

Amsterdam

# Egelantiersgracht 81 1-2-3

Objektnummer: NL23185438



KAUFPREIS: 1.585.000 EUR • WOHNFLÄCHE: ca. 141 m<sup>2</sup> • ZIMMER: 4

Objektnummer: NL23185438 - 1015 RE Amsterdam

- Auf einen Blick
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Objektnummer: NL23185438 - 1015 RE Amsterdam

## Auf einen Blick

Objektnummer	NL23185438	Kaufpreis	1.585.000 EUR
Wohnfläche	ca. 141 m <sup>2</sup>	Haustyp	
Bezugsfrei ab	nach Vereinbarung	Nutzfläche	ca. 0 m <sup>2</sup>
Zimmer	4		
Schlafzimmer	2		

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## Die Immobilie



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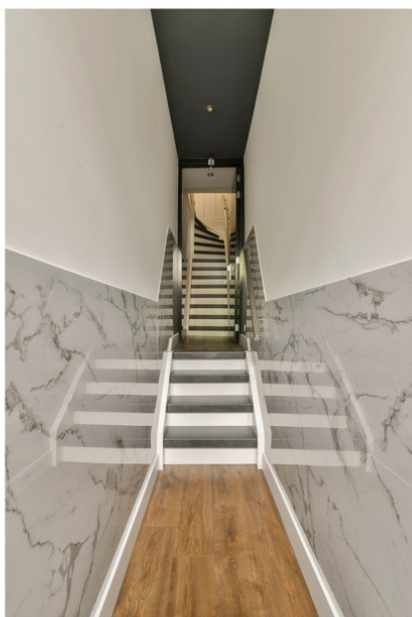
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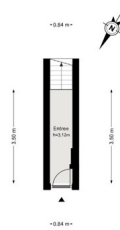


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## Die Immobilie



Egelantiersgracht 81-1 - Amsterdam  
Begane grond

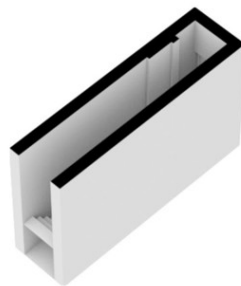


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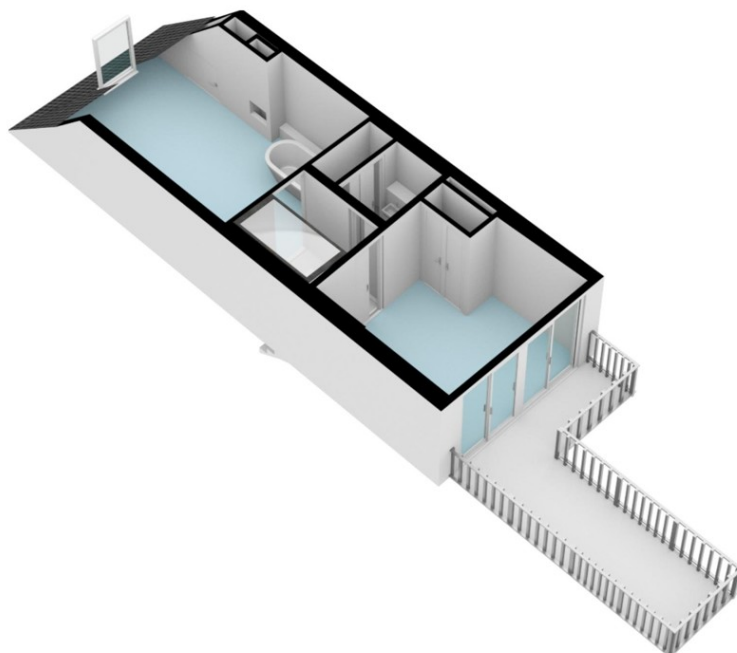


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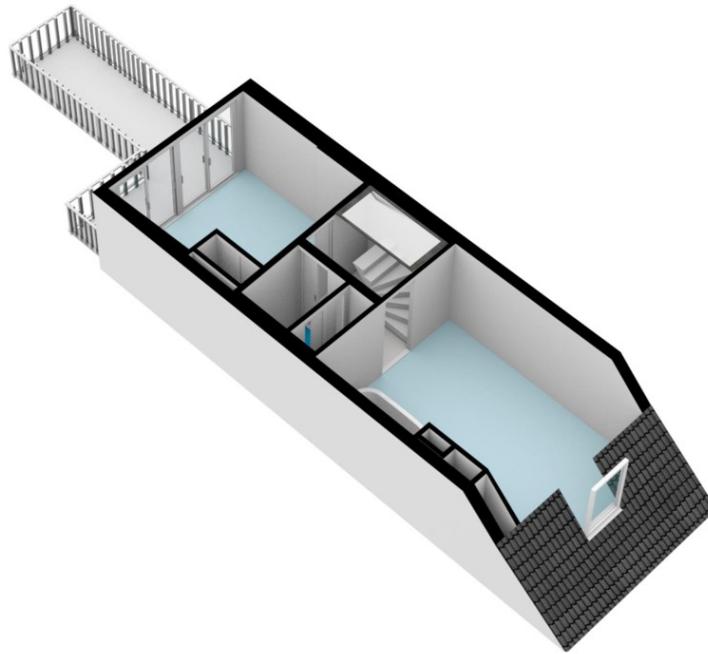


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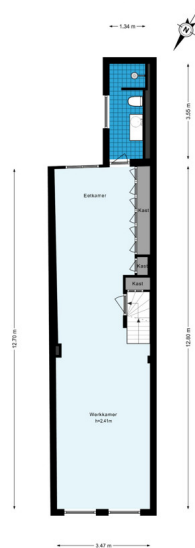


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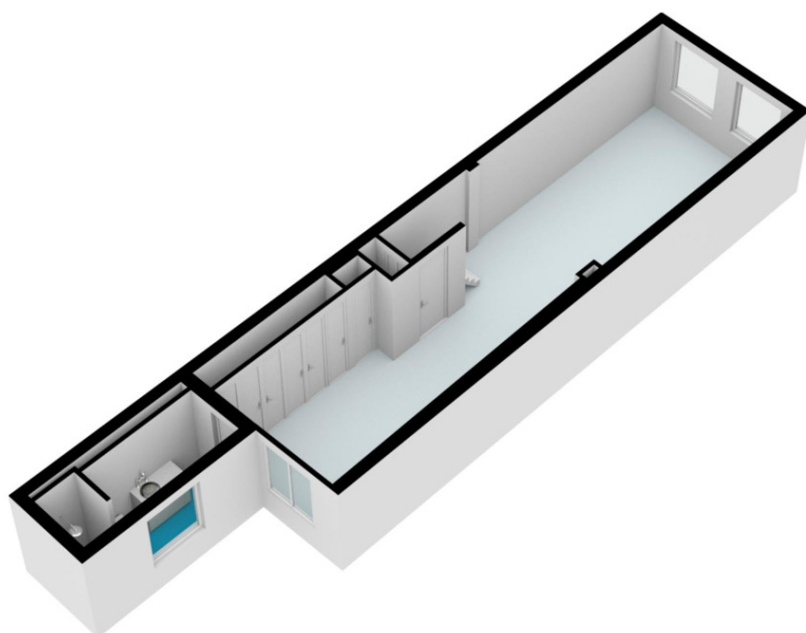
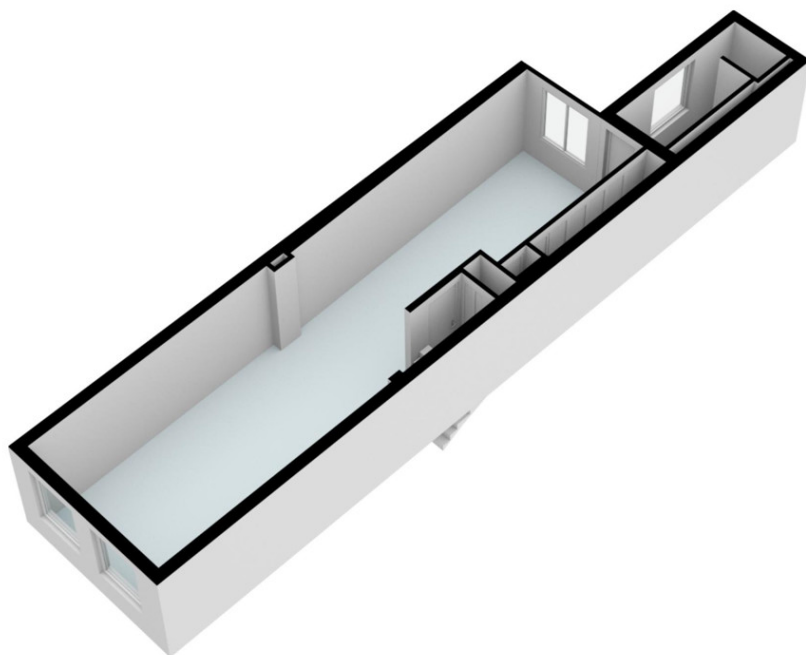
Egelantiersgracht 81.1 - Amsterdam  
Eerste verdieping



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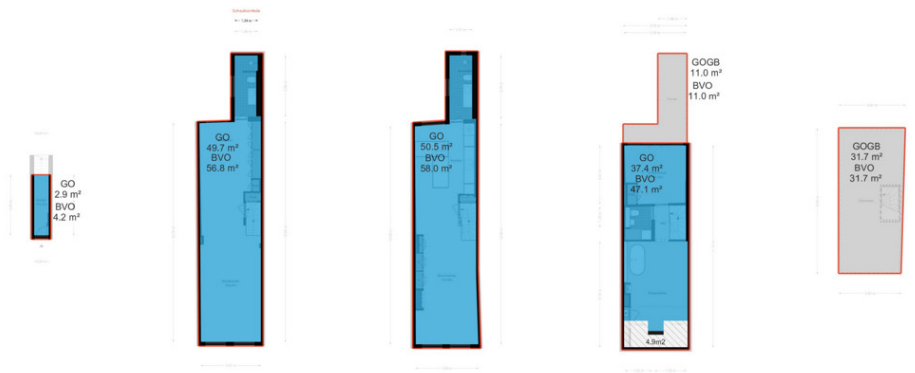
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# Die Immobilie

Egelantersgracht 81-1 - Amsterdam  
Eerste verdieping - Alternatief

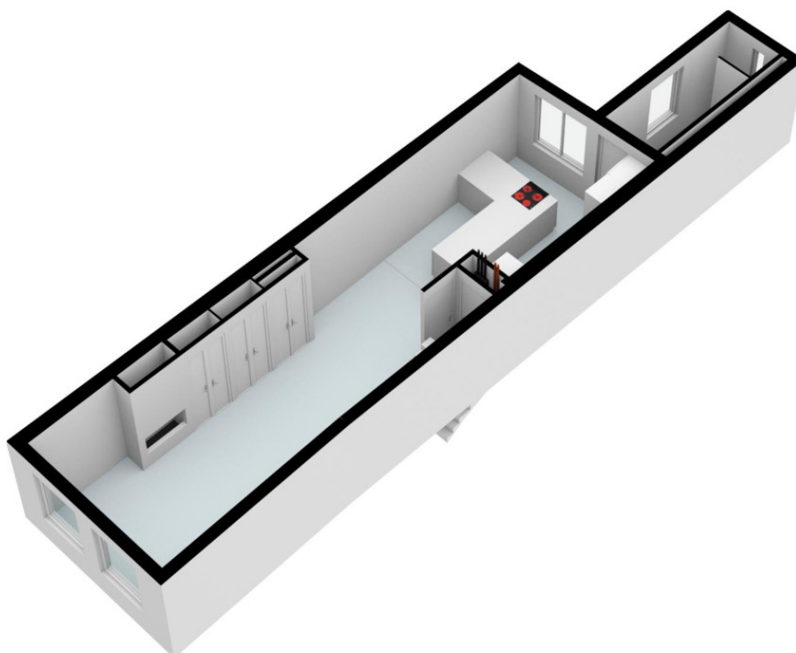
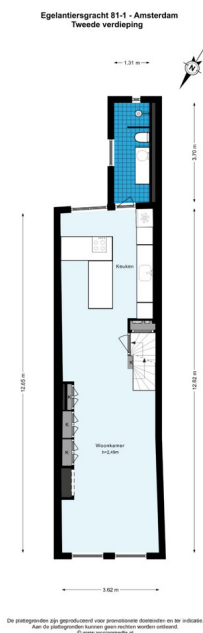


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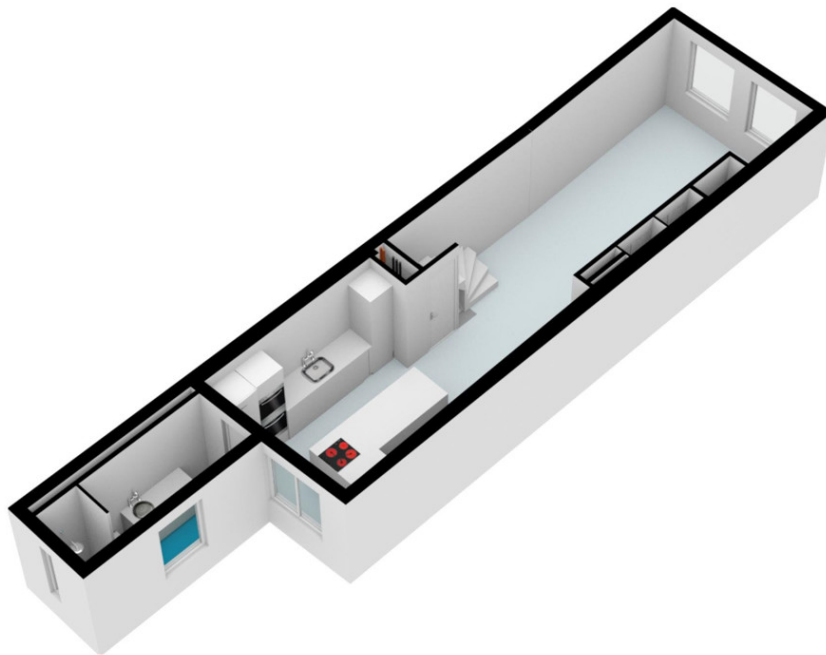
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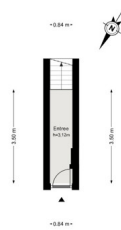


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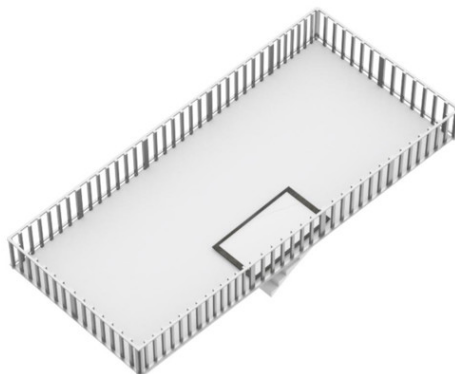
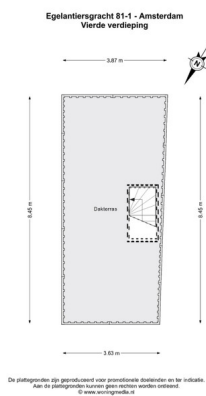
Egelantiersgracht 81-1 - Amsterdam  
Begane grond



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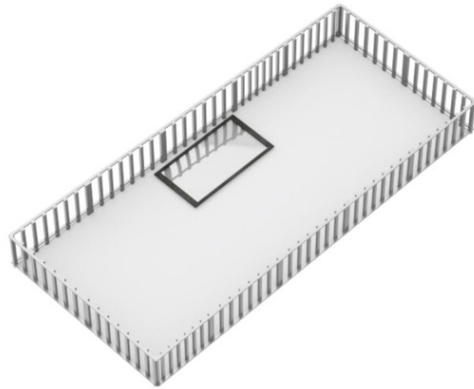
## Die Immobilie





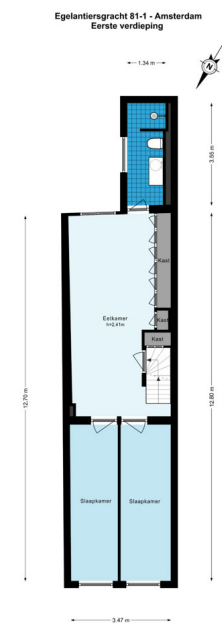
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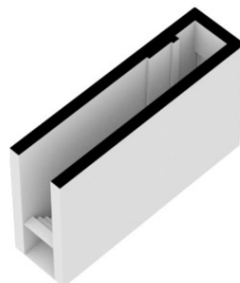


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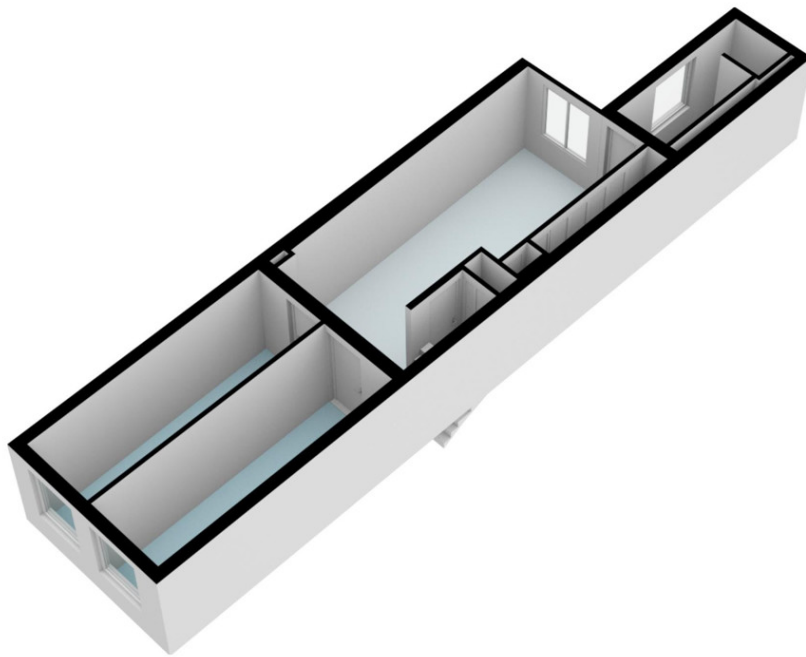


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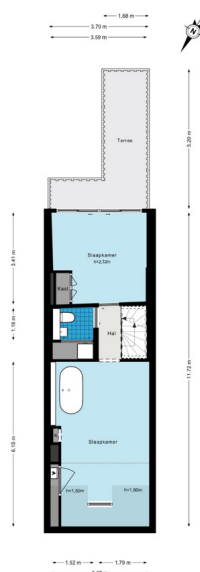


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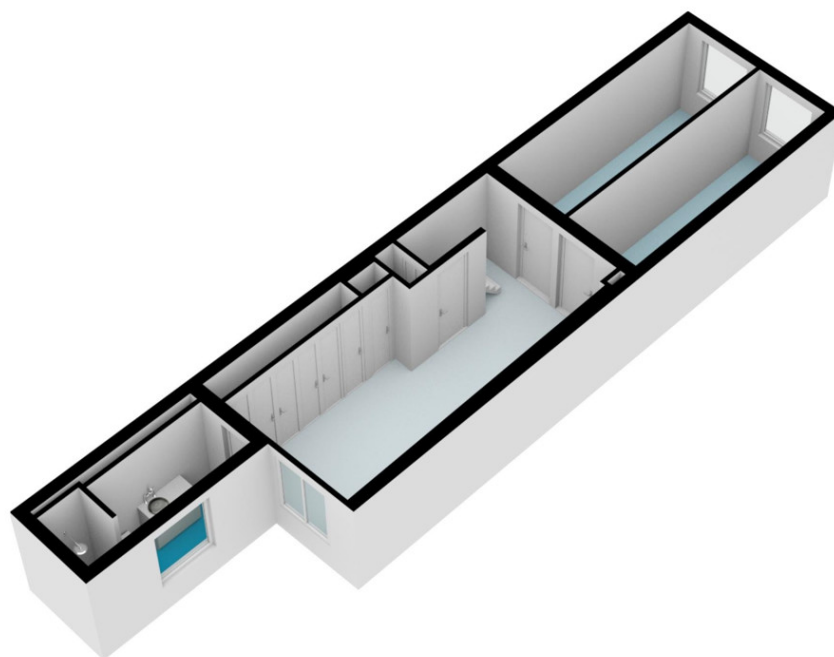
Egelantiersgracht 81-1 - Amsterdam  
Derde verdieping



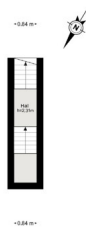
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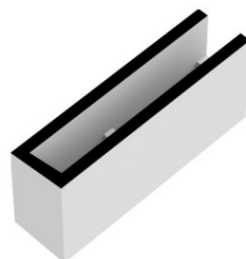
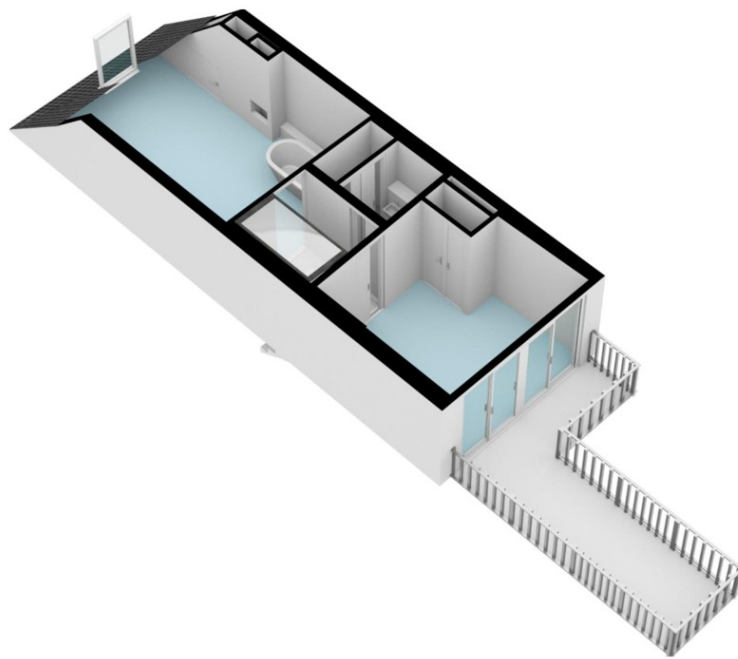
Egelantersgracht 81-1 - Amsterdam  
Bel Etage



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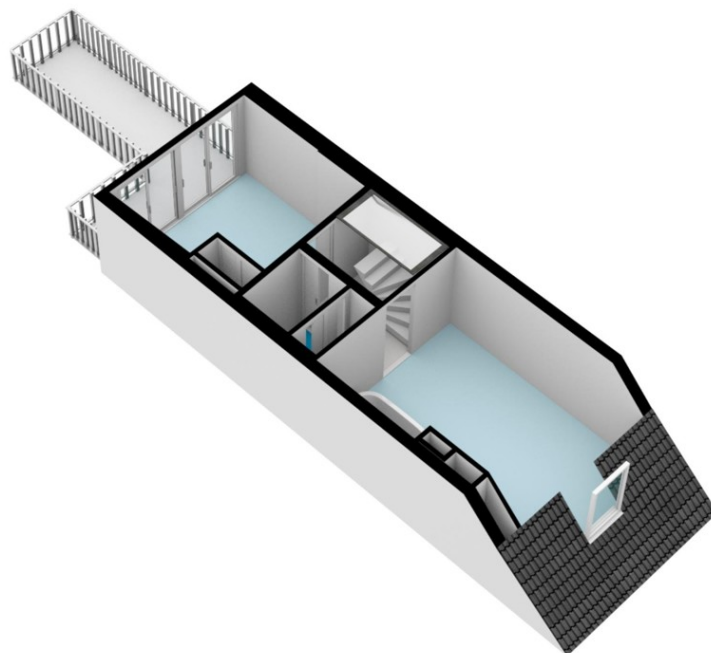
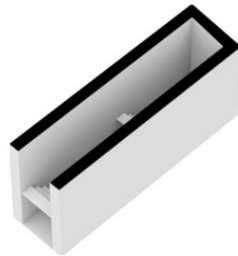
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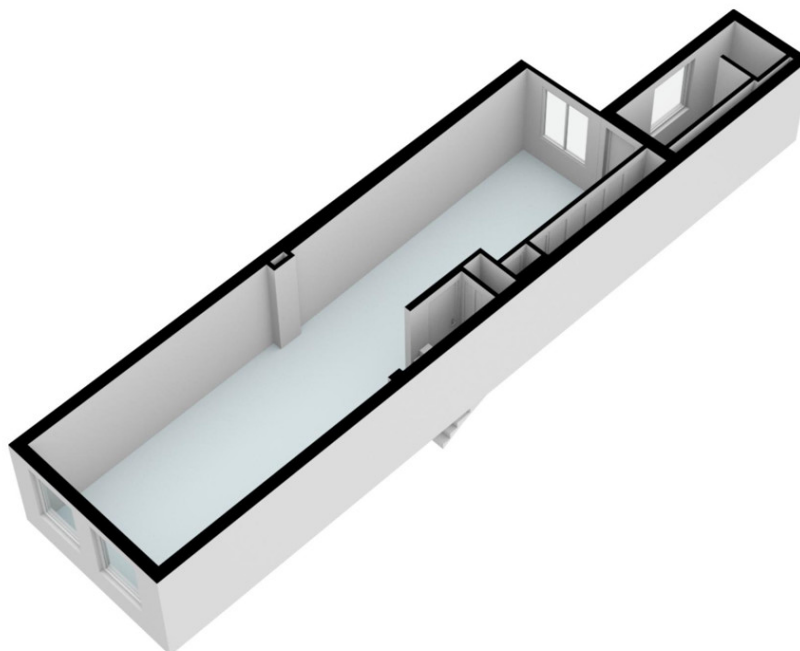
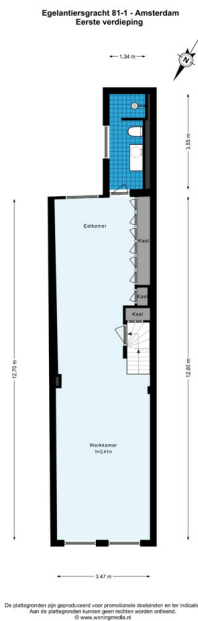
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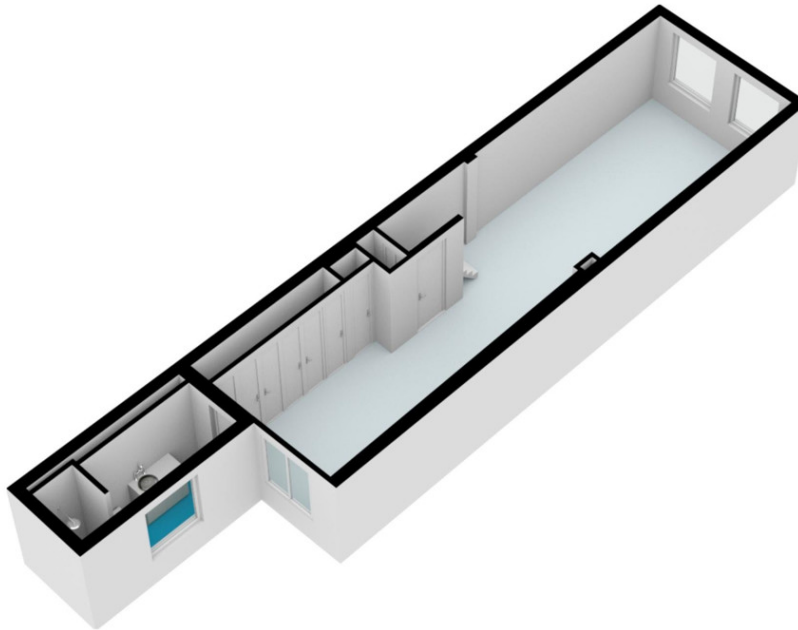
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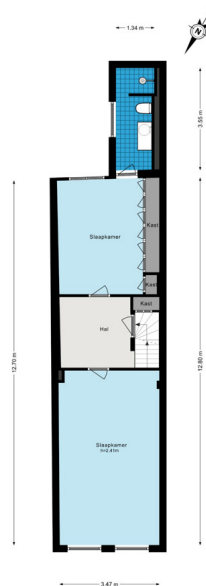


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## Die Immobilie



Egelantersgracht 81-1 - Amsterdam  
Eerste verdieping - Alternatief

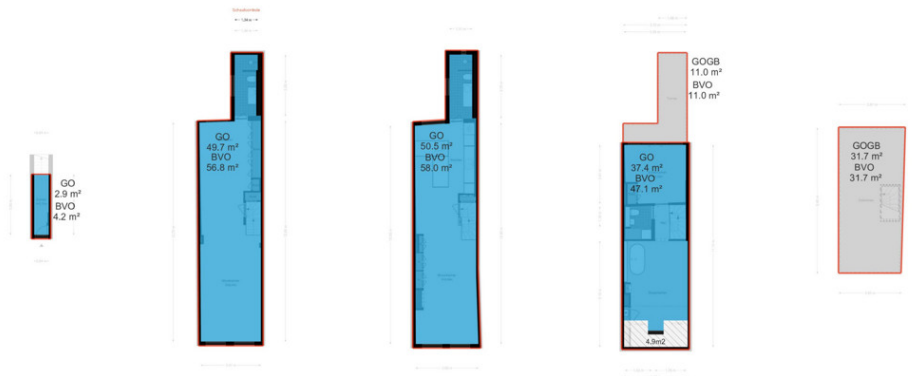


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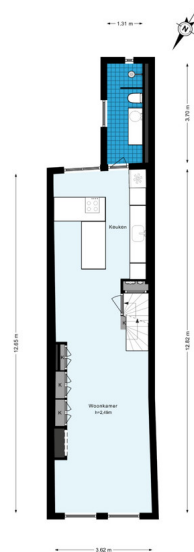


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# Die Immobilie



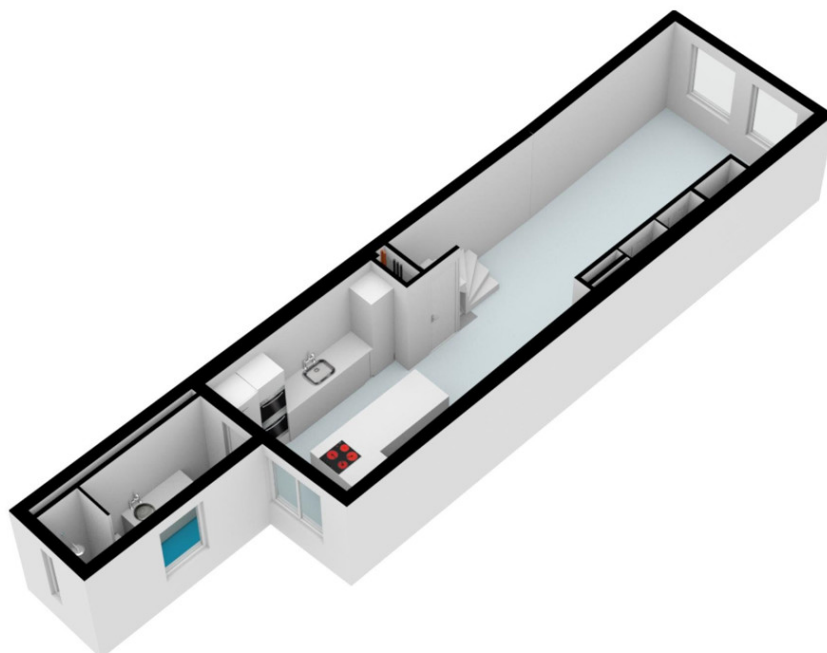
Egelantersgracht 81-1 - Amsterdam  
Tweede verdieping



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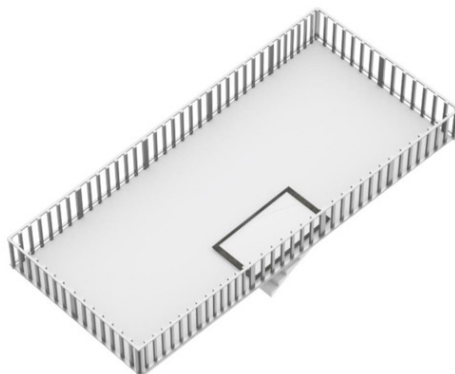
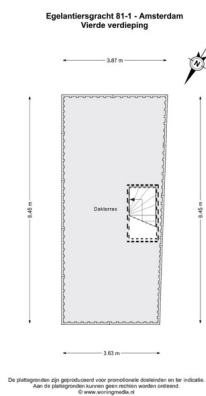
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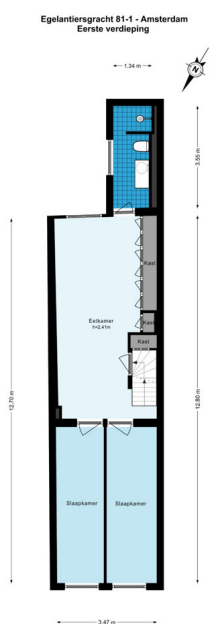
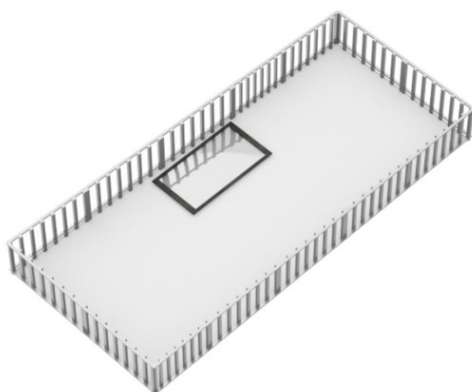
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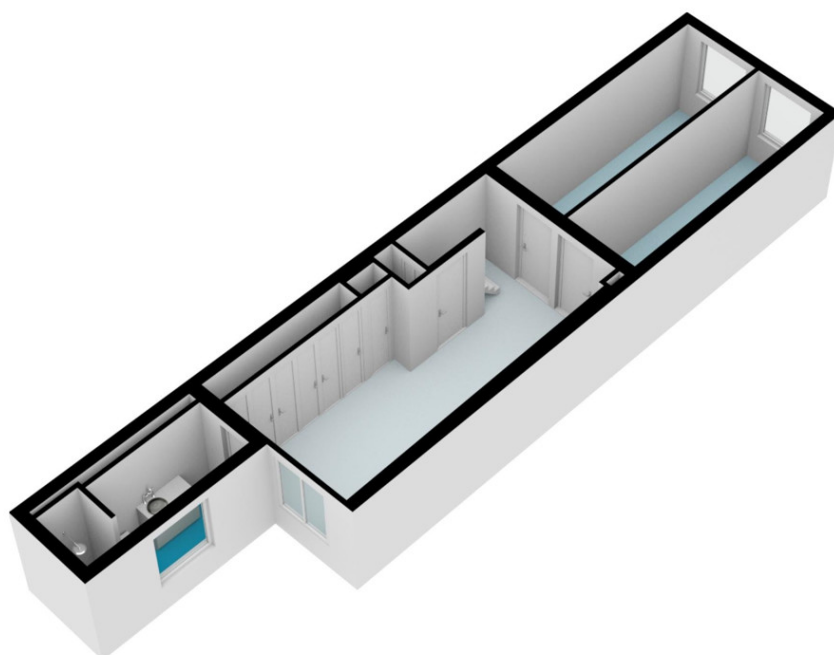
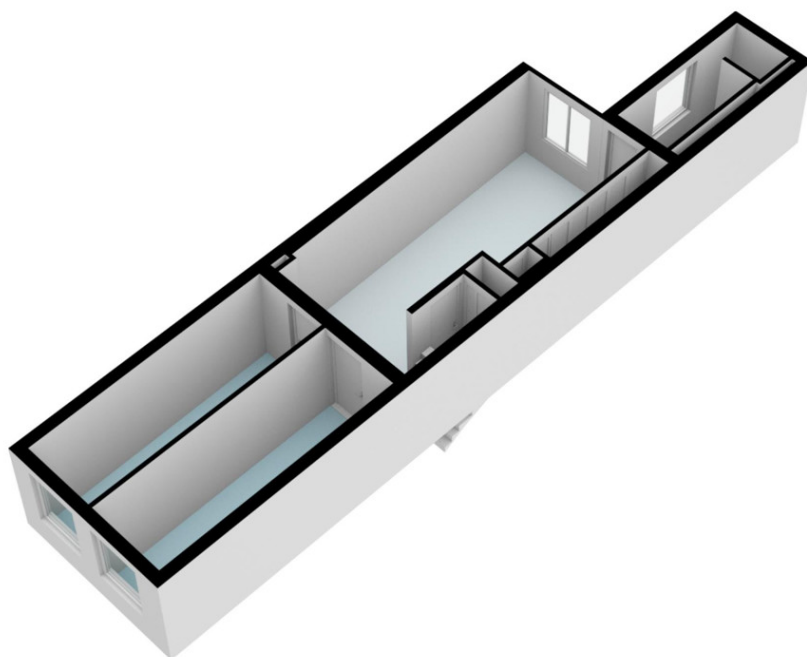
## Die Immobilie



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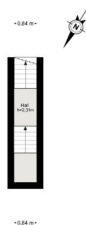
## Die Immobilie



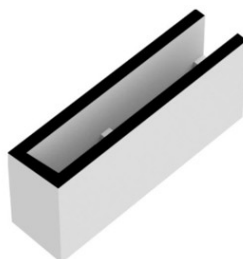
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## Die Immobilie

Egelantiersgracht 81-1 - Amsterdam  
Bijlage

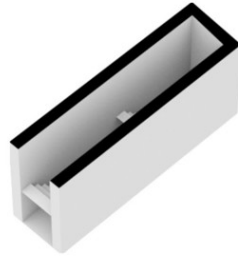


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## Die Immobilie



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## Ein erster Eindruck

Unique triple upper house with sunny terraces on the Egelantiersgracht This beautiful triple upper house with spacious terraces offers the ultimate combination of luxury with taste. It is located on the famous Egelantiersgracht in the Amsterdam Jordaan area. It is very stylishly furnished with high quality. You can fully enjoy the view of the canal at the front and the Wester Tower from the sunny terraces.



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## Ausstattung und Details

Second floor: a private entrance and a charming staircase that leads you to the next levels.

The office and workspace on the second floor is an open space with a bathroom with shower, sink and toilet at the back. This space can easily be divided into two (sleeping) rooms.

Second floor: the sitting area at the front, complete with a cozy gas fireplace, offers a view of the canal - an enchanting setting for cozy evenings and relaxation.

At the rear is cozy living kitchen, carefully designed for cooking enthusiasts and drinkers. Here functionality and hospitality come together. Bathroom has floor heating and wall heating and is equipped with a shower, sink and toilet.

Cap floor: two well-proportioned (sleeping) rooms offer plenty of space for rest.

The master bedroom has its own bathtub and air conditioning. In the middle of this floor you will find a convenient wc with basin and space for your washing machine. At the rear there is access to a lovely terrace.

Roof terrace: fixed stairs lead to the very nicely landscaped roof terrace.

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## Alles zum Standort

The Egelantiersgracht is a beautiful, authentic canal in the middle of the Jordaan with all amenities within easy reach. This part of the Jordaan is a cozy and trendy neighborhood with a colorful mix of stores, restaurants, galleries and every imaginable other amenity. For daily shopping there are several supermarkets (Albert Heijn, Jumbo), but also the weekly (organic) market on the Lindengracht / Noordermarkt in the vicinity. Furthermore, there are several coffee bars, cafes and restaurants just steps away, such as La Perla, cafe Sonneveld, cafe 't Smalle, Toscanini, etc. Furthermore, the Westerpark can be reached within a few minutes walk/bike ride. Central station is at 10 minutes cycling distance. Finally, there are several metro, streetcar and bus stops in the immediate vicinity. Parking is available through parking permits.

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## Sonstige Angaben

- Absolute top location in the Jordaan - Very light, spacious and multifunctional - Own land, no ground lease - 2 bedrooms, possibility for 4(bed)rooms - adjoining terrace on the third floor and a lovely roof terrace (SE) - Ready to move in, recently renovated to a high standard - First, second and third (top) floor - Top quality built-in appliances in the kitchen; induction cooktop with flexible zones, separate freezer with ice cube machine, oven with microwave function, second oven extra large size 90 cm, dishwasher, Quooker, wine climate refrigerator and fully automatic built-in coffee maker (bean grinder, milk frother). - Air conditioning in master bedroom - Fully double glazed - Built-in closets throughout the apartment - Protected city view- 2 apartment rights, 2 dwellings according to BAG, double occupancy possible - Small association, 3 members - Monthly service costs € 145.98 - Transfer: negotiable This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

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