

# Biesboschstraat 63-3 Amsterdam Rivierenbuurt



- 82 m<sup>2</sup>
- 3 bedrooms
- Completely renovated (2021)



## Stylishly Renovated Living in the Sought-After Rivierenbuurt

Welcome to Biesboschstraat 63-3: a fully renovated (2021) and bright upper-floor apartment located in the heart of the popular Rivierenbuurt. A move-in-ready home where comfort, atmosphere, and modern living come together effortlessly.

With 82 m<sup>2</sup> of living space, three bedrooms, and a sunny balcony, this is an ideal property for those seeking spacious and centrally located living in Amsterdam.

## What makes this home special?

- Stylishly renovated in 2021, fully turn-key apartment
- Located in the highly-sought after Rivierenbuurt Neighbourhood
- 82 m<sup>2</sup> of comfortable and well-designed living space
- Spacious, light-filled living room with an open-plan kitchen and a cosy fireplace
- Kitchen featuring high-quality materials and built-in appliances
- Three bedrooms, including a master bedroom with access to the sunny balcony
- Luxury hotel-chic bathroom featuring a bathtub, a walk-in shower and a double vanity unit with built-in fixtures.
- Two storage rooms on the top floor of the building





## Comfortable well-designed living space

The living room is notably bright and immediately feels spacious. The functioning fireplace forms a warm and inviting focal point, adding extra comfort to the living area during the colder months.

The modern open kitchen, fitted with high-quality built-in appliances, was fully renovated in 2021 and connects seamlessly to the living room. Its sleek design and premium finishes create a contemporary look; a perfect space for cooking, dining, and gathering.



## Sunny balcony and cosy fireplace

Step outside and enjoy the fresh air on the sunny south-facing balcony at the rear of the building; a peaceful spot to start your morning or unwind at the end of the day.

At the front, an intimate French balcony offers charming street views and allows natural light to flow beautifully into the living space.

During the colder months, the cosy fireplace (installed in 2023) becomes the heart of the home; a warm and inviting setting for relaxed evenings and comfortable gatherings.



## Three bedrooms

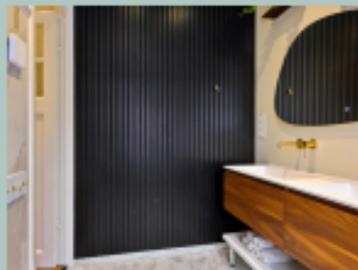
The apartment offers three bedrooms. The master bedroom featuring a walk-in closet and provides direct access to the balcony, a peaceful spot to start your day or unwind outdoors in the evening. The two additional bedrooms are ideal as children's rooms, guest rooms, or home offices.





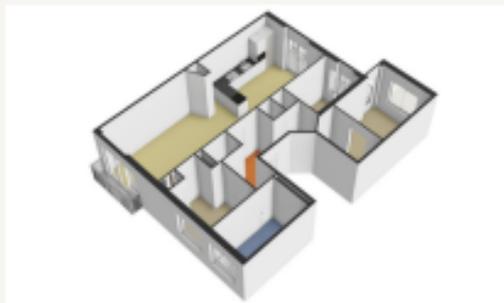
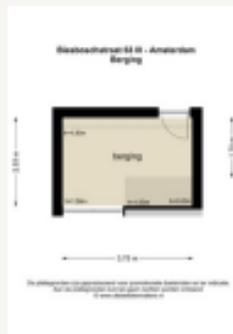
## The hotel-chic bathroom and toilet

The highlight of Biesboschstraat 63-3: The bathroom and separate toilet were completely renovated in 2021 in a stylish hotel-chic design. The bathroom features a bathtub, a walk-in shower, and a double vanity unit with built-in fixtures. Experience luxury, comfort, and tranquility in perfect balance.



# Floor plan

The apartment features a well-designed and spacious layout. The private entrance is located on the third floor and is accessed via the communal staircase. From within the apartment, both balconies are directly accessible and the apartment offers two storage closets in the hallway. On the top floor of the building, two private storage rooms provide additional practical space.



## Living in the Rivierenbuurt

Biesboschstraat is situated in the highly desirable Rivierenbuurt: a quiet, green, and spaciouly designed neighborhood in Amsterdam-Zuid, known for its characteristic 1930s architecture.

Within walking distance you will find the Maasstraat and Scheldestraat, offering a wide variety of specialty shops, supermarkets, coffee bars, and restaurants. The Beatrix Park and the Amstel River are also nearby for relaxation and recreation.

Public transport connections are excellent, with RAI Station and Amstel Station located a short distance away. Major highways such as the A2 and A10 are easily accessible.

A neighborhood where tranquility, accessibility, and urban comfort come together.



## Practical information

### TRANSFER DETAILS

Asking price: € 775,000 costs for buyer (k.k.)

Listed since: 05-03-2026

Status: Available

Acceptance: In consultation

HOA contribution: € 290 per month

### CADASTRAL INFORMATION

Municipality: Amsterdam

Section: V

Number: 10534

Index: 8

Legal status: Apartment right (1/8th share in the property)

### VVE (Homeowners Association)

Managed by: VVE NL

Reserve fund: Yes – approximately € 20,000 (2025)

Building insurance: Yes

Long-term maintenance plan (MJOP): Yes

Chamber of Commerce (KVK) number: 34378644

### GROUNDLEASE

Fixed ground rent (voortdurend recht) bought out until 2053. Perpetual (eeuwigdurend) locked in with annual inflation adjustment.

### NEN 2580

Usable living area: 82 m<sup>2</sup>

Gross volume: 284 m<sup>3</sup>

Building-related outdoor space: 8 m<sup>2</sup>

### CONSTRUCTION

Type of apartment: Apartment right

Construction type: Existing property

Year of construction: 1930

### BIJZONDERHEDEN

- Located in the highly-sought after Rivierenbuurt Neighbourhood
- Stylishly renovated in 2021, fully turn-key apartment
- 82 m<sup>2</sup> living space
- Spacious, light-filled living room with an open-plan kitchen and a cosy fireplace
- Three bedrooms
- Luxury hotel-chic bathroom featuring a bathtub, a walk-in shower and a double vanity unit with built-in fixtures.
- Two storage rooms on the top floor of the building
- Energy label E (2025 - 2035)
- Central heating boiler, built in 2009
- Double glazing



## EXPERIENCE IT FOR YOURSELF

Biesboschstraat 63-3 is a stylishly renovated and beautifully maintained three-bedroom apartment in the heart of the Rivierenbuurt; offering space, comfort, and refined modern living in one of Amsterdam's most desirable neighbourhoods.

A home where light, warmth, and thoughtful design come together effortlessly.

We would be delighted to personally guide you through this exceptional residence and share more about its details, possibilities, and the lifestyle it offers.

## PLAN YOUR VIEWING

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