

Amsterdam

# Egelantiersgracht 81 1-2-3

*Número de propiedad: NL23185438*



PRECIO DE COMPRA: 1.585.000 EUR • SUPERFICIE HABITABLE: ca. 141 m<sup>2</sup> • HABITACIONES: 4

Número de propiedad: NL23185438 - 1015 RE Amsterdam

- De un vistazo
- La propiedad
- Una primera impresión
- Detalles de los servicios
- Todo sobre la ubicación
- Otros datos
- Contacto con el socio

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## De un vistazo

Número de propiedad	NL23185438	Precio de compra	1.585.000 EUR
Superficie habitable	ca. 141 m <sup>2</sup>		
Habitaciones	4		
Dormitorios	2		

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad





Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad





Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad





Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

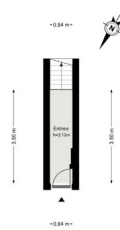


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Egelantiersgracht 81-1 - Amsterdam  
Begane grond

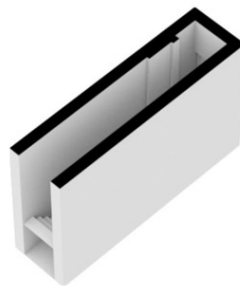


De plattegronden zijn gebaseerd op professioneel deskundig en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.vonpoll.nl



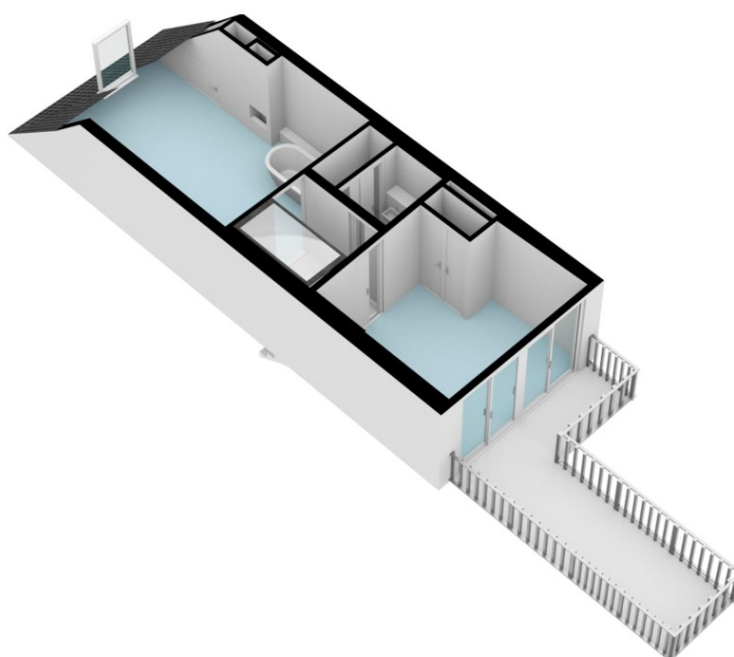
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



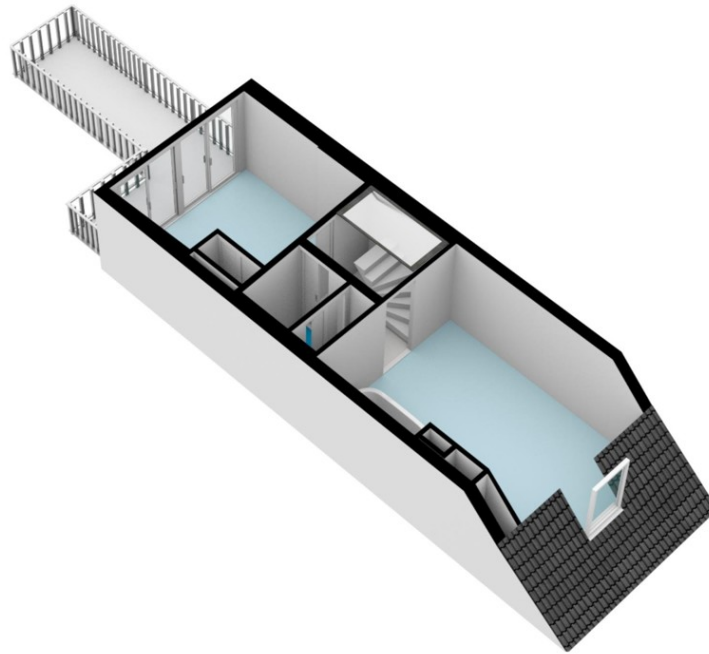
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

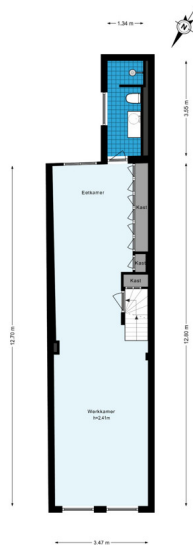


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



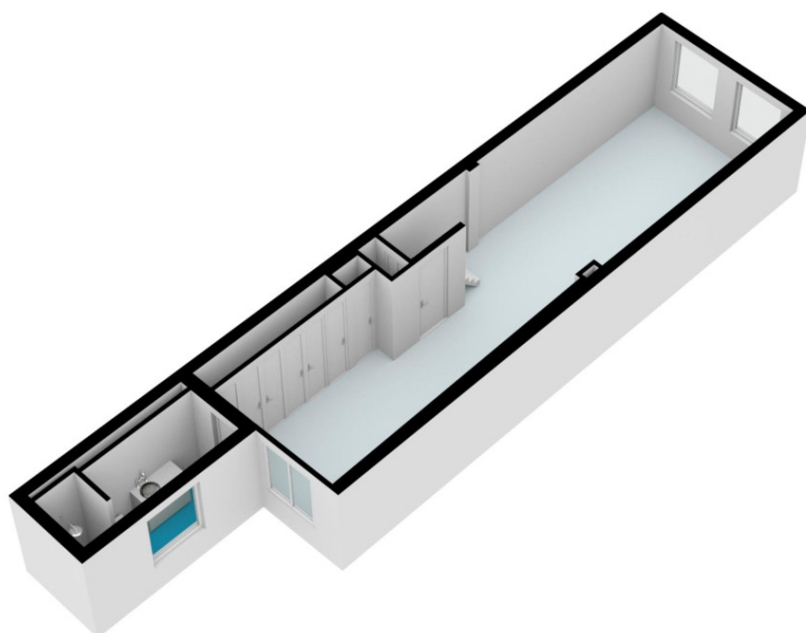
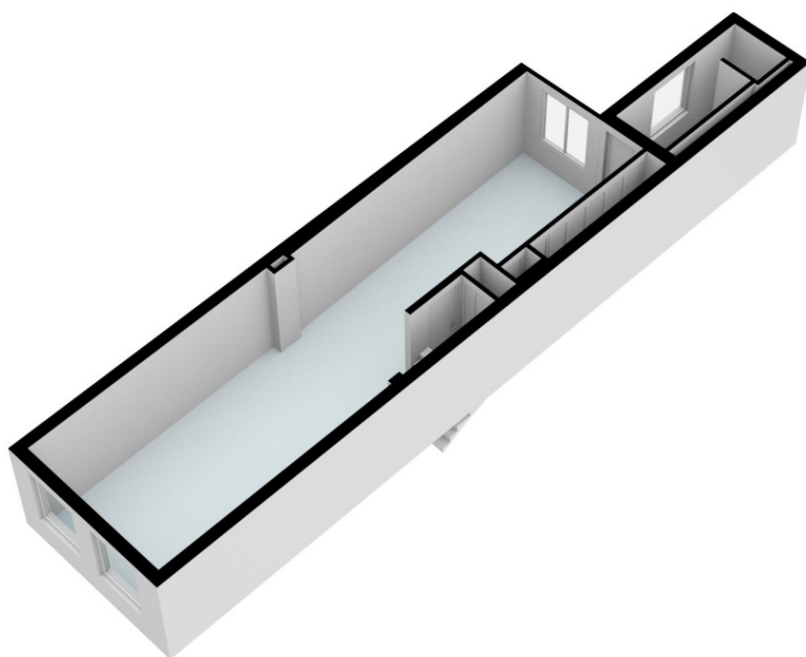
Egelantiersgracht 81.1 - Amsterdam  
Eerste verdieping



De plattegronden zijn gebaseerd op voorlopige metingen en te indicatief.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.vonpoll.nl

Número de propiedad: NL23185438 - 1015 RE Amsterdam

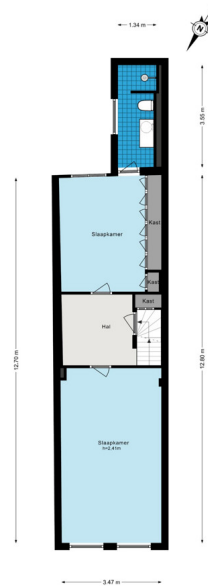
## La propiedad



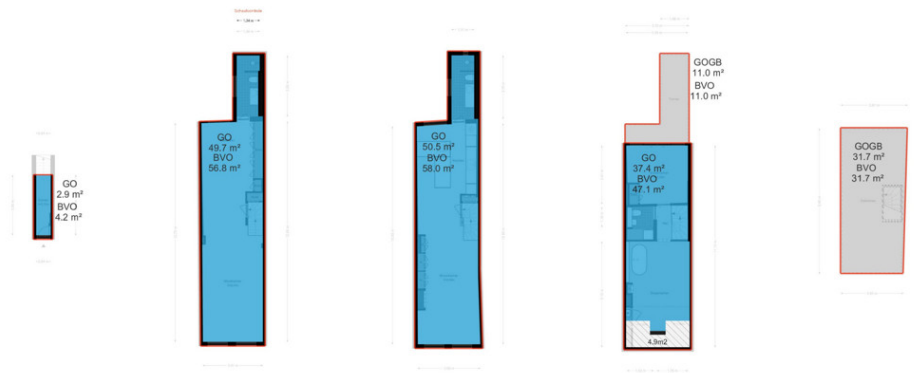
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

Egelantersgracht 81-1 - Amsterdam  
Eerste verdieping - Alternatief

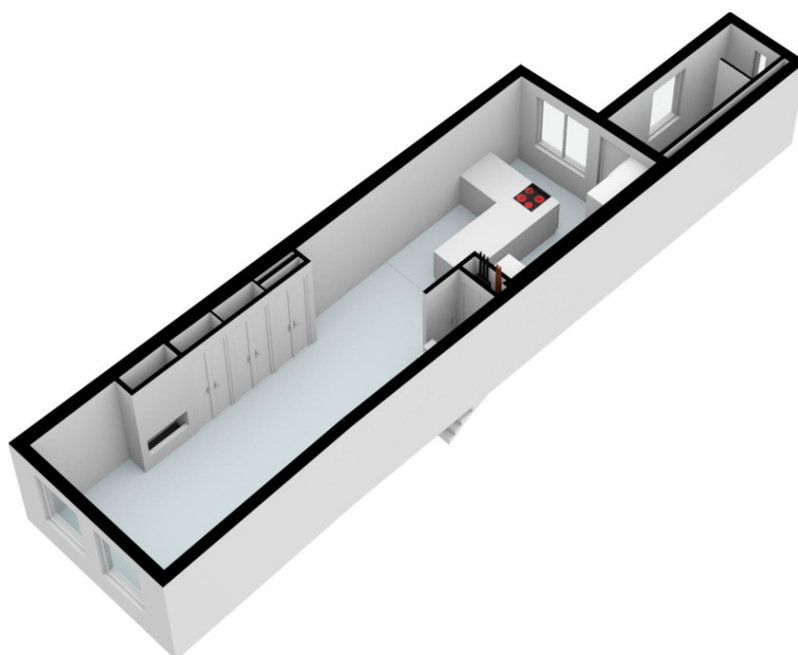
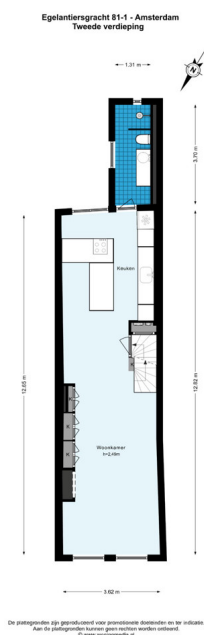


De plattegronden zijn geprojecteerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.vonpollmedia.nl



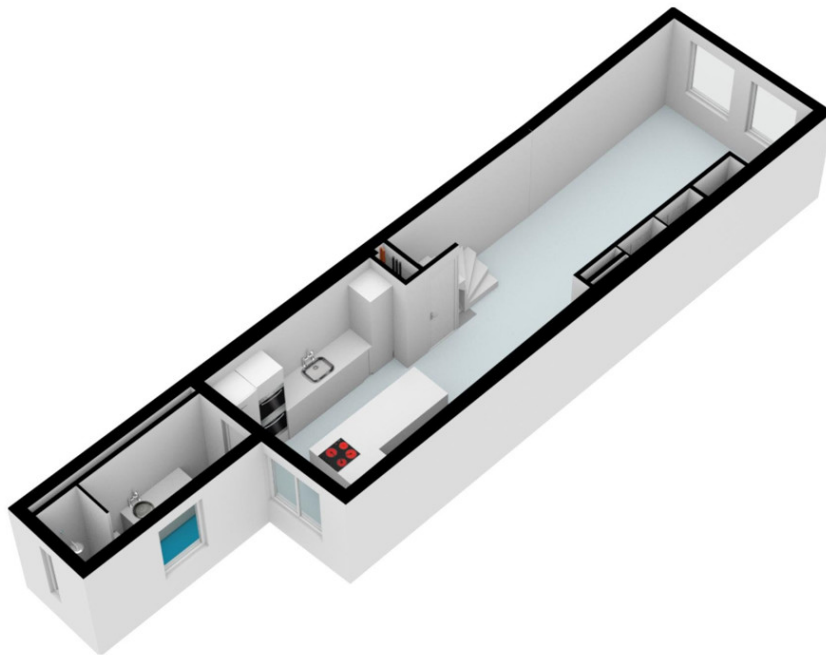
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

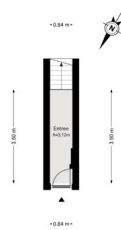


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



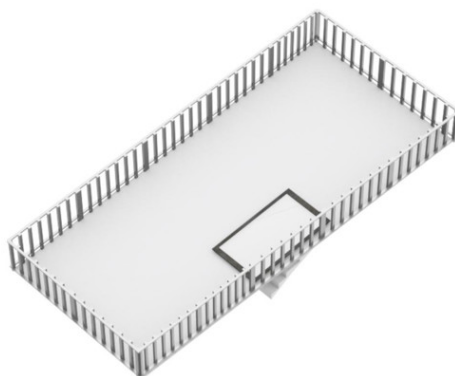
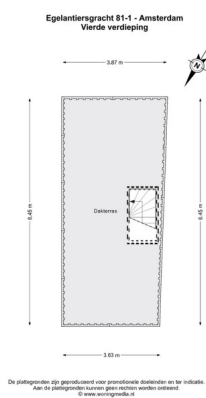
Egelantiersgracht 81-1 - Amsterdam  
Begane grond



De plattegronden zijn gebaseerd op professioneel deskundig en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.von-poll.nl

Número de propiedad: NL23185438 - 1015 RE Amsterdam

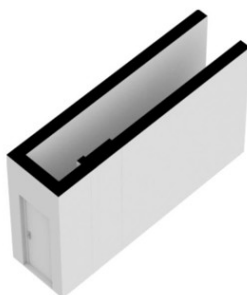
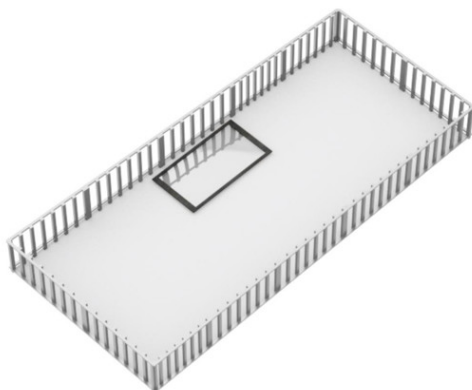
## La propiedad





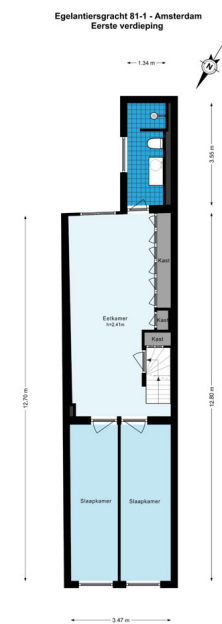
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

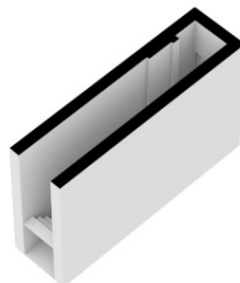


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad

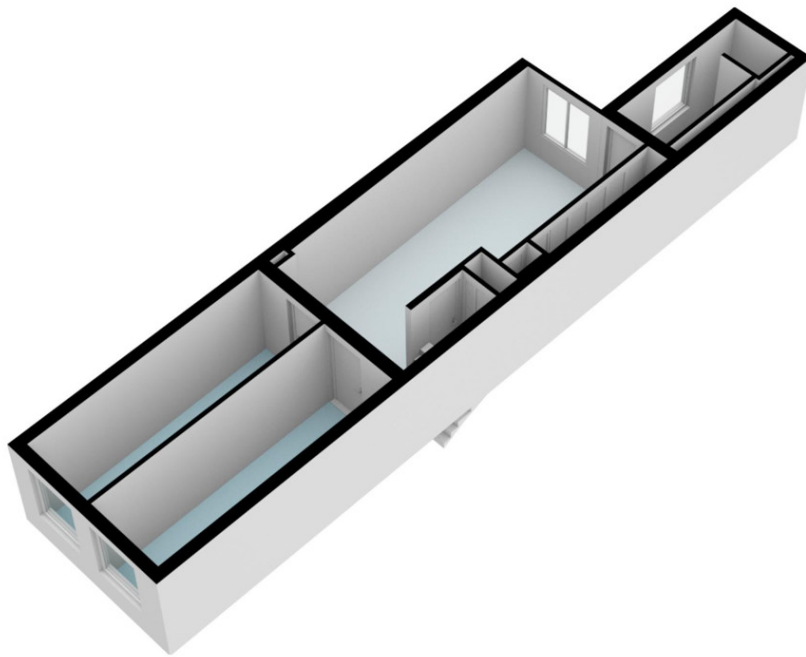


De stallegronden zijn geprojecteerd voor promotionele doeleinden en te indicatief.  
Aan de stallegronden kunnen geen rechten worden ontleend.  
© www.woningwanda.nl

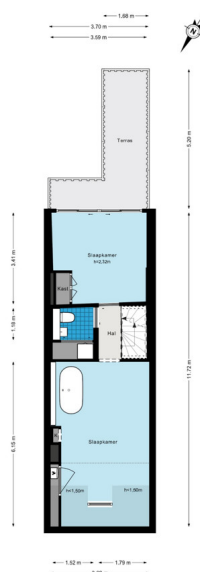


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



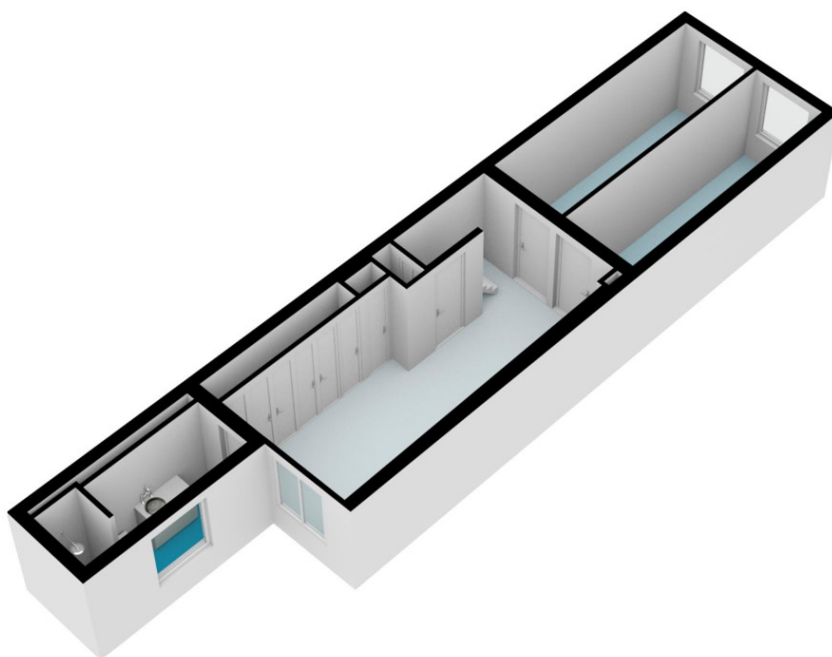
Egelantiersgracht 81-1 - Amsterdam  
Derde verdieping



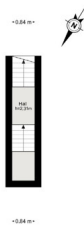
De plattegronden zijn geproduceerd voor proportionele doeleinden en te indicatief.  
Alle afmetingen kunnen anders zijn dan weergegeven.  
© www.vonpoll.nl

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



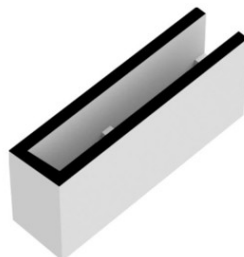
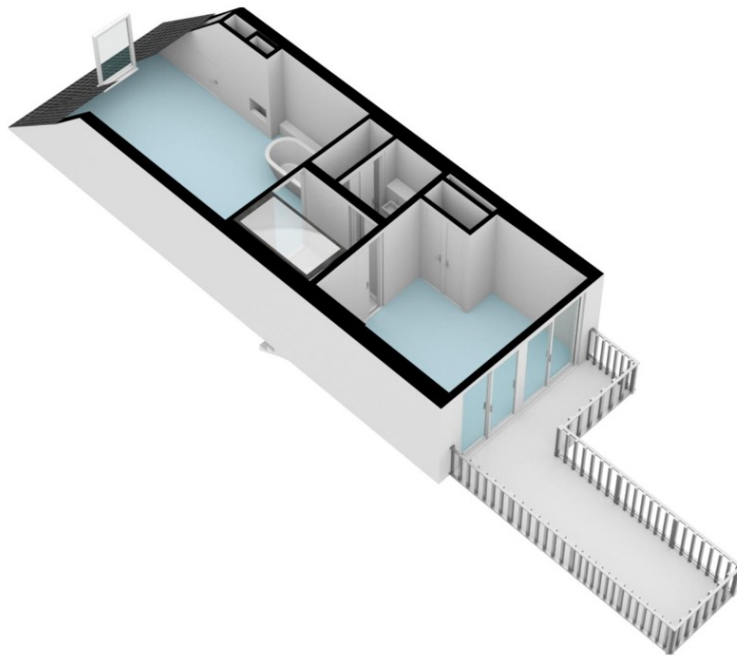
Egelantersgracht 81-1 - Amsterdam  
Bel Etage



De afmetingen zijn gebaseerd op een premissie van de afmetingen die in de tekening zijn aangegeven.  
Aan de plattegrond kunnen geen rechten worden ontleend.  
© 2018 vonpoll.com

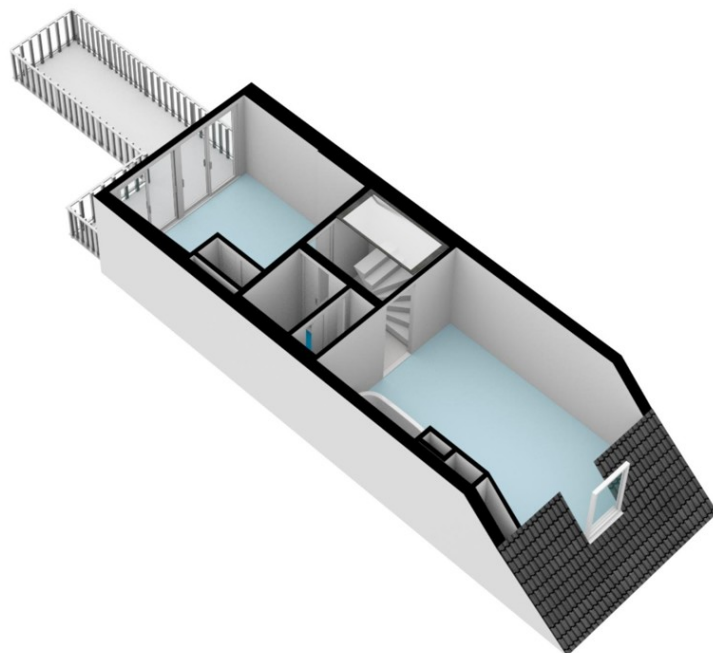
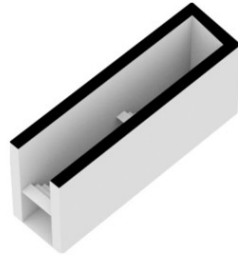
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



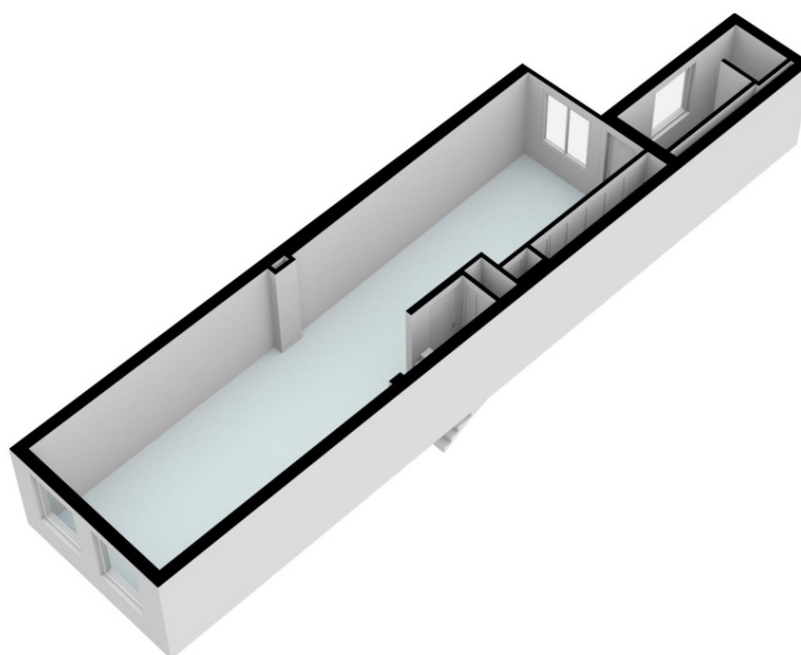
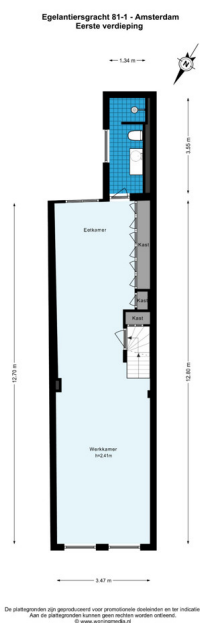
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



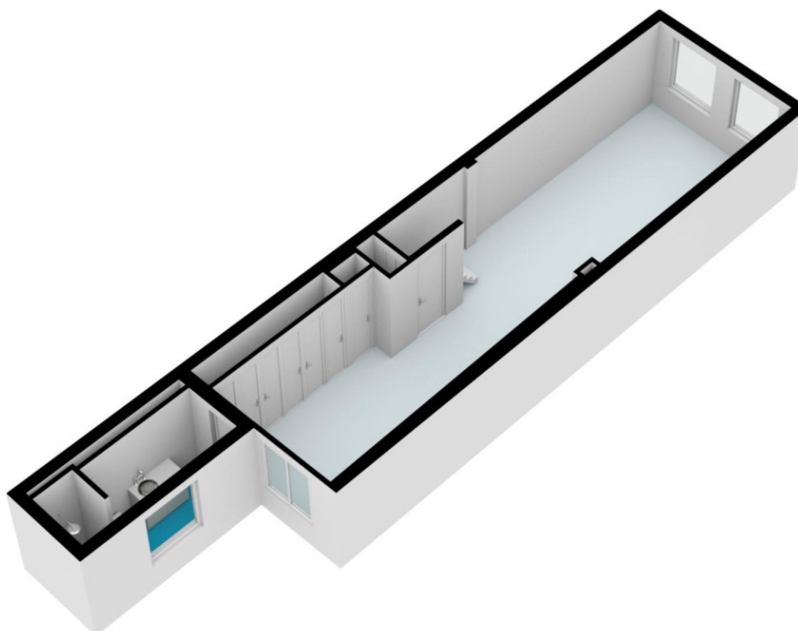
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Egelantiersgracht 81-1 - Amsterdam  
Eerste verdieping - Alternatief

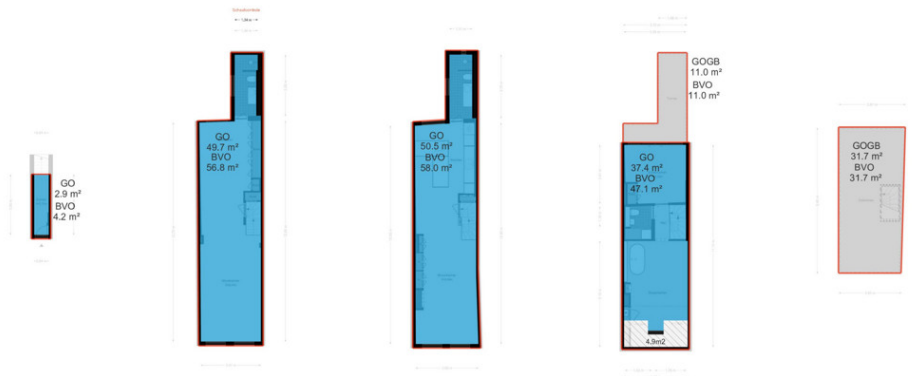


De afmetingen zijn gebaseerd op promotionele tekeningen en het indicatief.  
Aan de plaatsing van de meubels wordt niet gebonden.  
© www.vonpoll.nl

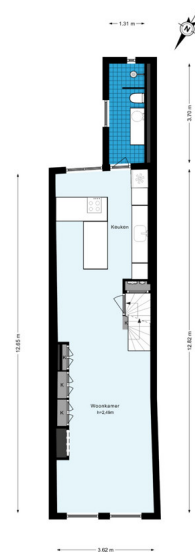


Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



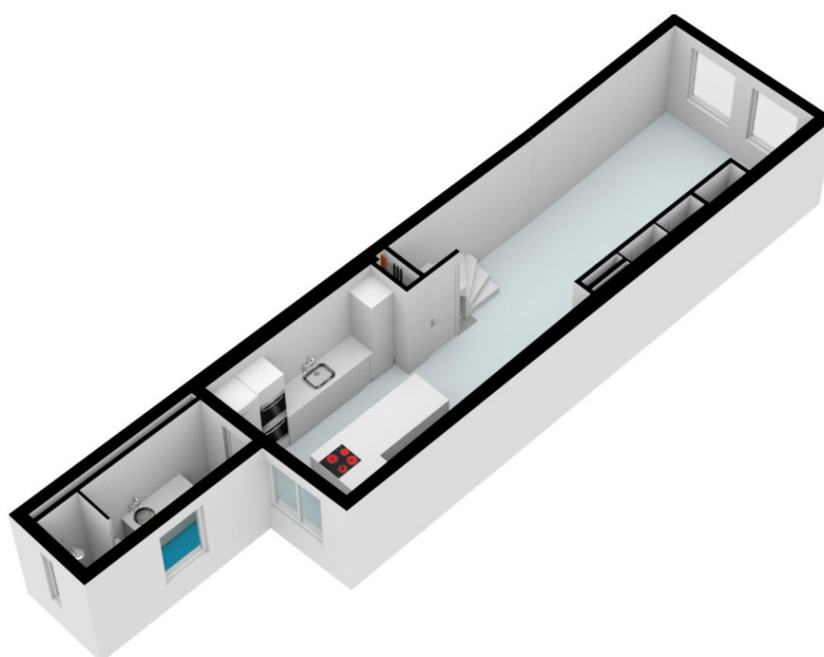
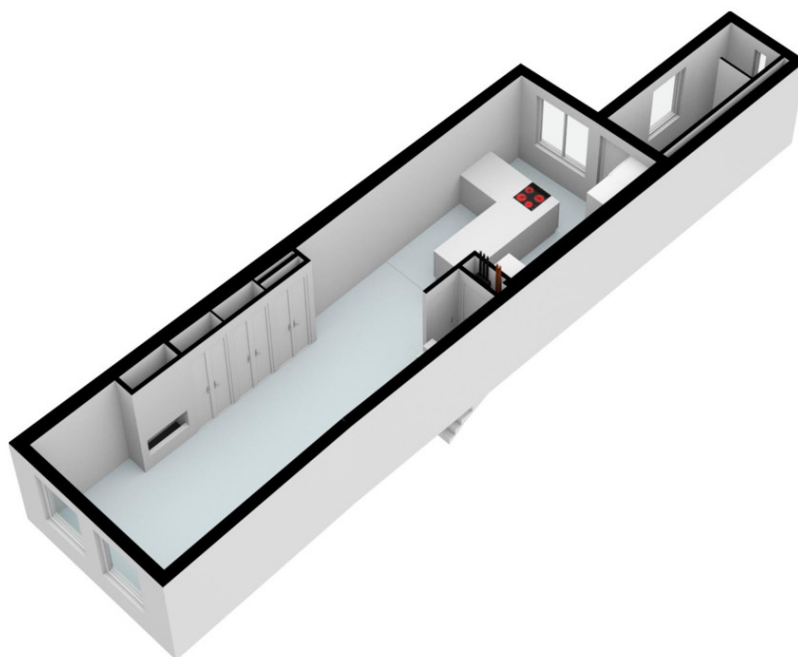
Egelantiersgracht 81-1 - Amsterdam  
Tweede verdieping



De plattegronden zijn grondrechtelijk voor provisorische doeleinden en te indicatief.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.vonpoll.nl

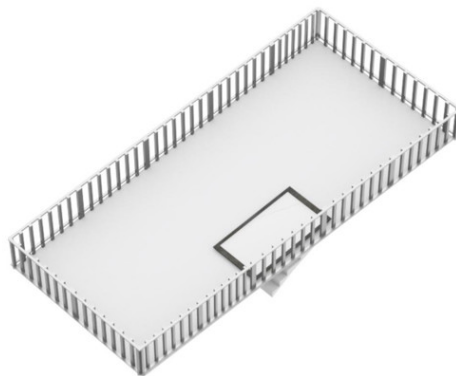
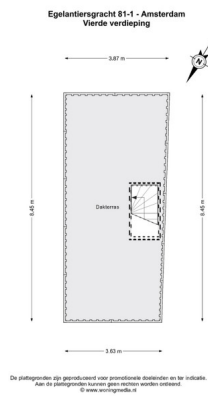
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



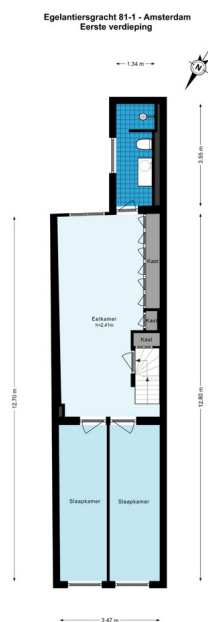
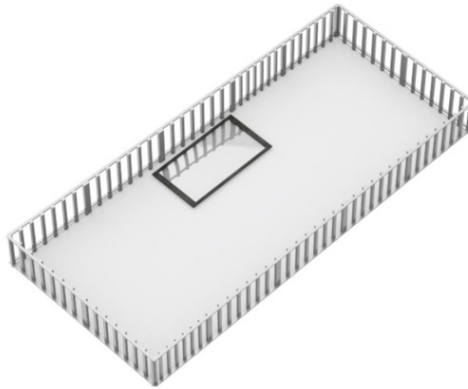
Número de propiedad: NL23185438 - 1015 RE Amsterdam

# La propiedad



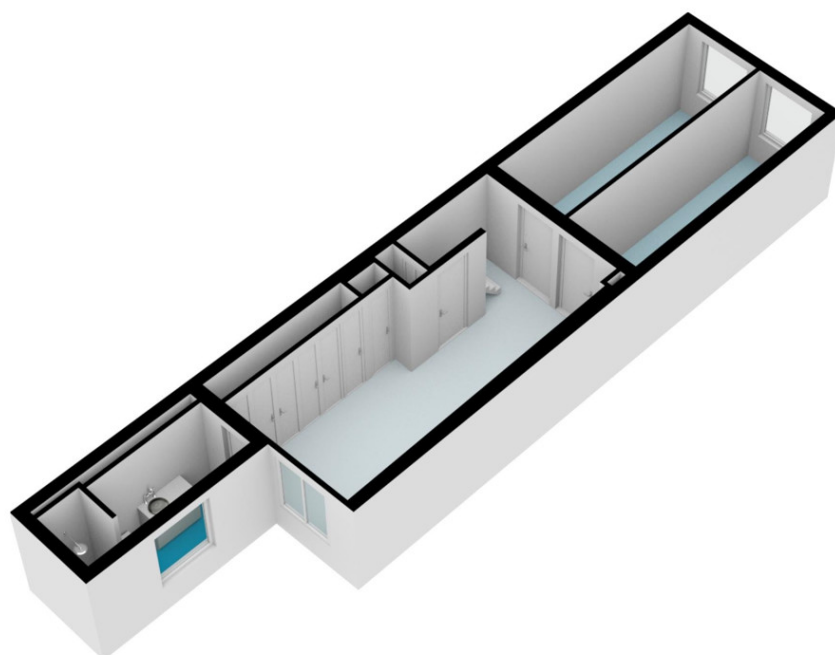
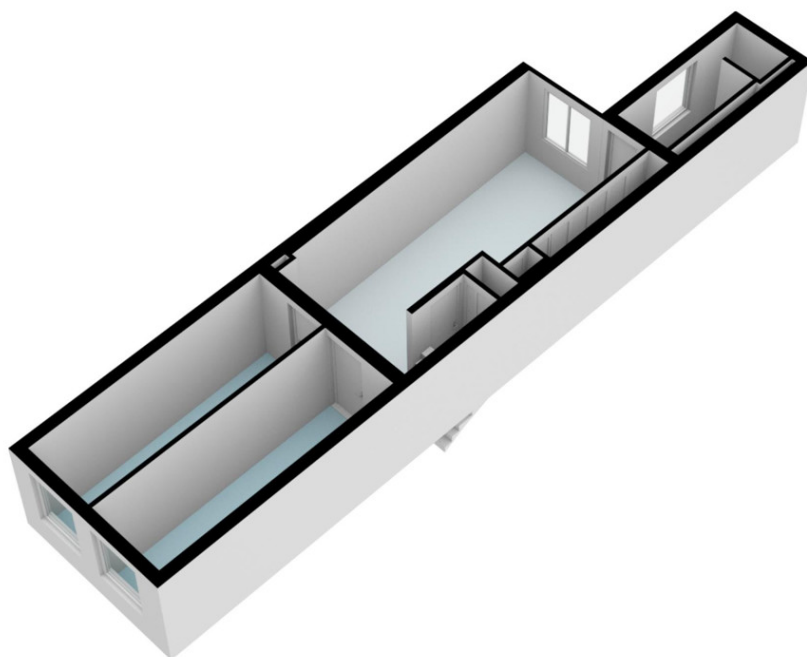
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



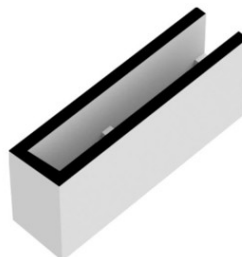
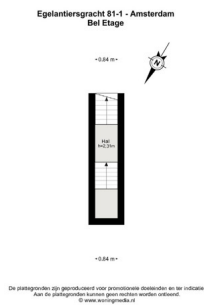
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



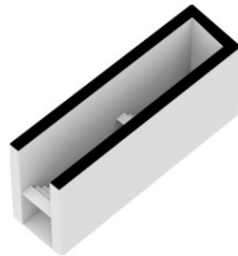
Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## La propiedad



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## Una primera impresión

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.



Número de propiedad: NL23185438 - 1015 RE Amsterdam

## Detalles de los servicios

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.

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## Todo sobre la ubicación

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.

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## Otros datos

- 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.

Número de propiedad: NL23185438 - 1015 RE Amsterdam

## Contacto con el socio

Para más información, dirijase a su persona de contacto:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

---

De Lairessestraat 51 Ámsterdam  
E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)