



VAN WESTERLOO
MAKELAARDIJ

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BROCHURE

Welnastraat 237

Surprisingly efficiently laid out turn-key studio apartment in the new popular Amstelkwartier.

This apartment is located on the third floor of the award-winning 'Villa Mokum' building. This studio is ideal for starters, students and for those who have to stay in the city more often or always.

Environment;

The Amstelkwartier has a very pleasant location on the Amstel with harbor and open-air swimming pool, but you can also enjoy city life a short distance away! From here you cycle along the Amstel canal to the Rivierenbuurt or the city center. Via the Spaklerweg station you reach the center of Amsterdam in just a few stops. The Zuidas can be reached via the same station in not much more than 6 minutes.

Layout;

Through a well-maintained and clean entrance you enter the communal hall with, among other things, mailboxes, 2 elevators and a stairwell. The entrance to this apartment is on the third floor.

Upon entering, you immediately notice how cleverly the space has been laid out. The kitchen is placed along the length with enough work space. The kitchen is equipped with a washing machine connection, a 4-burner induction hob, extractor hood and refrigerator with freezer. The room has a large south-facing French balcony with patio doors. Here you look out onto the spacious courtyard!

The bathroom is located opposite the kitchen and is surprisingly spacious and fully equipped with a closed shower cabin, wall-mounted toilet, mirror, modern furniture and high-placed cupboard. This creates more than enough storage options.

The further bright space is now cleverly laid out with a double bed and large cupboard. There is a workplace near the large windows. Because the studio is fully equipped with underfloor heating, you will not be bothered by radiators. There would be enough space left for a table.

Outdoor spaces;

There are several communal outdoor spaces such as the courtyard and roof terraces. One of these outdoor areas is located next to the apartment in the hall where you can sit with friends, neighbors or just read a book. This means you have no neighbors on one side of the apartment!

Owners Association;

Healthy association under professional management with, of course, an annual meeting, MJOP and internal regulations. There is also a caretaker present.

Leasehold;

The house is located on municipal land and is subject to a permanent leasehold. The current period runs until 2061. The canon is indexed annually.

Details;

- Living in the vibrant Amstelkwartier!
- Winner of the Amsterdam New Construction Award 2016.
- New construction complex 2014.
- Elevator available.
- Energy label A.
- Equipped with underfloor heating.
- Well maintained apartment.
- Turnkey apartment.
- Living area approximately 28m² (NEN2580 measured).
- Ample storage options in the bathroom thanks to bathroom furniture and a high-placed cupboard.
- Various communal outdoor areas.
- Bicycle storage in the parking garage with 2 spaces.
- Healthy and active VVE.
- Monthly VvE contribution: €53
- Delivery in consultation.
- Notary choice of buyer within the municipality of Amsterdam.



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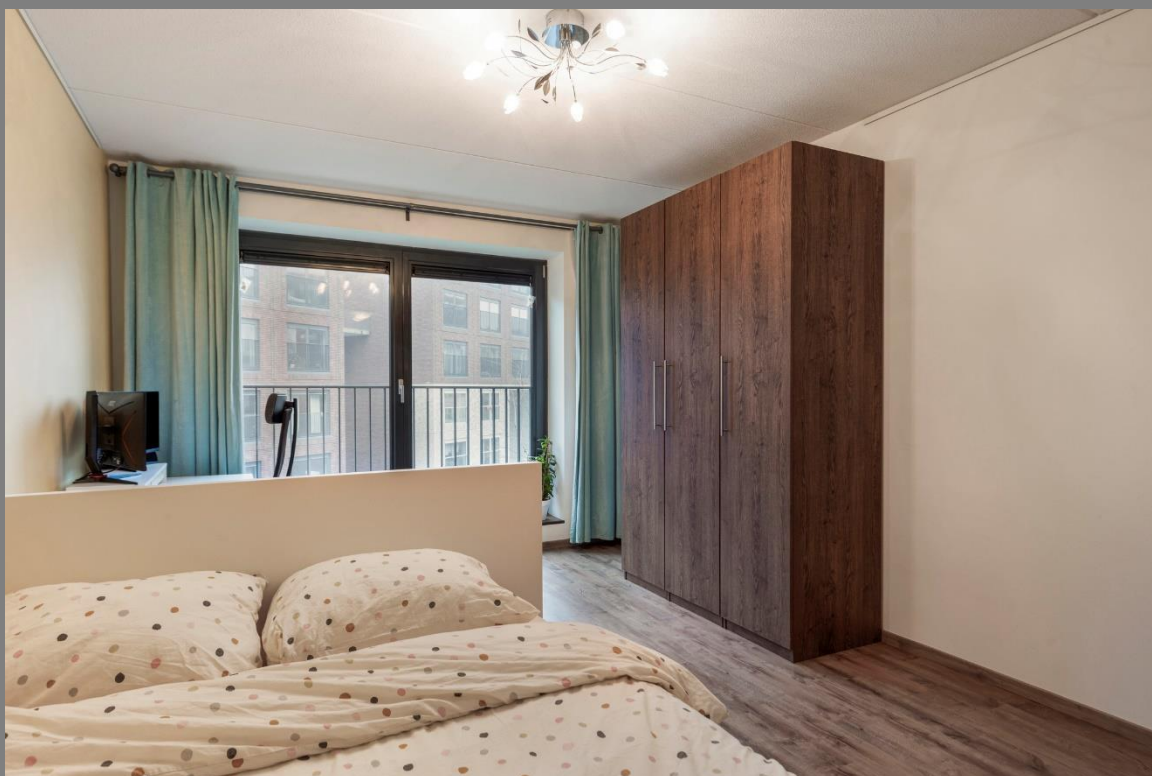
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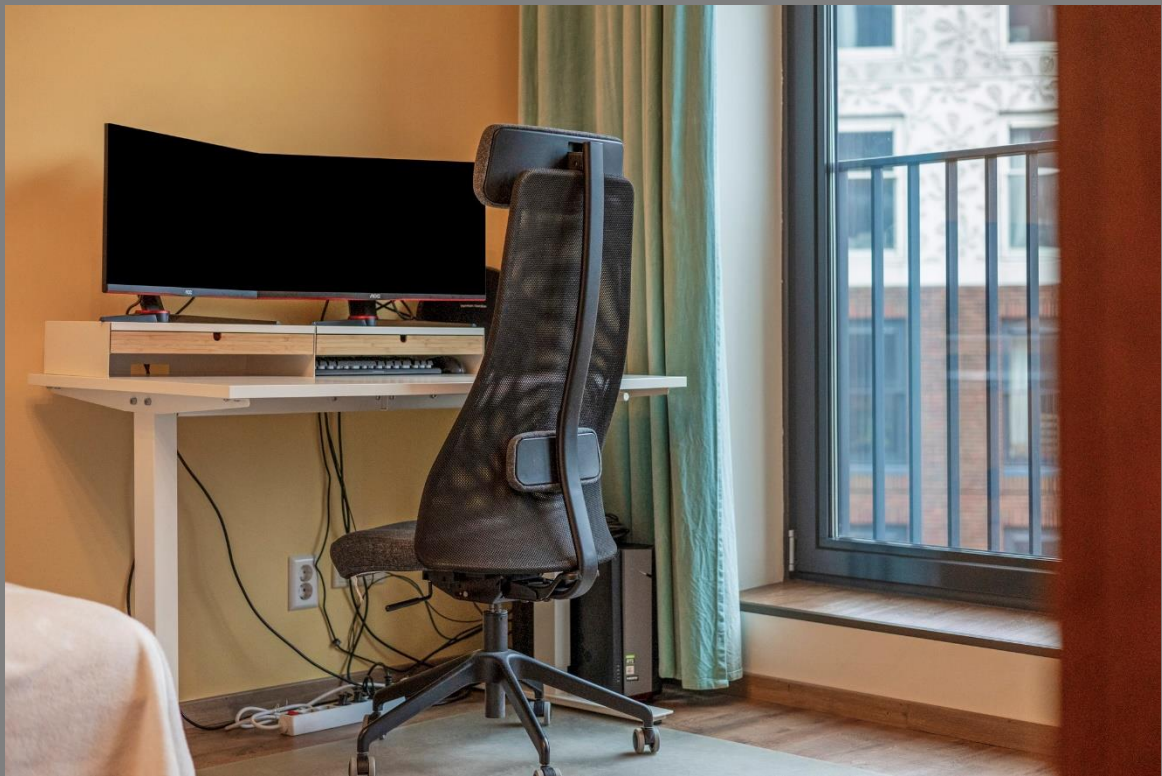
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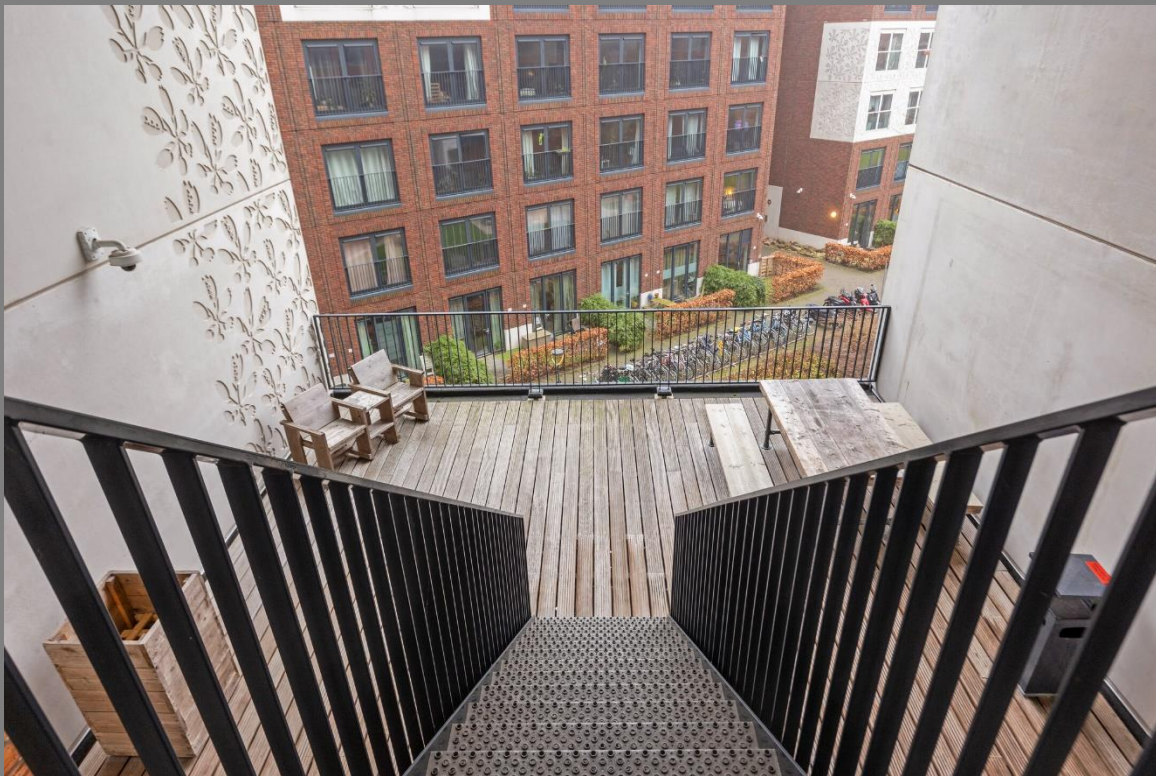
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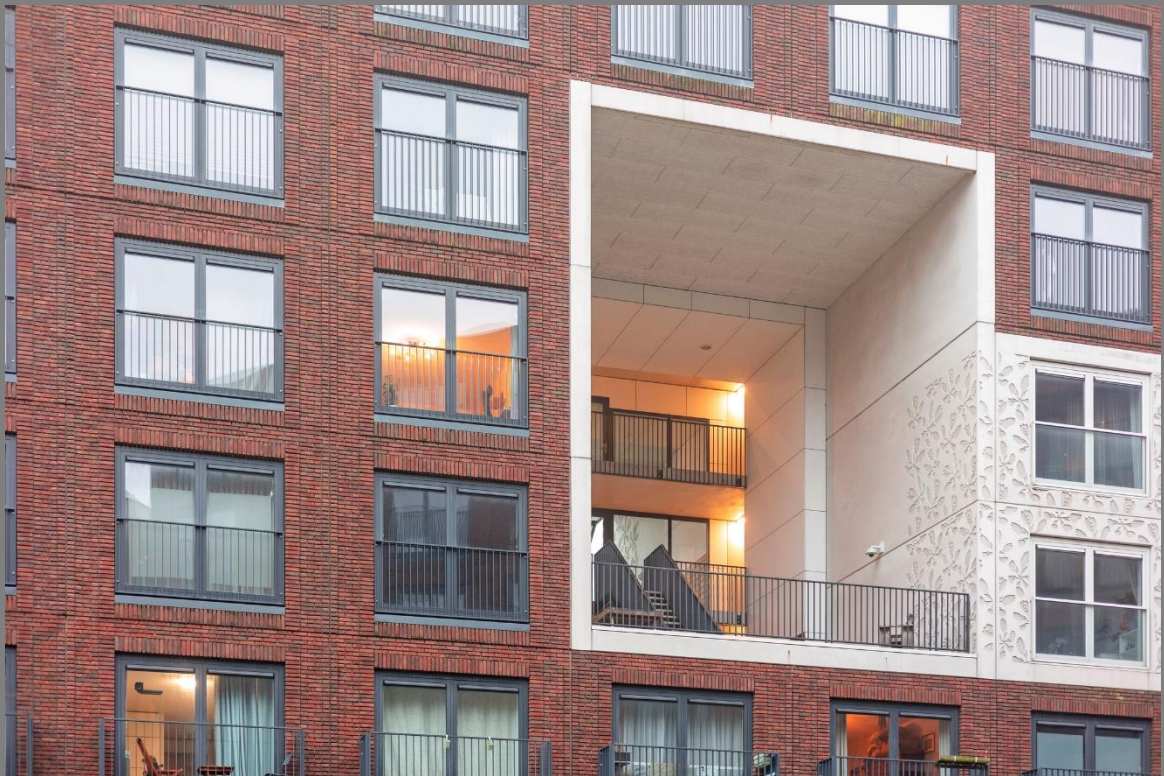
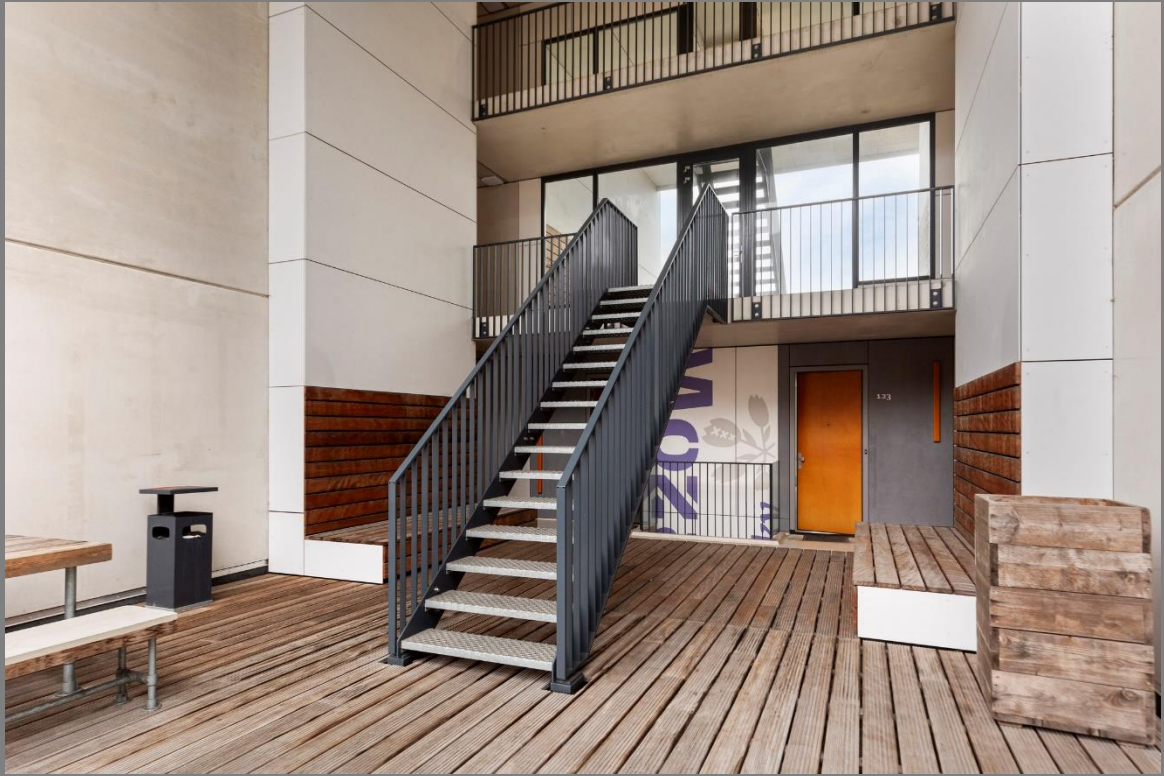
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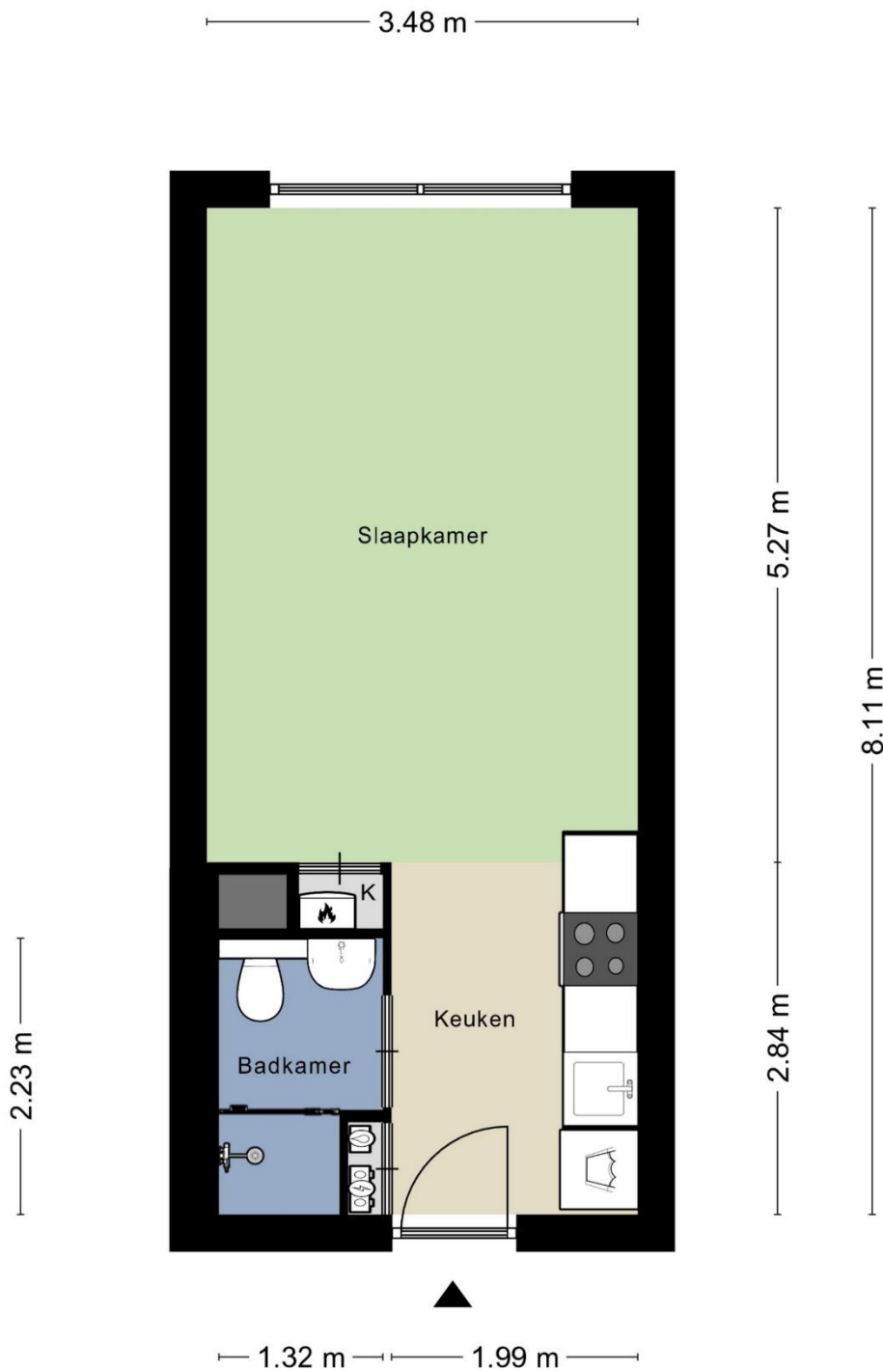
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Meetcertificaat

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	Welnastraat 237
Postcode/plaats	1096GJ, Amsterdam
Meetcertificaat type A	Op locatie gecontroleerd en gemeten
Certificaatnummer	474297
Status	Definitief
Datum meetopname	17-01-2025
Datum meetrapport	18-01-2025

	Totaal	
Gebruiksoppervlakte wonen	27.90	M ²
Gebruiksoppervlakte overige in pandige ruimte	0.00	M ²
Gebouw gebonden buitenruimte	0.00	M ²
Externe bergruimte	0.00	M ²
Bruto vloeroppervlak woning	32.90	M²
Bruto inhoud woning	92.17	M³

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 bepalingmethoden', 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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