



AMSTERDAM

RUSTENBURGERSTRAAT 146-A5

1073 GJ, AMSTERDAM





The Agency proudly presents this modern and move-in ready apartment of approximately 51 sqm, featuring two bedrooms and a private parking space. An ideal home for those seeking comfortable living in a central location, without compromising on peace, quality and convenience.

APPROX. 51 SQM | 2 BEDROOMS | 1 BATHROOM

LAYOUT

Via the well-maintained communal entrance, the apartment on the first floor can be accessed by lift or staircase.

The property benefits from a private entrance via the atrium, ensuring a quiet and pleasant arrival.

The living area is efficiently laid out and enjoys abundant natural light thanks to the large windows and French doors opening onto the south-facing French balcony. From here, there are open views over Korte Tolstraat, a rare feature within this complex.

The semi-open kitchen connects seamlessly to the living area and is equipped with built-in appliances, including an induction hob, dishwasher and combination oven.

At the rear of the apartment, there are two bedrooms. The main bedroom is well-proportioned, while the second room is versatile in use, ideal as a home office or nursery.

The bathroom is modern and fitted with a walk-in shower (renewed in 2026) and a washbasin unit. In addition, there is a separate toilet and an internal storage space with connections for a washing machine.

COMFORT & PARKING

The apartment forms part of a modern and well-maintained complex and benefits from an energy label A.

The high-quality insulation and double glazing ensure a comfortable and quiet living environment.

A major advantage in De Pijp is the option to purchase a private parking space in the underground garage (€55,000). This guarantees parking at all times, a true luxury in this area. The parking space can also be rented out, making it an attractive investment opportunity.







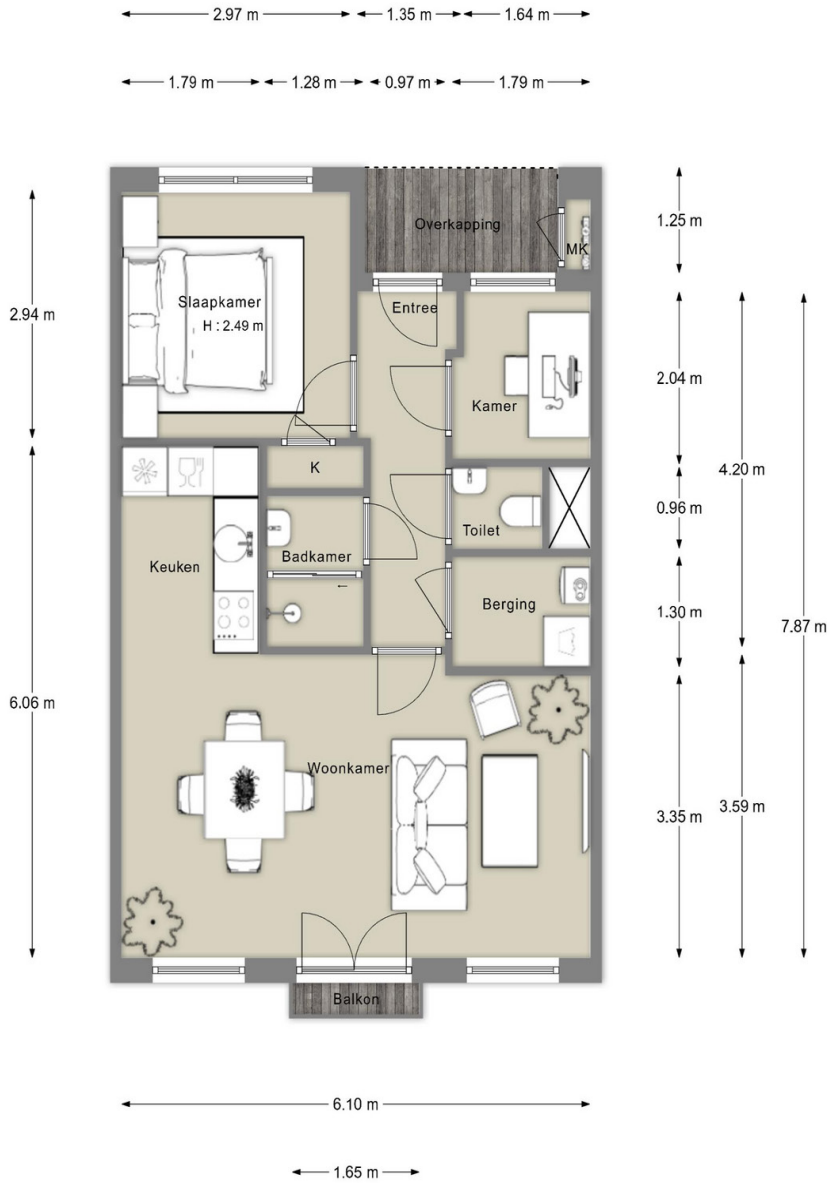








Eerste verdieping



SPECIFICATIONS

- Living area approx. 51 sqm;
- Freehold property (no ground lease);
- Located in a modern residential complex (built in 2006);
- South-facing French balcony with open views;
- Two bedrooms;
- Energy label A;
- Lift present;
- Private storage unit in the basement;
- Parking space offered separately (€55,000);
- Transfer in consultation, available at short notice.

CADASTRAL DATA

Municipality of Amsterdam

Section: V

Complex Designation: 10785

Apartment Index: 2

78/10.000

Municipality of Amsterdam

Section: V

Complex Designation: 10785

Apartment Index: 112

19/10.000

LOCATION

Situated on a quiet section of Rustenburgerstraat, in the heart of De Pijp. All amenities that make this neighbourhood so popular are within walking distance, including Sarphatipark, the Albert Cuyp Market, and a wide variety of cafés and restaurants.

At the same time, the apartment is just removed from the busiest areas, offering a pleasant balance between vibrancy and tranquillity.

The city centre can be reached within minutes by bicycle. Public transport connections are excellent, with multiple tram lines and the North/South metro line nearby.



MEASUREMENT INSTRUCTION

The apartment has been measured according to the Measurement Instruction, based on the NEN 2580 standard. This instruction aims to provide a uniform indication of the usable floor area. Although the measurement was carried out by a professional and reliable company, differences may occur due to interpretation, rounding, or practical limitations during the process. Buyer indemnifies The Agency Amsterdam and the seller from liability for any discrepancies in the stated measurements. Buyer acknowledges having been given the opportunity to measure the property personally, or have it measured by an expert, in accordance with NEN 2580.

GENERAL INFORMATION AND LIABILITY

All information has been compiled with due care by The Agency Amsterdam. Nevertheless, The Agency Amsterdam accepts no liability for any inaccuracies or incompleteness, nor for the consequences thereof. The buyer has a duty to conduct their own investigation regarding all matters of importance to them. We recommend that the buyer engages a professional real estate agent to represent their interests throughout the purchasing process. The Agency Amsterdam exclusively represents the interests of the seller.



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