



Haarlemmermeerstraat 136-2

1058 KH AMSTERDAM

ASKING PRICE

€ 475,000 k.k.

costs payable by the buyer



HAARLEMMERMEERSTRAAT 136-2 · HOOFDORPPLEIN

Stylish, high-quality renovation

Apartment with two bedrooms and a sunny west-facing balcony in Amsterdam Oud-Zuid

Looking for a stylish, bright and comfortable apartment in one of Amsterdam's most desirable locations? This charming, high-quality renovated apartment at Haarlemmermeerstraat 136-2 combines character and authentic details with modern living comfort. The property is situated in the popular Hoofddorpplein neighbourhood, on the edge of Amsterdam Oud-Zuid. Here, tranquillity, vibrancy and excellent accessibility come together in a particularly appealing way. Furthermore, the apartment is situated on freehold land, meaning there is no ground lease (erfpacht).

The apartment has a living area of approximately 55.30 m² and has been finished with great attention to quality and atmosphere. The solid wood herringbone floor runs throughout the entire apartment, giving the interior a warm and distinctive character. Thanks to the large windows, the property benefits from plenty of natural light, creating a bright and spacious feel. Double glazing and good insulation contribute to a comfortable indoor climate.

55.30 m ²	2	West	B	Freehold
LIVING AREA	BEDROOMS	BALCONY	ENERGY LABEL	NO GROUND LEASE

Layout

Entrance & hall

The communal entrance provides access to the second floor via the staircase. All rooms in the apartment can be accessed from the central hallway.

Living room & kitchen

At the front of the property is the bright living room with an open-plan kitchen. The living room offers ample space for both a comfortable seating area and a dining area. The modern kitchen blends seamlessly into the living space and is equipped with various built-in appliances, including a fridge, freezer, induction hob and dishwasher.

Bedrooms

At the quiet rear of the apartment are two spacious bedrooms. Both rooms offer sufficient space for a bed and wardrobe storage. One of the bedrooms provides direct access to the west-facing balcony, where you can relax outdoors and enjoy the afternoon and evening sun. The second bedroom features French doors that open outwards, allowing additional natural light to enter and creating a pleasant connection between the bedroom and the outdoor space.

Bathroom

The practical bathroom is fitted with a washbasin, rainfall shower, toilet and heated towel rail. The connections for a washing machine and tumble dryer are also located here.





In the heart of Hoofddorpplein

The apartment is located on Haarlemmermeerstraat, in the heart of the popular and lively Hoofddorpplein neighbourhood. The surrounding area offers a varied selection of shops, speciality stores, restaurants, cafés, supermarkets and casual takeaway spots. Many everyday amenities and dining options are within walking distance.

Popular restaurants and cafés such as Drovers Dog, Van Mechelen and Gent aan de Schinkel are just a short distance away. Amstelveenseweg is

also easily accessible and offers an extensive range of shops, restaurants and other amenities.

For those who enjoy green spaces, sports and outdoor activities, there are plenty of options nearby. Vondelpark, Rembrandtpark, De Nieuwe Meer and Amsterdamse Bos are all within easy reach. Leidseplein can also be reached by bicycle in approximately ten minutes.

The apartment is also excellently connected. Various tram and bus services operate in the immediate vicinity, while the main arterial roads can be reached within minutes.

Key features

- Apartment with a living area of approximately 55.30 m²
- Two spacious bedrooms
- High-quality finishes and a charming interior
- Solid wood herringbone flooring throughout the apartment
- Modern, fully equipped open-plan kitchen
- West-facing balcony at the rear
- Double glazing
- Good insulation
- Energy label B
- Professionally managed and financially healthy Homeowners' Association (VvE)
- Situated on freehold land, with no ground lease
- Municipal monument
- Located in the popular Hoofddorpplein neighbourhood, on the edge of Amsterdam Oud-Zuid



Specifications

SALE

Asking price	€ 475,000 k.k.
Land	Freehold, no ground lease
VvE	Professionally managed

AREAS & VOLUME

Usable living area	55 m ²
Volume	185 m ³

ENERGY

Energy label	B
Heating	Central heating boiler
Insulation	Floor insulation, double glazing

CONSTRUCTION

Type	Apartment, upper-floor flat
Open porch	No
Year built	1930
Construction period	1906–1930
Status	Municipal monument

LAYOUT

Number of rooms	3, of which 2 bedrooms
Floor	Second floor

LOCATION & OUTDOOR SPACE

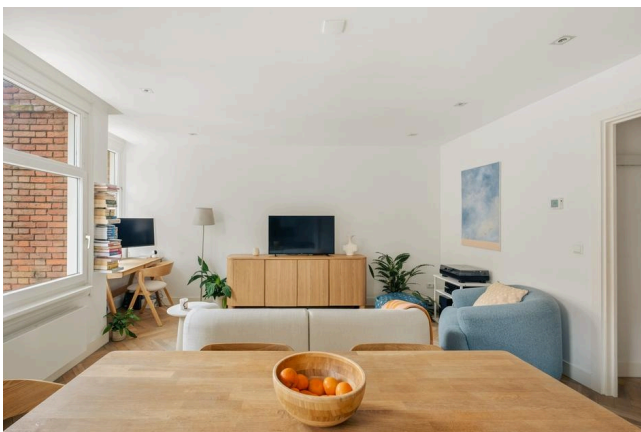
Location	On a quiet road, in a residential area
Balcony	West-facing
Garden	No garden
Garage	No garage



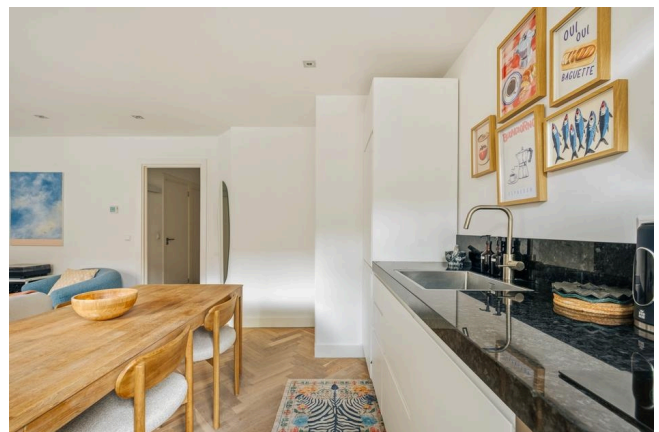
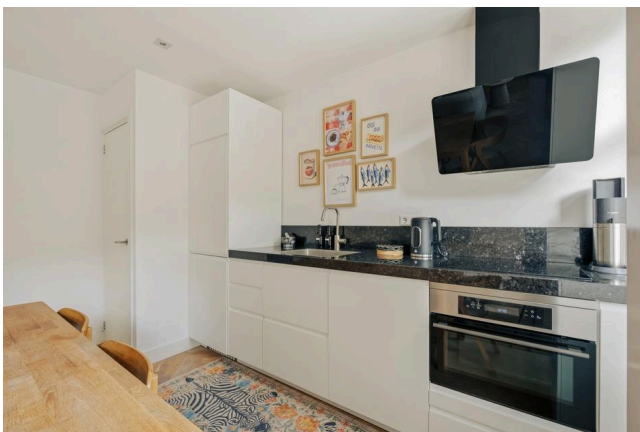
LOCATION

Haarlemmermeerstraat 136-2
Zuid
1058 KH Amsterdam

Living room



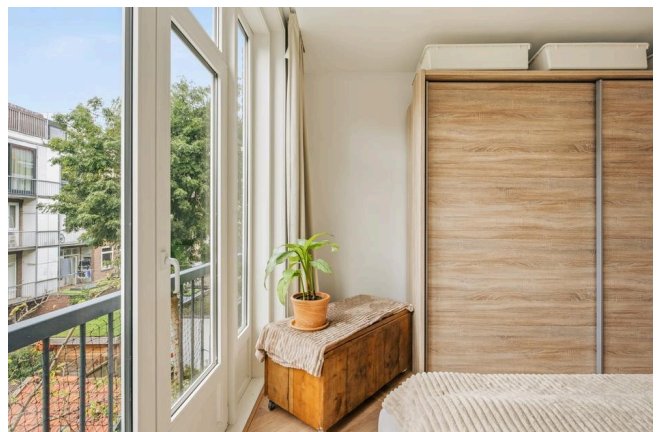
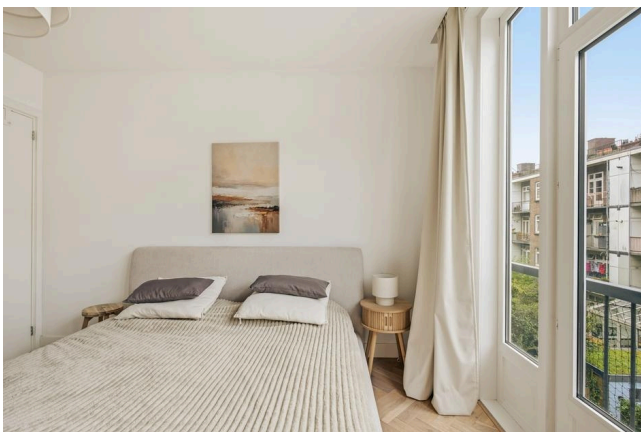
Living room & kitchen



Kitchen & dining area



Bedroom



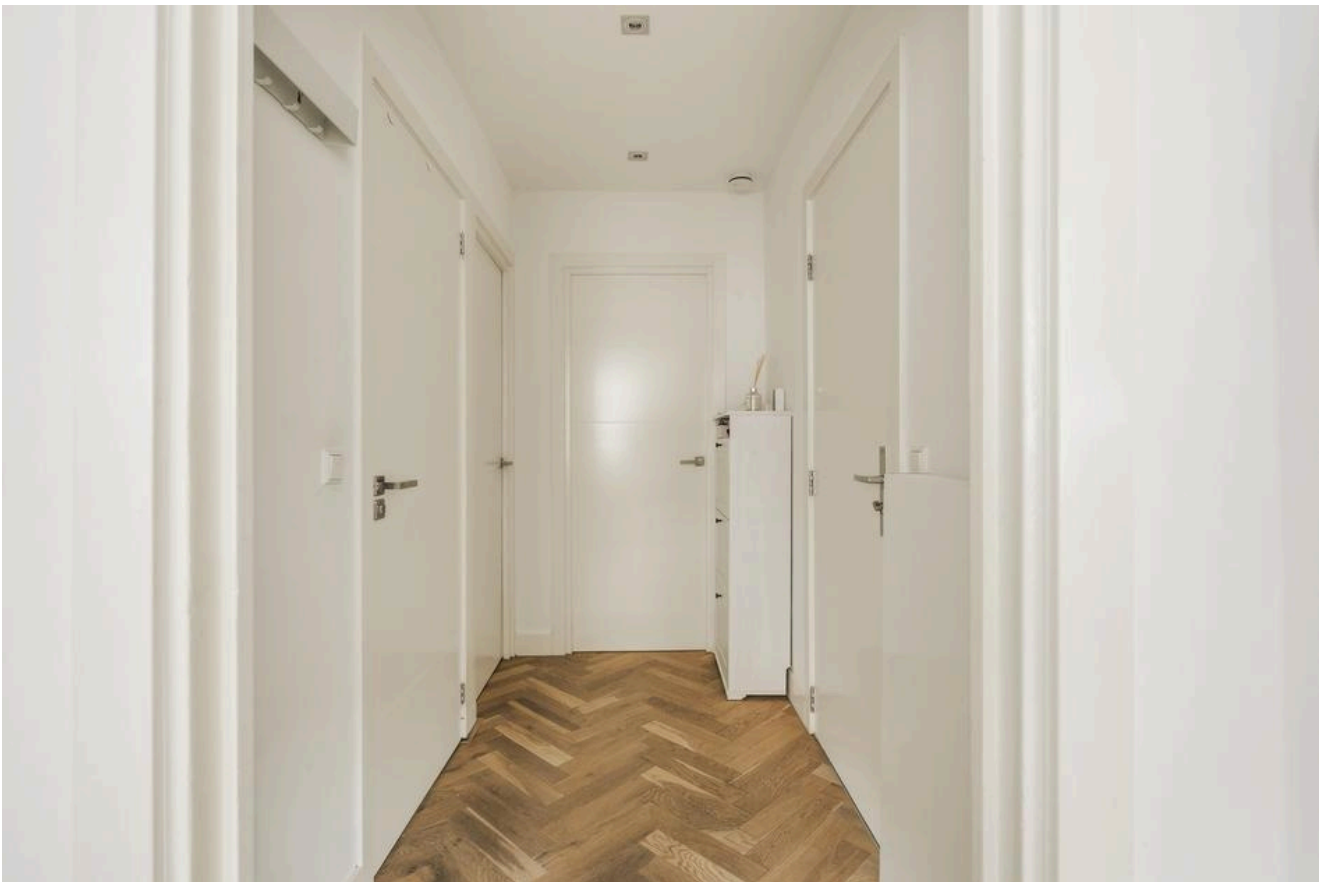
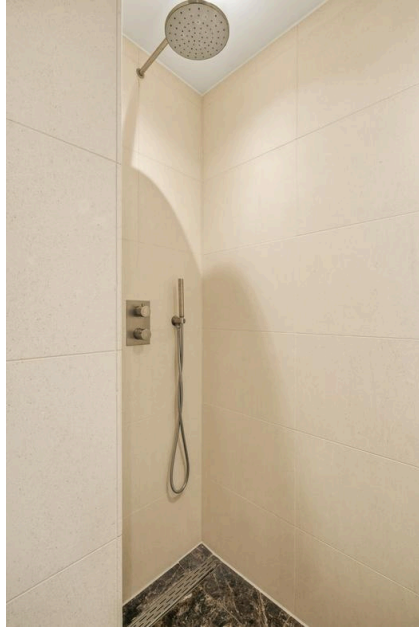
Rear view



Second bedroom



Bathroom & hallway



Haarlemmermeerstraat



Surroundings



Second floor



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Aan de plattegronden kunnen geen rechten worden ontleend.
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The floor plans have been produced for promotional purposes and are indicative only. No rights can be derived from the floor plans.

Floor plan 3D



OVERVIEW OF FLOOR AREAS (NEN 2580)



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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.

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01

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02

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03

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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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