



MAASSLUISTRAAT 98 F
1062 GE
AMSTERDAM

Asking price
€ 300.000 byers costs



BrinkBorgh
MAKELAARDIJ

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Characteristics

Object	upstairs apartment
Construction year	1965
Living space	36 m ²
Bedrooms	1
Capacity	138 m ³
Building bound outdoor space	4 m ²
Heating	the building has a contemporary block heating system. The house is connected to this and has its own meters. The apartments themselves are equipped with underfloor heating.
Isolation	floor insulation, double glazing and CO2 controlled ventilation
Energy label	C
Solar panels	each apartment has an independent PE installation

Description

Project MSS98

StartSmart is a concept designed by Nobillon Vastgoed. Nobillon specializes in the development of residential real-estate. With more than 20 years of experience, Nobillon has acquired a solid and reliable position in the real estate sector. With StartSmart, Nobillon offers a solution for a growing demand in the Dutch market, by developing compact city apartments for young professionals. StartSmart stands for high quality compact housing for couples, expats and single occupants, where living and working can be combined in a comfortable way.

Building

- 8 high-end lofts of about 30-38 m²
- Transformation project from office to residential building
- Contemporary lofts for millennials
- Fiberoptic internet
- Floor-heating
- Fusion Quooker in the kitchen
- Solar panels available

MSS98 is characterized by it's tough concrete look, which is the core of the building. The interior has been designed in line with this robustness, yet the quality of the apartment and it's appliances will make you warm inside. For example, floor-heating underneath the concrete look floor, sound-proof thermal windows, large sliding doors to a balcony and many more of these high-end details.

Characteristics

- Construction year: built in 1965 and high-end transformation into a home in 2023
- Heating: the building has a contemporary block heating system. The apartment is connected to this and has its own meters. The apartment is equipped with underfloor heating.
- Insulation: double glazing and CO2 controlled ventilation
- Solar panels: the apartment has an independent PE installation.

Surrounding

Offering a mix between old-school cafés and new trendy bars and restaurants. This makes the area popular and the ideal location for evenings filled with drinks and going out to dinner together. All located just a few hundred meters from your doorstep.

- High-quality nature and space in an urban context
- Right outside the busy city center of Amsterdam, near Hoofddorpplein, Sloterkade, Amstelveenseweg and a little bit further the lake Nieuwe Meer
- Public transport (between 2 metrostations/ tramline #2), restaurants, bars and grocery stores close to the apartment
- Easily accessible by car from the nearby ring-road, and enough space for parking

Description

The area offers enough space to park your car, is located closely tot he ring-road and the nearest metro station is just a 3-minute walk. Bringing you by metro or train to stations like Sloterdijk, Amsterdam Zuid and Schiphol in 10 minutes. From here it is easy to reach the beach in Zandvoort where you can go kite surfing or the forest in Overveen to go hiking, just 40 minutes away by train.

Association of owners

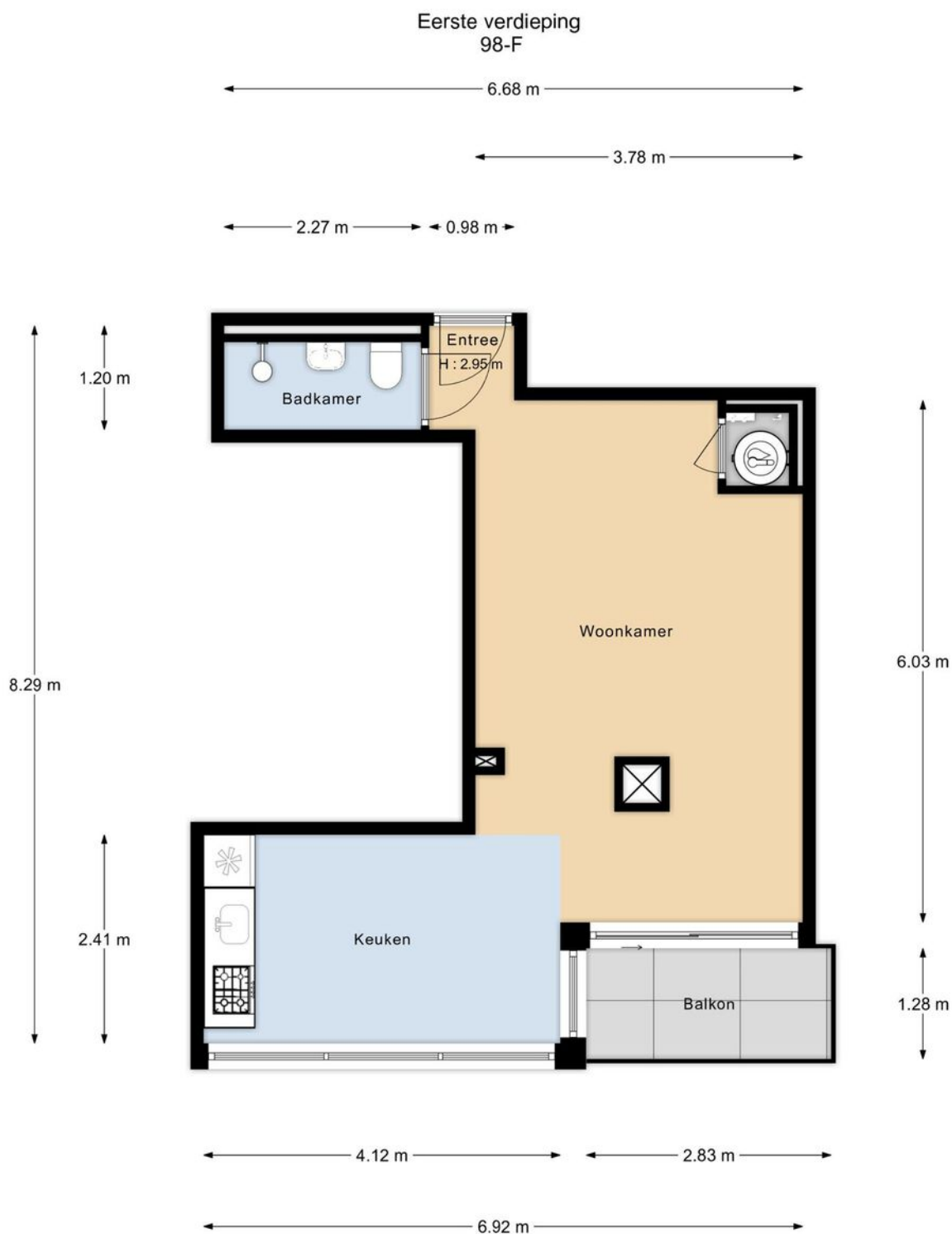
The apartments are combined in an association of house owners. The monthly service costs will be around € 163 including heating costs.

We are happy to welcome you and looking forward to seeing you than!





Map



"De oppervlakte is met grootst mogelijke zorgvuldigheid gemeten,
echter biedt geen garantie en er kunnen geen rechten aan ontleend worden"
Van Roemburg & Woning Diagnose

Conditions for sale

1. About this object, BrinkBorgh Brokers is the advisor and representative of the seller. We advise every prospective buyer to use an NVM/MVA purchase broker.

2. The object is sold and delivered in the condition it is in during the inspection, unless indicated otherwise by the selling agent. Information about facts that are known to the buyer or that could have been known from the buyers own research do not have to be provided by the seller and/or his selling broker.

3. If the object is in a simple (outdated) state, then an old age clause will be included in the purchase deed. In that case no guarantees are given by the vendor about the technical installations, supply and drainage pipes and wiring. The presence of a telephone and / or cable connection is not guaranteed.

4. If the object is never occupied by the seller himself, then a statement non-self-habitation clause will be included in the purchase deed.

5. An oral agreement between seller and buyer is not legally valid. In other words, there is no sale. There is only a legally valid purchase if the seller and buyer have signed the purchase agreement. This follows from article 7: 2 Dutch Civil Code. A confirmation of the oral agreement by e-mail or a sent draft of the purchase agreement is not considered as a 'signed purchase agreement'. Both parties will ensure that the deed of sale is signed within 5 working days after consensus.

6. The purchase agreement and the deed of delivery shall exclusively be drawn up in accordance with the model of the Royal Notarial Professional Organization and the Ring Model Purchase Contract Amsterdam, by a notary office in Amsterdam pointed out by the buyer exclusively, unless a project notary is designated.

7. This object is measured in accordance with the Measurement Instruction. The Measurement Instruction is based on the NEN2580. The Measurement Instruction is intended to apply a more unambiguous method of measurement for giving an indication of the user surface. The Measurement Instruction does not fully exclude differences in measurement results, for example due to differences in interpretation, rounding off or limitations when performing the measurement.

8. Seller has the obligation to present a validated energy label to the buyer prior to the transfer of ownership. Not having a validated energy label is at the expense and risk of the seller. The above is not applicable if there is already a registered valid energy label. The above is also not applicable if the object falls under one of the statutory exceptions.

9. The information in this sales brochure has been compiled with the utmost care. However, we cannot always prevent the information from deviating slightly from what you see or have seen in or around the object. This may apply to (construction) drawings, plans, and dimensions. Therefore, no rights can be derived from this.

INTERESTED IN THIS PROPERTY?

Please feel free to contact our office.



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