



VAN WESTERLOO
MAKELAARDIJ

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BROCHURE

Carolina MacGillavrylaan 506

Beautiful, spacious 2-room apartment (approx. 65 m²) located on the Carolina Macgillavrylaan with private parking and located on private land! This all in a luxurious new-build complex completed in 2010, located a stone's throw from the Flevopark, Science Park and the nice shops in Amsterdam East.

The apartment is characterized by the many windows, beautiful architectural finishes and a pleasant view over the green square in front. Situated in a stately apartment complex with an impressive entrance hall with elevator!

In addition, the apartment complex has various facilities including a communal courtyard, fitness room for residents, separate guest room for longer staying guests, communal laundry room, caretaker and parking garage with sufficient storage for bicycles.

To top it all off, this apartment is located on private land (no municipal leasehold)!

LAYOUT:

The entrance to the complex is formed by a communal hall with mailboxes and an intercom system. Here you will also find the caretaker's office. The 4th floor can be reached via a spacious staircase in a beautifully finished stairwell and of course via two spacious elevators.

The living room with open kitchen and adjoining balcony is located on the west side of the building and has a very pleasant surface area. The western balcony, with an area of approximately 8 m², is a wonderfully quiet place to relax and overlooks the beautifully landscaped courtyard. The living room enjoys a nice amount of daylight through the large windows (sliding doors) and the open kitchen is equipped with all various built-in appliances (including dishwasher, induction hob, fridge/freezer, combi oven).

The bedroom is also located on the west side of the apartment and is pleasantly sized. The bedroom has a cupboard wall and you enter the neat bathroom through the bedroom. The bathroom has a walk-in shower, washbasin and towel radiator.

The separate toilet and indoor storage room are located centrally in the apartment, with connections for a washing machine and dryer.

SPECIAL FEATURES:

- Living area (G.O.) of approximately 65.4m² (NEN2580 measurement report available);
- Located on private land;
- Own parking space;
- Energy label C;
- Active VVE under professional management (ca €155 p.m. + P €25,- p.m. excl. advance heating);
- Sunny balcony, approx. 8.1 m² (location: west);
- Located in a modern complex (built in 2009/2010);
- Fully insulated (energy label C); -
- All conceivable facilities within walking distance;
- Convenient location in relation to various arterial roads;
- Reservation on the seller's award;
- Delivery in consultation / can be done soon.

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SURROUNDINGS:

Science Park is located on the border area between the quiet Watergraafsmeer and the bustling Indische Buurt. This location offers a great combination of space and urban cosiness. Within a few minutes of cycling you can reach Javastraat, where you will find an extensive range of shops. The nearby area is teeming with cozy restaurants and terraces.

Other nice places within a short cycling distance include the Linneausstraat, the Flevopark, the Oosterpark, Park Frankendael and the Oostpoort shopping center. In addition, there are several good schools in the area and numerous sports facilities, including a climbing wall, a tennis club and the Jaap Eden Ice Rink.

The location of Science Park is conveniently located in relation to major arterial roads and there are various public transport options available within a short walking distance.

FACILITIES:

- Caretaker;
- Multiple (cargo) bicycle parking;
- Communal courtyard;
- Separately bookable guest room with bathroom for guests;
- Communal laundry room;
- Communal fitness room.

CAROLINA MACGILLAVRY;

MacGillavry enjoyed national and international prestige. In 1950 she was appointed the first female member of the Royal Netherlands Academy of Arts and Sciences. Internationally, she drew attention to scientific aspects in the work of the Dutch graphic artist Maurits Escher, such as symmetry and periodicity, in various publications.



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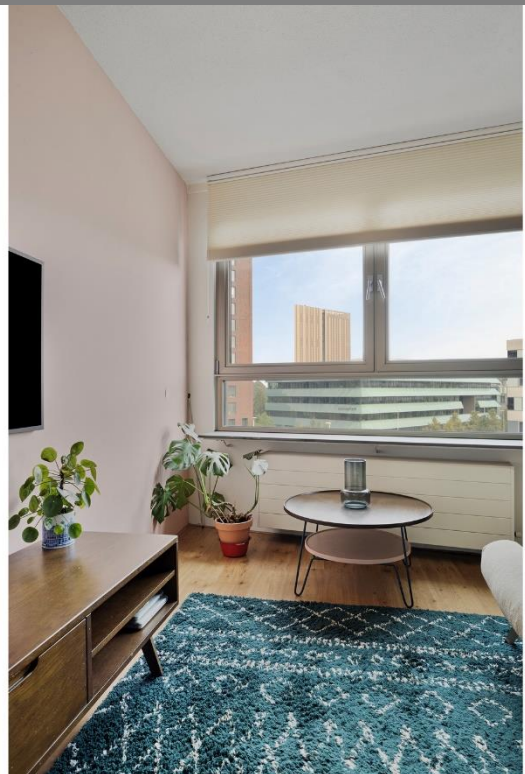
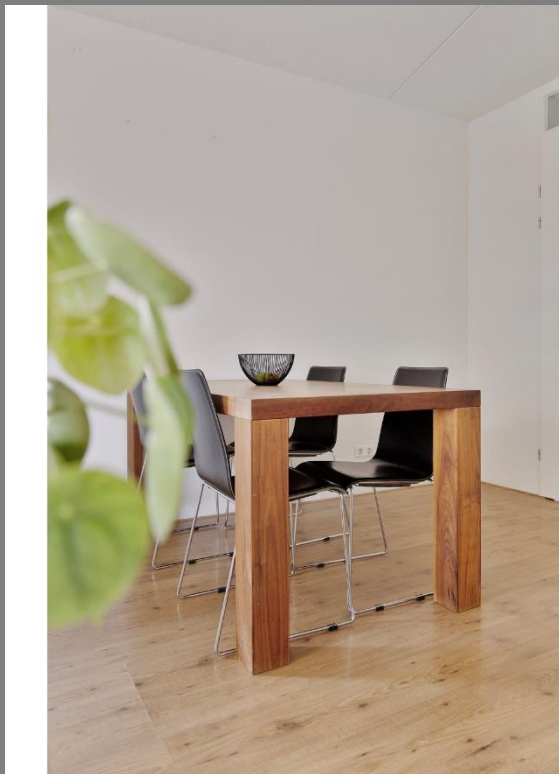
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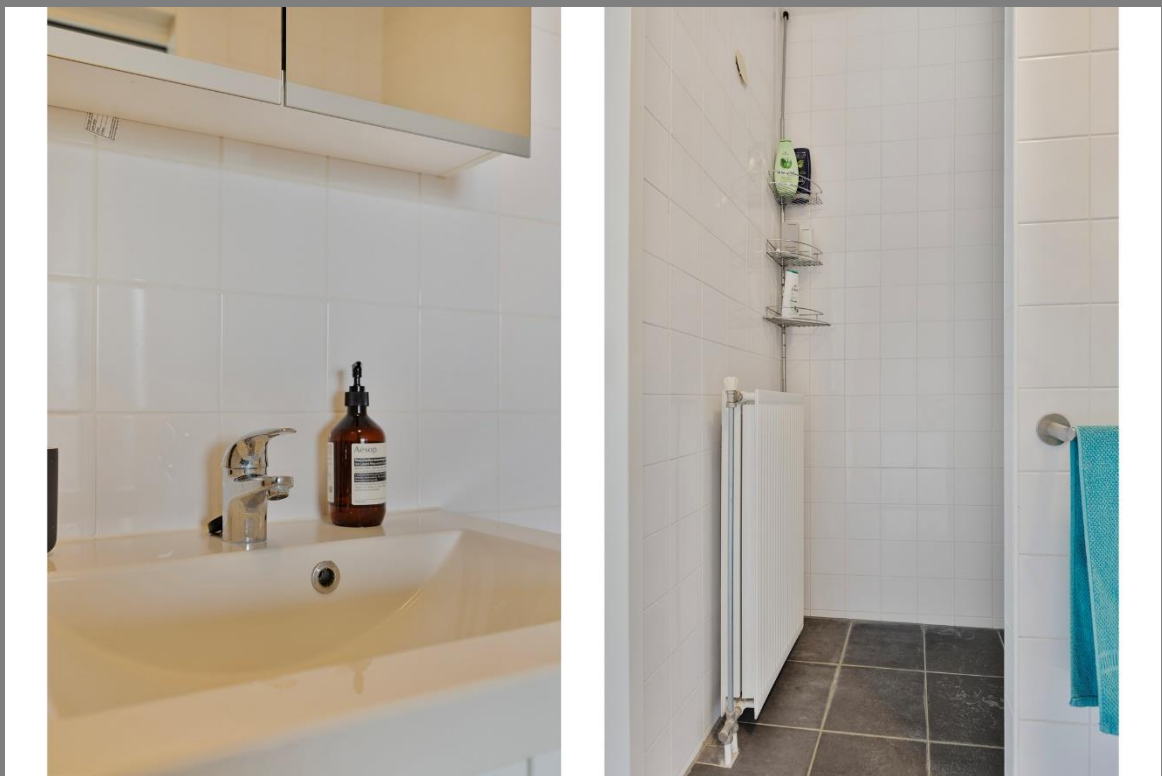
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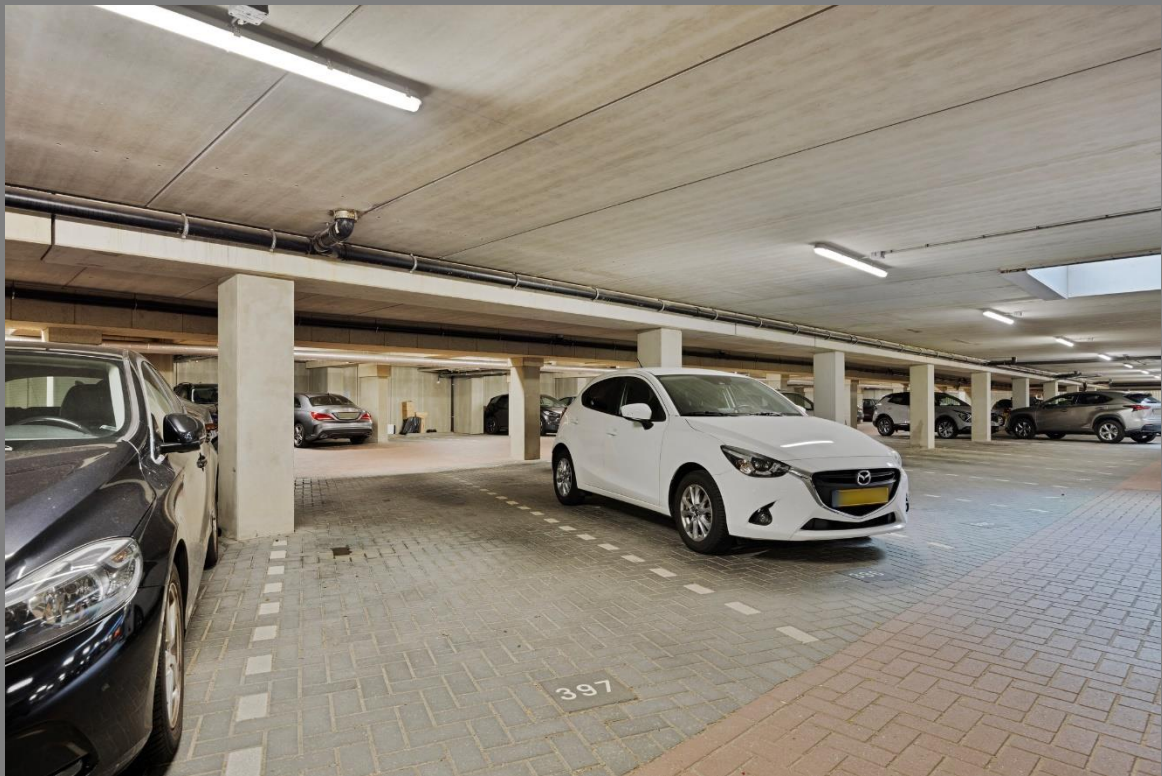
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Meetcertificaat

Zibber B.V. heeft in opdracht van Van Westerloo Makelaardij dit meetrapport opgesteld conform de NTA 2581:2011 waarin de gebruiksoppervlakten en bruto- inhoud en vloeroppervlak zijn vast gesteld.

Object type	Woning
Adres	Carolina MacGillavrylaan 506
Postcode/plaats	1098XB, Amsterdam
Meetcertificaat type A	Op locatie gecontroleerd en gemeten
Certificaatnummer	452522
Status	Definitief
Datum meetopname	06-09-2024
Datum meetrapport	07-09-2024

	Totaal	
Gebruiksoppervlakte wonen	65.40	M ²
Gebruiksoppervlakte overige inpandige ruimte	0.00	M ²
Gebouw gebonden buitenruimte	8.40	M ²
Externe bergruimte	0.00	M ²
Bruto vloeroppervlak woning	82.10	M ²
Bruto inhoud woning	216.05	M ³

De meting en berekeningen zijn op basis van de "Meetinstructie bepalen gebruiksoppervlakten woningen" en "Meetinstructie bepalen bruto inhoud woningen" a.d.h.v. de NEN2580:2007 NL, 'Oppervlakten en inhouden van gebouwen – Termen, definities en bepalingsmethoden', inclusief het correctieblad NEN 2580:2007/C1:2008. Op dit meetcertificaat zijn de in dit meetrapport genoemde aannames en voorbehouden van toepassing.

Rapport opgemaakt door Zibber B.V., naar beste kennis en wetenschap, geheel te goeder trouw en voldoet aan de eisen van NTA 2581:2011

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