

# **MAKELAARS**

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**What a stunning home!**

**Teakhout 126, Zaandam**



A very spacious three-room apartment, easily convertible into a four-room apartment by placing a wall in the generous living room, creating an additional bedroom or study. The apartment is very well maintained and features a luxurious, modern appearance. It also includes a private covered parking space and a secured storage unit beneath the building. There is an option to purchase a second parking space in the covered garage. All of this is located close to the city center and train station of Zaandam! The apartment is fully insulated and has low energy costs (Energy Label A+).

This beautiful and spacious apartment (126 m<sup>2</sup>) is located on the 5th floor of a well-maintained and modern apartment complex. Thanks to the large windows, the living room with semi-open kitchen is a stunning, very spacious and bright living area. The unobstructed south-facing view is fantastic and can be enjoyed from the living room and both bedrooms.

## Kenmerken

### Building type

Type of apartment: Mezzanine apartment (apartment)  
 Type of construction: Existing construction  
 Year of construction: 2012  
 Specifics: Furnished  
 Type of roof: Flat roof with bituminous roofing  
 Accessibility: Accessible for people with disabilities and for the elderly

### Outdoor space

Type of garage: Underground parking / Parking garage  
 Parking facilities: On private property and in parking garage

### Surfaces and layout

Living area: 126 m<sup>2</sup>  
 External storage space: 15 m<sup>2</sup>  
 Volume in cubic meters: 408 m<sup>3</sup>  
 Number of rooms: 3 rooms (2 bedrooms)  
 Number of bathrooms: 1 bathroom and 1 separate toilet  
 Number of floors: 1 floor  
 Facilities: Fiber-optic cable, elevator, mechanical ventilation, shutters, and cable TV  
 Situated on: 5th floor

### Energy:

Energy label: A+  
 Insulation: Roof insulation, double glazing, HR++ glass, wall insulation, and fully insulated  
 Heating: Central heating boiler  
 Hot water: Central heating boiler  
 Central heating boiler: Intergas Kompakt HRE (gas-fired combi boiler from 2012, owned)



**Ground floor:**  
Secured entrance with doorbell and intercom. A shared hallway with staircase and elevator.

**Apartment:**  
We take the elevator to the fifth floor. The spacious entrance hall provides access to the apartment. From the wardrobe area, you enter the hallway which leads to all rooms. At the end of the hallway, you enter the spacious, light-filled living room with semi-open kitchen. The living room features wide floor-to-ceiling windows on the front and side. On the south side, the windows can be partially opened during summer. The living room has a durable PVC floor, and the walls and ceilings are finished in a sleek, neutral style.





The Bruynzeel kitchen is equipped with a dishwasher, induction cooktop, extractor hood, and combination microwave oven. The extra-wide 70 cm countertop makes cooking especially enjoyable. The sink is fitted with a Quooker, and the large American-style refrigerator offers ample storage space for groceries.

In the utility room, the washing machine and dryer are neatly stored in a built-in closet. The central heating boiler is also located here, with additional space for towels and cleaning supplies.





On the left, there is a comfortable guest/hobby room, and on the right, a separate toilet with wall-mounted toilet and designer washbasin.

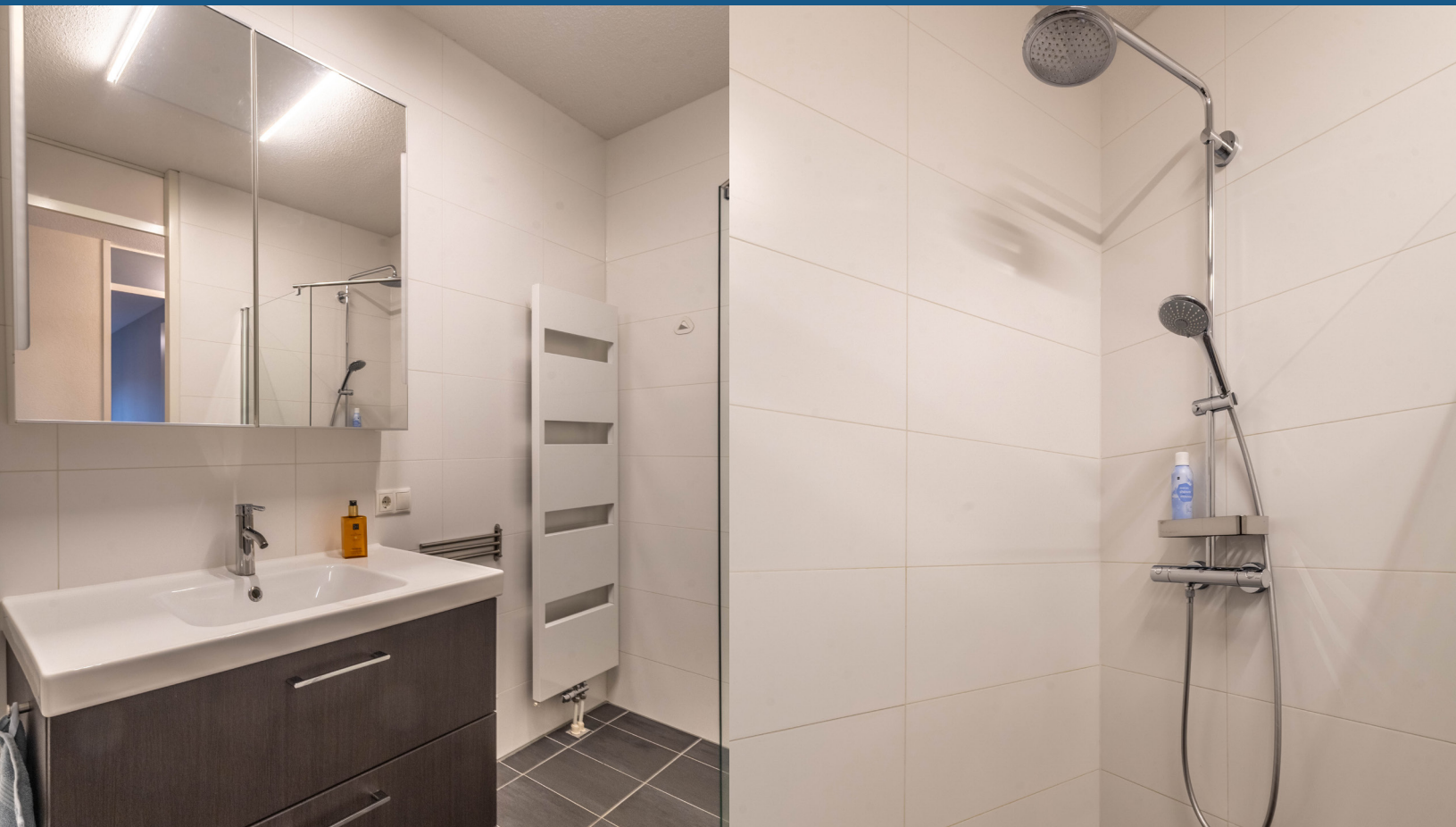
Continuing down the hallway, you will find the master bedroom and the bathroom.

Both bedrooms enjoy beautiful natural light and stunning views. The floor-to-ceiling windows make these rooms wonderfully bright.





The spacious bathroom features a vanity with mirrored cabinet, a large walk-in shower with rain shower, and a designer radiator.





## Storage

On the ground floor, there is a (bicycle) storage unit with electricity.

## Parking

You have your own covered parking space in the garage. There is also the option to purchase a second parking space.





### Special features

- Built in 2012
- Freehold property
- Living area approx. 126 m<sup>2</sup> (measurement report available)
- Heating and hot water via central heating system (Intergas Kompakt HRE, 2012; commissioned in 2015)
- Fully insulated and double glazing throughout
- Energy label A+
- Private parking space in covered garage





- Option to purchase second parking space (€20,000)
- Storage unit with electricity
- Homeowners' association (VvE) contribution: €279.06 per month for the apartment (including €3.20 for storage and €10.00 water advance)
- Parking space VvE contribution: €32.70 per month
- Healthy and well-managed VvE
- Hardwood window frames with HR++ glass
- Fiber-optic internet
- Transfer date in consultation







## Surroundings

The apartment is located in a prime location: within walking distance of the train station and the vibrant city center of Zaandam. A supermarket is nearby, and the city center offers everything you could need, including a wide variety of shops, restaurants, cafés, and cozy terraces. There is also a cinema, theater, and several gyms. The neighborhood features various schools and sports clubs. Major roads are easily accessible; by car, you can reach the A7 towards Purmerend or the A8 and A10 towards Amsterdam and Utrecht within minutes. Parking is hassle-free thanks to the private parking space in the covered garage, making this apartment ideal for commuters!

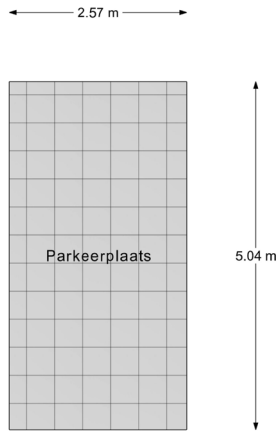




In short: this modern, move-in-ready apartment offers everything you need: luxury, comfort, a sunny orientation, and a perfect location close to Amsterdam and Purmerend. A wonderful home in a fantastic location!

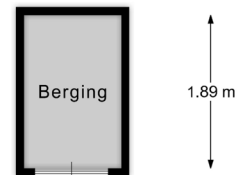


# Floor plan apartment

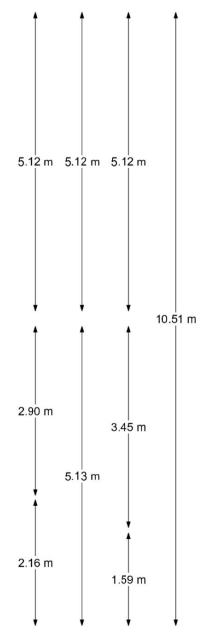
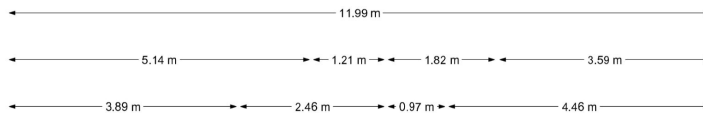


Parkeerplaats

← 1.20 m →



Berging



Appartement



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We place your home on both our website and on Funda and we provide professional photos. By starting with clear text and professional photos, potential buyers can immediately see the positives of your home. This increases the chance that they want to request a viewing.



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