



VAN WESTERLOO
MAKELAARDIJ

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BROCHURE

Theodoor van Hoytemastraat 66

Modern, very efficiently laid out apartment in a climate neutral apartment complex with lots of light, located next to a park, near a shopping center, public transport and various arterial roads like the Ring A10. Not strange that the district of 'Overtoomseveld' is widely recognized as the best place to live west of the city center!

Upon arrival at Theodoor van Hoytemastraat, it is immediately apparent that the urban development plan has been carefully considered. The complex 'De Energietuin' was built in 2015 and is located in the climate-neutral district 'Stadstuin Overtoom', which is very popular due to its spatial layout with lots of greenery and favorable location. All apartments are well insulated, gas-free and equipped with energy-efficient installations. The bicycle shed and parking spaces are located under the courtyard on the ground floor of the complex. You have your own storage room on the same floor as the apartment.

The apartment and its layout;

Through the communal entrance you enter the hall that provides access to mailboxes and, among other things, the elevator. The private front door is located at number 66 on the third floor. In the hall there is a spacious private storage room opposite the front door of the house.

Behind the front door you enter the hall with the technical room and toilet. After this you enter the bright living room with open kitchen with all built-in appliances. The open kitchen is smartly placed in the corner, providing ample work space and plenty of storage options. Nice details are the tiled design backsplash and countertop. Of course, the modern kitchen is equipped with all appliances including dishwasher, combi oven and induction hob.

The rest of the space serves as the living room. There is now a spacious corner sofa and there is more than enough space for the kitchen table where you can sit comfortably. There are large tilt-and-turn windows in the room with a French balcony. So you can also open the windows completely on hot days. Here you also get wonderful outdoor light in the living room during the day.

The spacious bedroom is located on the left side of the apartment. There is now a large bed here that you can easily walk around. The built-in cupboard, which extends over the entire depth, is particularly pleasant, where a lot of clothing and other items can be stored out of sight yet close to hand.

Through the bedroom you also enter the modern spacious bathroom en-suite. This is equipped with a shower cabin, bathroom furniture and washing machine connection.

Details;

- Building is part of 'Stadstuin Overtoom' in the 'Overtoomseveld' district, which was completed around 2015.
- Energy label A.
- Spacious living room with cleverly placed open kitchen.
- Spacious bedroom with great large build-in wardrobe.
- Modern bathroom accessible from bedroom (en-suite).
- Leasehold bought off until April 2064.
- Private storage room opposite the front door in the hall.
- Spacious open kitchen with modern appliances.
- Furniture from Decor Amsterdam can be taken over in consultation.
- Parking space in the basement for rent approx. €61,42 p.m.
- Beautiful communal courtyard.
- Active, very healthy VVE under professional management (€108.47 p.m.)
- Delivery in consultation.

Surroundings/Overtoomseveld district:

The apartment is located in the Overtoomseveld district. The district is known for its many successful developments and is widely seen as the best district to live on the west side of the city centre. For your daily shopping you can go around the corner at August Allebéplein, for other shops you can also quickly reach Kinkerstraat, Jan Evertsenstraat or Mercatorplein. If you want to get some fresh air, you can enjoy recreation in the Rembrandt Park (5 min.) or the smaller park in front of your own door. The city center is a short distance away: by bike you can reach the Vondelpark in about 12 minutes and five minutes later you will be on Leidseplein. Public transport is excellent: from Lelylaan Station there are good metro and train connections to destinations within and outside the city. Do you regularly use the highway? You can drive to the Ring A10 within 5 minutes. So, it's not surprising that this neighborhood has become so popular!



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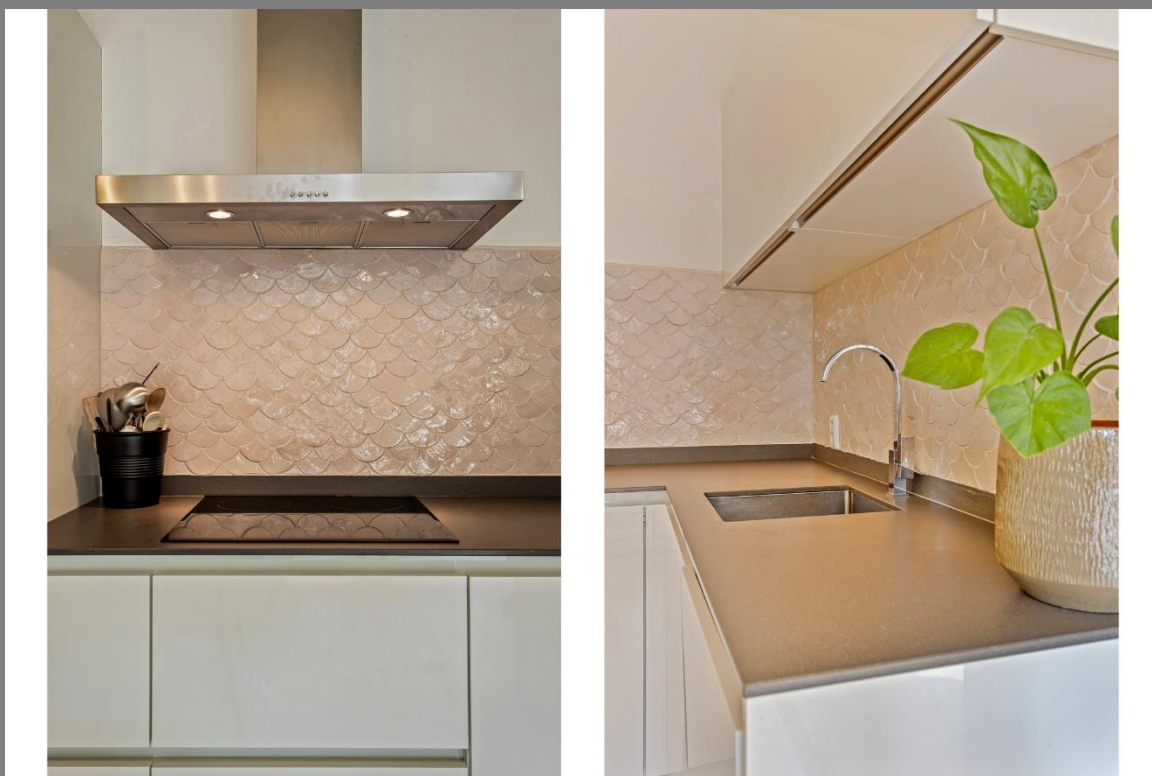
Theodoor van Hoytemastraat 66



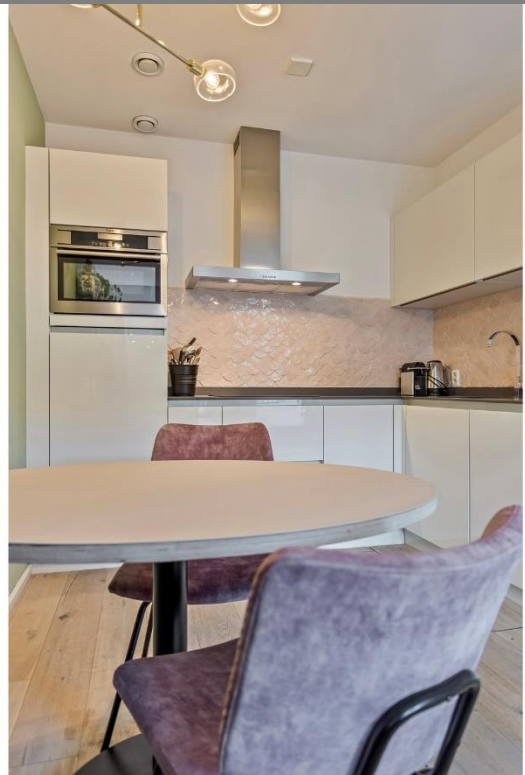
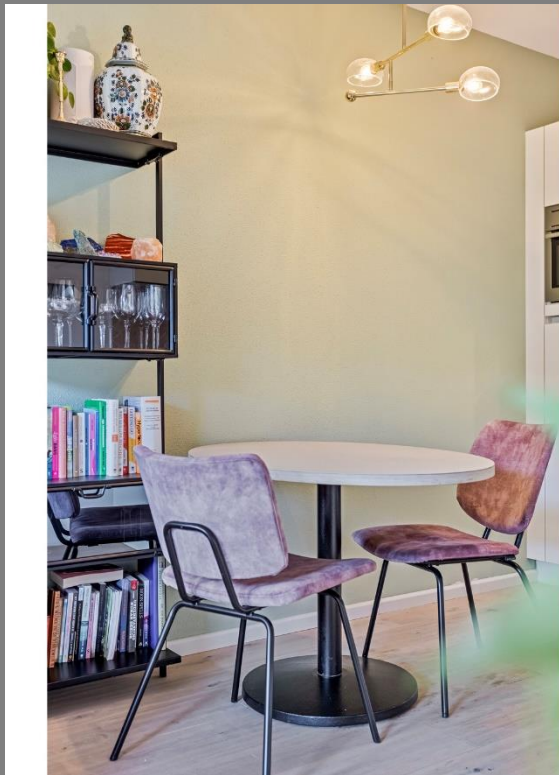
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Meetcertificaat

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 | Theodoor van Hoytemastraat 66 |
| Postcode/plaats | 1062CG, Amsterdam |
| Meetcertificaat type A | Op locatie gecontroleerd en gemeten |
| Certificaatnummer | 456156 |
| Status | Definitief |
| Datum meetopname | 26-09-2024 |
| Datum meetrapport | 27-09-2024 |

| | Totaal | |
|---|--------|----------------|
| Gebruiksoppervlakte wonen | 44.40 | M ² |
| Gebruiksoppervlakte overige in pandige ruimte | 0.00 | M ² |
| Gebouw gebonden buitenruimte | 0.00 | M ² |
| Externe bergruimte | 2.40 | M ² |
| Bruto vloeroppervlak woning | 50.00 | M ² |
| Bruto inhoud woning | 146.68 | 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 inhoud 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

DISCLAIMER

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