

A GREAT HOUSE
ELEVATES YOUR
QUALITY OF LIFE.



THE GOOD GUYS | for great
houses



Funenpark 119 Amsterdam

Asking price apartment: €760,000, buyer's costs
Asking price parking space: €60,000, buyer's costs

ABOUT THIS HOUSE



LIGHT AND SPACIOUS WITH BEAUTIFUL VIEWS IN A GREEN OASIS

Exceptional and bright 3-room apartment in a prime location in the city center, close to the Plantage neighborhood and the popular Amsterdam East.

The apartment of approx. 82 m² features a fantastic sunny ROOF TERRACE of approx. 27 m², an ELEVATOR, a private PARKING SPACE in the underground garage, and a private storage unit in the basement. The property is situated on FREEHOLD LAND.

The apartment is located in Funenpark, a quiet corner of the vibrant city center, in the triangle formed by Czaar Peterstraat, Cruquiuskade, and Panamalaan. The park has won several awards for architecture and urban planning.

THE LAYOUT



Via the spacious entrance on the ground floor, you reach the apartment on the fifth and top floor by elevator or stairs. Upon entering, the pleasant sense of calm and abundant natural light immediately stand out. The bright hallway with wardrobe provides access to all rooms.

The living room is notably wide and feels very spacious. On the east side, two large, well-insulated windows provide pleasant morning sunlight.

A generous sliding door connects the living area to the charming patio, an intimate outdoor space located in the heart of the apartment. This patio not only brings in an impressive amount of natural light but also offers a lively and attractive view thanks to the use of natural materials and mature greenery. As an added luxury, an outdoor bath has been installed here, making this a truly special feature of the home.

The living room flows seamlessly into the sleek kitchen, which was renovated a few years ago. The overall layout is modern and practical, offering ample cupboard space and a large kitchen island. The kitchen is equipped with an electric induction cooktop and various built-in appliances, including an oven, microwave, extractor hood, and dishwasher.

The warm wooden floor has recently been sanded and lacquered, giving the apartment a well-maintained and tranquil appearance.

The apartment features two bedrooms, separated by a generous built-in wardrobe wall. The master bedroom directly borders the patio and has a large glass sliding door, allowing light and greenery to be an integral part of daily living comfort.

The hallway is also openly connected to the patio and provides access to the toilet and an internal storage room. This storage space houses the modern central heating boiler (2020), the heat recovery ventilation system, and practical storage cabinets. In the adjacent storage room, connections for a washing machine and dryer are installed.

The renovated bathroom is modern and warmly finished with wooden furniture. It features a spacious walk-in shower and a sleek vanity unit, creating a comfortable and contemporary atmosphere.

From the sheltered patio, the rooftop terrace above is easily accessible. This terrace is therefore used extensively and forms a true extension of the living space. It is exceptionally sunny, equipped with electricity and water connections, and offers beautiful panoramic views, making it a pleasant place to stay at any time of day.

Storage and Parking

A private bicycle storage room is located in the basement. In addition, there is the option to purchase a private parking space in the underground garage, completing the living comfort.







Surface area: Apartment approx. 82 m², outdoor space approx. 39 m², plus a separate storage unit of approx. 6 m².

Number of rooms: 3 rooms, including 2 bedrooms.

Year of construction: 2004.

Ownership: Located on freehold land (no ground lease fees).

Installations: Modern electrical installation, central heating system installed in 2020, and a heat recovery ventilation (HRV) system present.

Energy label: Energy label B.

Foundation: Concrete foundation.

Condition: Well maintained, both internally and externally.

Municipal taxes: Property tax €348.35 per year and sewerage charges €192.04 per year.

Service charges: €199.35 per month for the apartment, €43.41 per month for the parking garage.

Special features / HOA: Well-functioning Homeowners' Association (HOA) with professional management by VvE Beheer Amsterdam. The HOA has a solid reserve fund and a long-term maintenance plan (MJOP).

Movable property: A list of movable items is available.

Transfer: In consultation.

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THE LOCATION

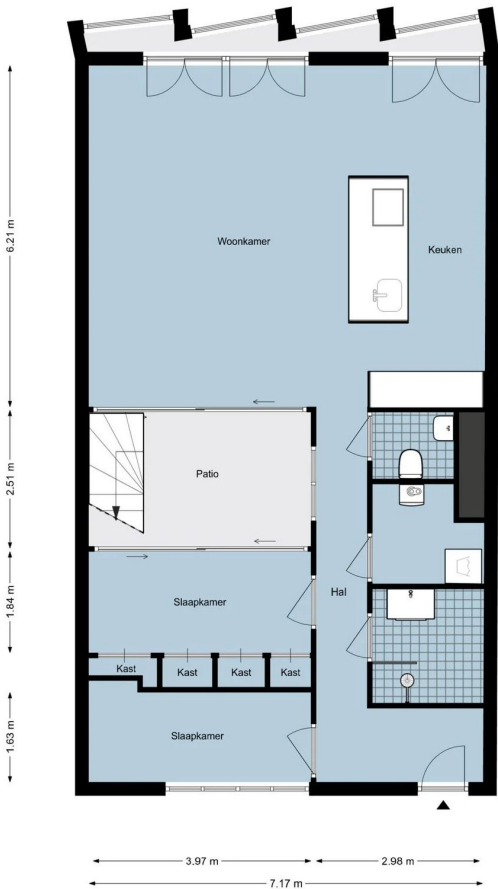


Experience the peace and greenery of the beautiful Funenpark, a car-free oasis designed by landscape architect Bram Breedveld, while the lively city center is within walking distance. The park offers amenities such as the renovated Oosterspeeltuin playground, sports fields, a primary school, and childcare facilities.

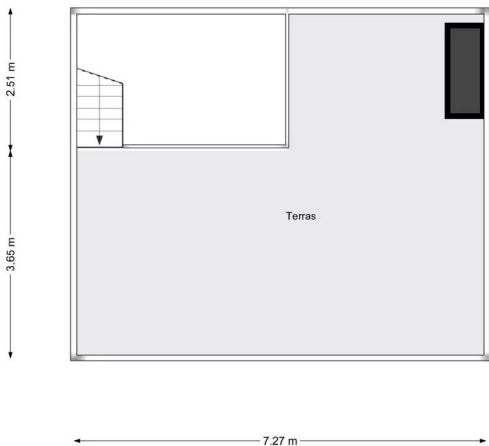
For daily shopping and social life, Eerste van Swindenstraat, Dappermarkt, and Czaar Peterstraat are just around the corner, along with three supermarkets, specialty shops, and cafés. Nearby you'll find Brouwerij 't IJ, Kop van Oost, Mooie Boules, Louie Louie, and many more. Cultural hotspots such as ARTIS, the Tropenmuseum, NEMO Science Museum, and the National Maritime Museum are all within walking or cycling distance.

Oosterpark, Flevopark, and Marineterrein offer plenty of space for sports and recreation—from running and bootcamp to swimming in open water. Accessibility is excellent: via the Piet Heintunnel (S114) you can quickly reach the A10 ring road, and tram lines 7, 14, and 26 as well as bus line 22 provide easy access throughout the city. Station Muiderpoort is a five-minute bike ride away, and Amsterdam Central Station can be reached within ten minutes.

THE FLOOR PLAN

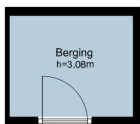


THE FLOOR PLAN



2.44 m

2.07 m



1.70 m



THE GOOD GUYS

for great
houses

A good home is your most
valuable foundation.
It brings peace. And space.
A great home means everything.
But also something different.
For everyone.
A great home is about
people's wishes.
And so, we take our time.

And we always offer
reliable and honest advice.
For that, we rely on our
years of knowledge and experience.
And the expertise of the team.
Because you don't find a great home
on your own.

Only together can you achieve
the very best result.
And that feeling of coming home,
we truly wish for everyone.

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