



GUSTAV MAHLERPLEIN 199
AMSTERDAM



Features

General

Price: € 835.000,- k.k.

Status: For sale

Energy

Energy label: A

Surface areas

Living area: 86 m²

Specifications

Property type: Apartment

Building type: Existing construction

Year of construction: 2010

Setting: Situated on a quiet square, on the 11th floor.

Garage: Private parking space

Details

Location: Amsterdam

Ownership: Perpetually bought out

Layout

Total bedrooms: 1

Total bathrooms: 1

Bathroom facilities: Bathtub, a rain shower, and a double vanity



International Living at Its Finest

The Agency presents this modern apartment of nearly 90 m², located on the 11th floor of the iconic Symphony residential tower on the Zuidas. A place where comfort, privacy, and international accessibility come together, just minutes from Amsterdam Airport Schiphol, while the North/South metro line takes you to the heart of Amsterdam in no time.

Layout

Upon arrival, you are welcomed by the concierge in the recently renovated and stylish entrance hall. A high speed elevator takes you to the 11th floor, where the apartment immediately impresses with its sense of space and natural light. The hallway, fitted with practical built in wardrobes, leads into the spacious living area featuring an open plan kitchen and a separate storage/laundry room.

The living room is defined by five large windows and ceilings of nearly three metres high, creating an exceptional sense of openness and light throughout the space. The modern open kitchen is fitted with various built in appliances, making it ideal for both everyday living and entertaining guests.

The bedroom enjoys the same unobstructed city views and features custom made built in wardrobes with direct access to the en suite bathroom.





The apartment has energy label A and is fully insulated. The wooden flooring is equipped with underfloor heating and cooling, ensuring a pleasant indoor climate throughout the year.

The Symphony building, designed by Pi de Bruijn, is known as one of the highest quality residential complexes on the Zuidas. Thanks to the recent renovation, the building has been fully modernised and given a luxurious appearance. In addition, the complex offers a high level of security and service, including CCTV surveillance, video intercom, and two entrances, one of which is staffed by a concierge.

On level -2, there is a spacious private storage unit and the parking space. The parking space is offered separately for €100,000 costs buyer.

A major advantage: the ground lease has been bought off in perpetuity. This means complete certainty with no future leasehold obligations, a rare and highly valuable benefit on the Zuidas.



This is a residence for those who value comfort, privacy, security, and effortless international connectivity. A luxurious and secure home with stunning unobstructed views across Amsterdam, where refined living, tranquillity, and the international character of the Zuidas come together seamlessly.

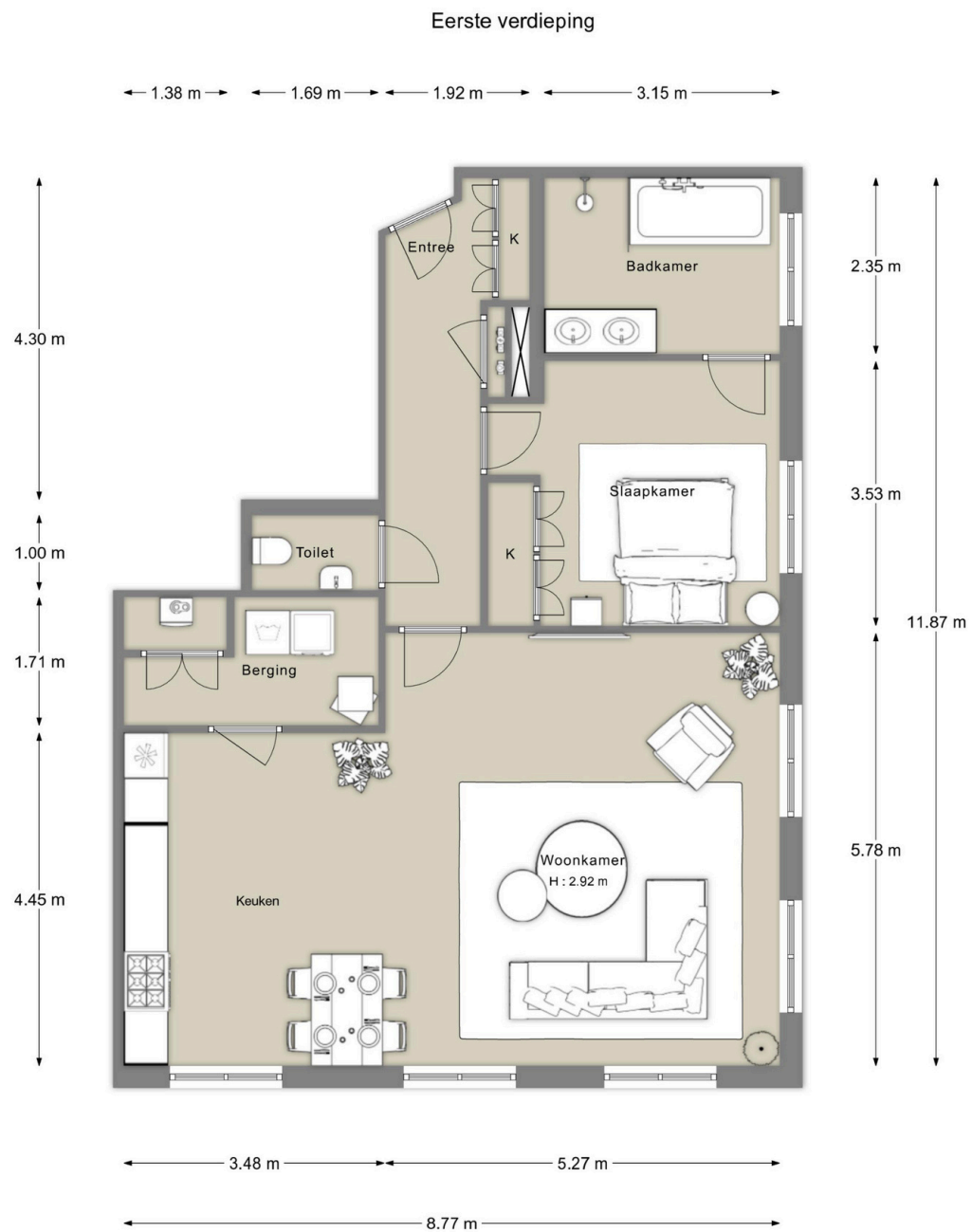








Floorplan



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

Specifications

- Ceiling height of approximately 3 metres;
- Underfloor heating and cooling;
- Energy label A;
- Ground lease bought off in perpetuity (unique on the Zuidas);
- Recently renovated entrance and lift lobbies (2026);
- External storage unit;
- Parking space available separately (€100,000 costs buyer);
- Active and professionally managed Owners' Association (VvE);
- Transfer date in consultation (can be arranged quickly).

Cadastral data

- Municipality of Amsterdam
- Section: AK
- Complex Designation: 4328
- Apartment Index: 40
- Share: 86/11.356

Location

The location is exceptionally convenient, directly adjacent to Amsterdam Zuid Station. From here, Schiphol Airport can be reached in approximately 5 minutes, while Amsterdam city centre is only around 10 minutes away. The Zuidas has developed into a vibrant and fully fledged residential district with a wide range of restaurants, cafés, gyms, and shops.

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 care by The Agency Amsterdam. Nevertheless, The Agency Amsterdam accepts no liability for any inaccuracies or omissions, nor for their consequences. Buyers have their own duty to investigate all matters that are relevant to them. We advise buyers to be accompanied throughout the entire purchase process by a qualified real estate agent who represents their interests. The Agency Amsterdam exclusively represents the seller in this transaction.



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