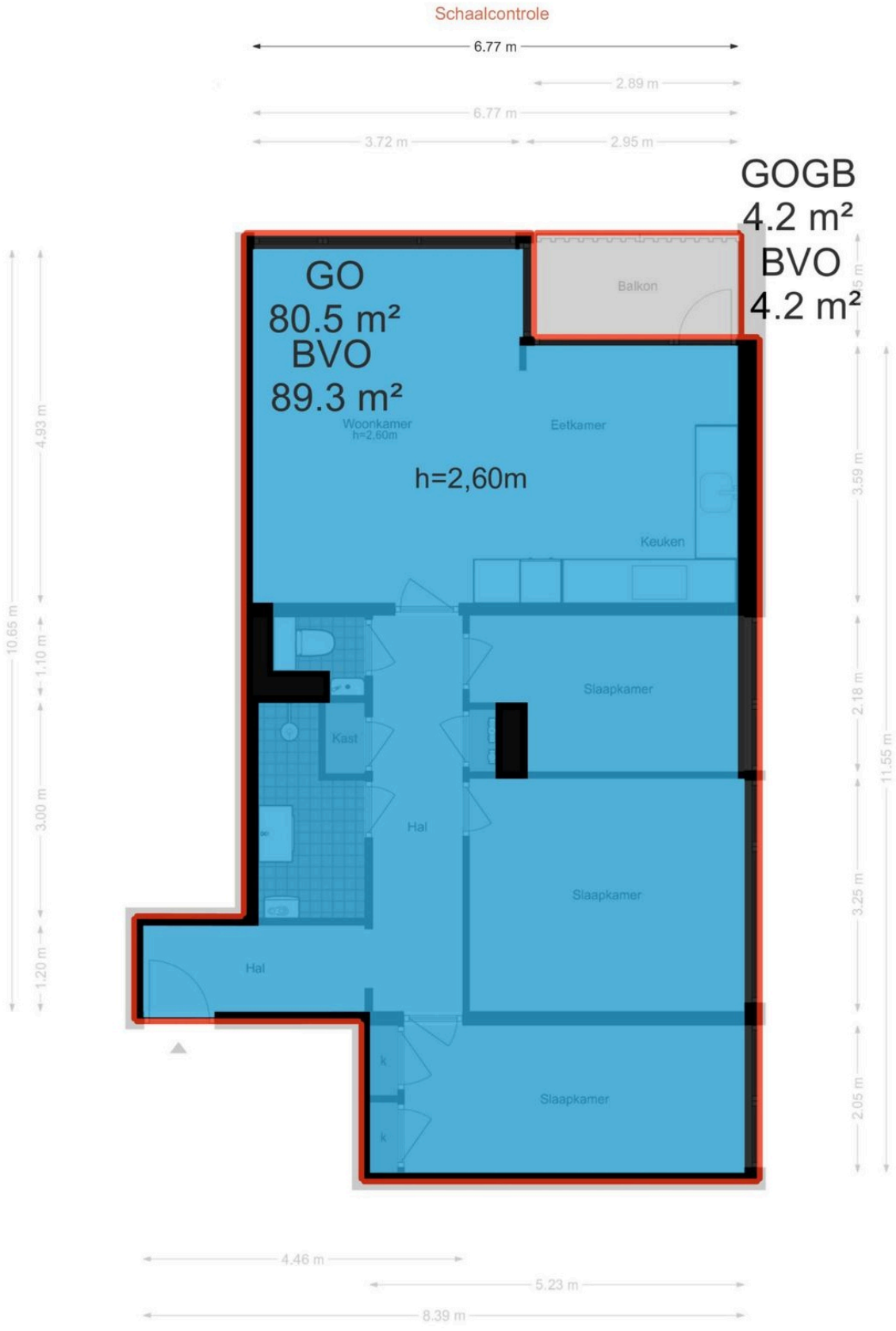
Overview of floor areas (NEN 2580)



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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	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.

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REAL ESTATE

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