

Amsterdam

# Haarlemmerweg 466

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???? ?????: 800.000 EUR • ?????: ca. 84 m<sup>2</sup> • ?????: 2

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| ???????? ??????????          | NL25185548 | ???? ??????? | 800.000 EUR |
| ???????????                  | ca. 84 m²  | ???????????  | ??????????? |
| ?????????                    | 2          |              |             |
| ?????????? ???<br>?????????? | 1          |              |             |
| ???? ????????????            | 2019       |              |             |

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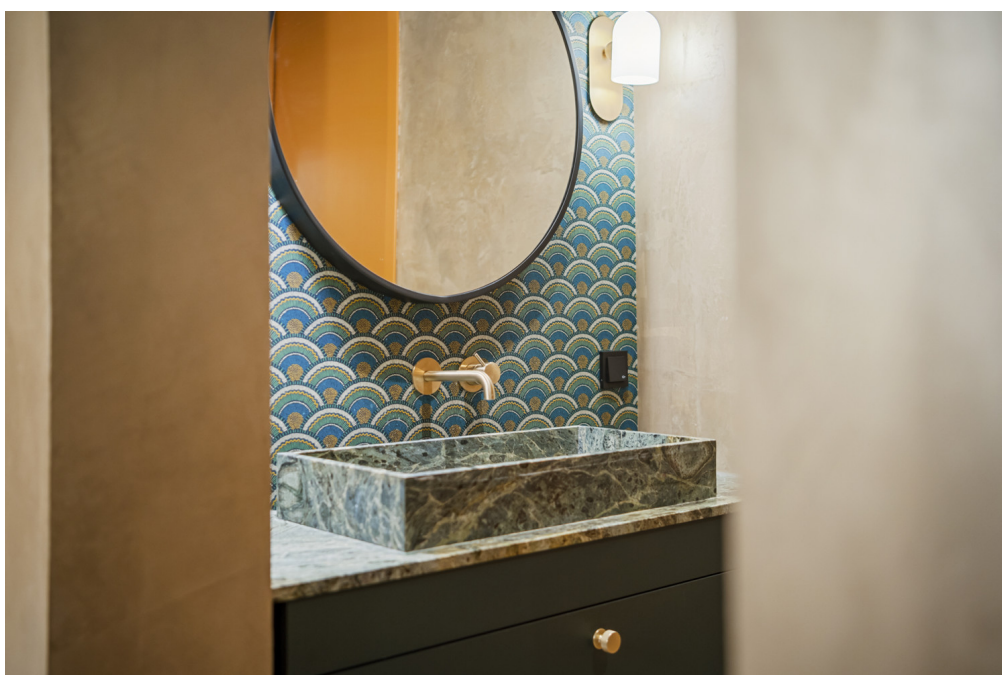
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Exclusive Corner Apartment on the Seventh Floor of the Iconic “De Voortuinen” Building  
– Spectacular Views Over Westerpark and the Amsterdam Skyline.

Live on freehold land—no leasehold—surrounded by space, light, and luxury. This exceptional 84 m<sup>2</sup> apartment occupies a unique location and features a spacious, wraparound terrace of 36 m<sup>2</sup>. Thanks to the large floor-to-ceiling windows, you can enjoy impressive natural light and panoramic views throughout the day. All of Amsterdam’s iconic buildings are visible from the home!

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The layout is spacious and well-thought-out: a generous living area with a luxurious open kitchen, a large master bedroom, the possibility to easily create a second bedroom or office, and custom-built wardrobes integrated stylishly throughout the apartment. Everything is meticulously finished with high-quality materials, refined color schemes, and a unique blend of classic and modern elements—a reflection of the owner of Eveline Interieur, a business specializing in artistic and contemporary interior designs. From the elegant door hardware to the atmospheric lighting, every detail has been carefully chosen and exudes quality. A true feast for the eyes and the senses.

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“De Voortuinen” is a beautifully situated apartment complex on the edge of the historic Westerpark, one of Amsterdam’s oldest city parks. Here, you can enjoy the tranquility and greenery of the park while living just a stone’s throw from the vibrant city center and being on the A10 ring road within a few minutes by car. Westerpark offers not only a delightful green environment for recreation, sports, or enjoying the sun but is also a hub for urban, creative culture with trendy bars, galleries, and a cinema. Westerpark West itself will become home to several dining options and a gym in the coming year. Additionally, the nearby Bos en Lommerweg offers a wide range of cozy cafés, restaurants, and shops. Here, you’ll find everything you need: supermarkets (including Albert Heijn), stores for your daily groceries, various restaurants and (eateries), caterers, and numerous charming (neighborhood) shops. For example, you’ll find a Turkish greengrocer, a Moroccan bakery, and a Volendam fishmonger. You can get wines and cheese at Bureau Wijn, the best coffee in Amsterdam at Fuku, and for fresh bread, you have options like Bbrood, bakery Van der Heijden, and sourdough bakery Farine Boulangerie & Café.

Public transport takes you to the Jordaan and the city center of Amsterdam within 10 minutes, while Central Station is reachable within 15 minutes. Bus 21 stops right in front of the door. Sloterdijk Station is within walking distance. From this station, you can take the metro, and from here, Schiphol is directly accessible by train in 11 minutes. Moreover, you’re just minutes away from the A10 ring road, with easy access to various highways. In short, “De Voortuinen” combines accessibility, tranquility, and the greenery of a city park with the convenience and vibrancy of urban life.

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#### Special Features:

- Gross Floor Area (GFA): 84 m<sup>2</sup>
- Year of Construction: 2019; Completion in 2021
- Land Ownership: Freehold
- Floor: 7th
- Living Room: Spacious living area with an atmospheric open kitchen and space for a large dining table.
- Master Bedroom: With a beautiful built-in wardrobe.
- Bathroom: Equipped with a bathtub, walk-in shower, and natural stone sink.
- Guest Toilet: Separate WC.
- Windows: HR++ double glazing.
- Energy Label: A
- Climate Control: Underfloor heating and cooling throughout the apartment.
- WKO Contribution: €180 per month.
- Awards: Nominated for the Amsterdam New Construction Award in 2022.
- Parking: Free-standing parking space in the basement with its own cadastral registration. Purchase price €60,000.  
A charging station can be easily requested if desired.
- Bicycle Storage: Indoor bicycle storage.
- Additional Storage: Extra storage room of approximately 10 m<sup>2</sup> in the basement.
- Terrace: Impressive terrace of approximately 36 m<sup>2</sup> with panoramic views over Amsterdam and the surrounding area.
- Green Space: Currently, a beautiful city park is being created for the building, designed by award-winning landscape architects Gustafson Porter + Bowman.
- Nearby Park: At the foot of the building is the beautiful garden park 'Nut en Genoeg,' established in 1921 and open to visitors from March to November. Ideal for a morning jog or a relaxing evening walk.
- Service Charges (VvE): €185.59 per month; professionally managed VvE with substantial reserves. The VvE contribution for the parking garage is €45 per month.
- Package Delivery: MyPup package lockers in the indoor bicycle storage where packages can be delivered

This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her.

The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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