



Vrolikstraat 278-4
AMSTERDAM



Features

General

Price: € 789.000,- k.k.

Status: For sale

Energy

Energy label: B

Surface areas

Living area: Approx. 82 m²

Specifications

Property type: Split-level upper apartment

Building type: Existing construction

Year of construction: 1905

Setting: Situated on a peaceful street

Details

Location: Amsterdam

Ownership: Freehold

Layout

Total bedrooms: 2

Total bathrooms: 1

Bathroom facilities: Walk-in shower and a vanity unit



Bright Split-Level Apartment with Two Terraces

The Agency is pleased to present this charming split-level upper apartment of approximately 82 m² (NEN measured), featuring two bedrooms, no less than two terraces with a combined surface area of approximately 18 m², situated on freehold property in the sought-after Vrolijkstraat.

Layout

Via the communal staircase, you reach the entrance on the third floor, from where an internal staircase leads to the main living level. This floor features a spacious kitchen-diner, two bedrooms, and a modern bathroom with a walk-in shower and double vanity unit. Large windows at the rear provide an abundance of natural light throughout the floor.

The inviting living room on the fourth floor is undoubtedly the highlight of the home. With French doors at both the front and rear, it offers access to two wonderful outdoor spaces, including an extra-deep south-facing balcony where you can enjoy the sun throughout the day.





The apartment forms part of a renovation project carried out in 2016/2017, during which several buildings were fully refurbished. As part of the renovation, the foundations were renewed, all window frames were replaced and fitted with double glazing, and the rear balcony was newly constructed with extra depth. Combined with its generous outdoor spaces and excellent location in Amsterdam East, this move-in ready apartment offers the perfect blend of comfort and city living.



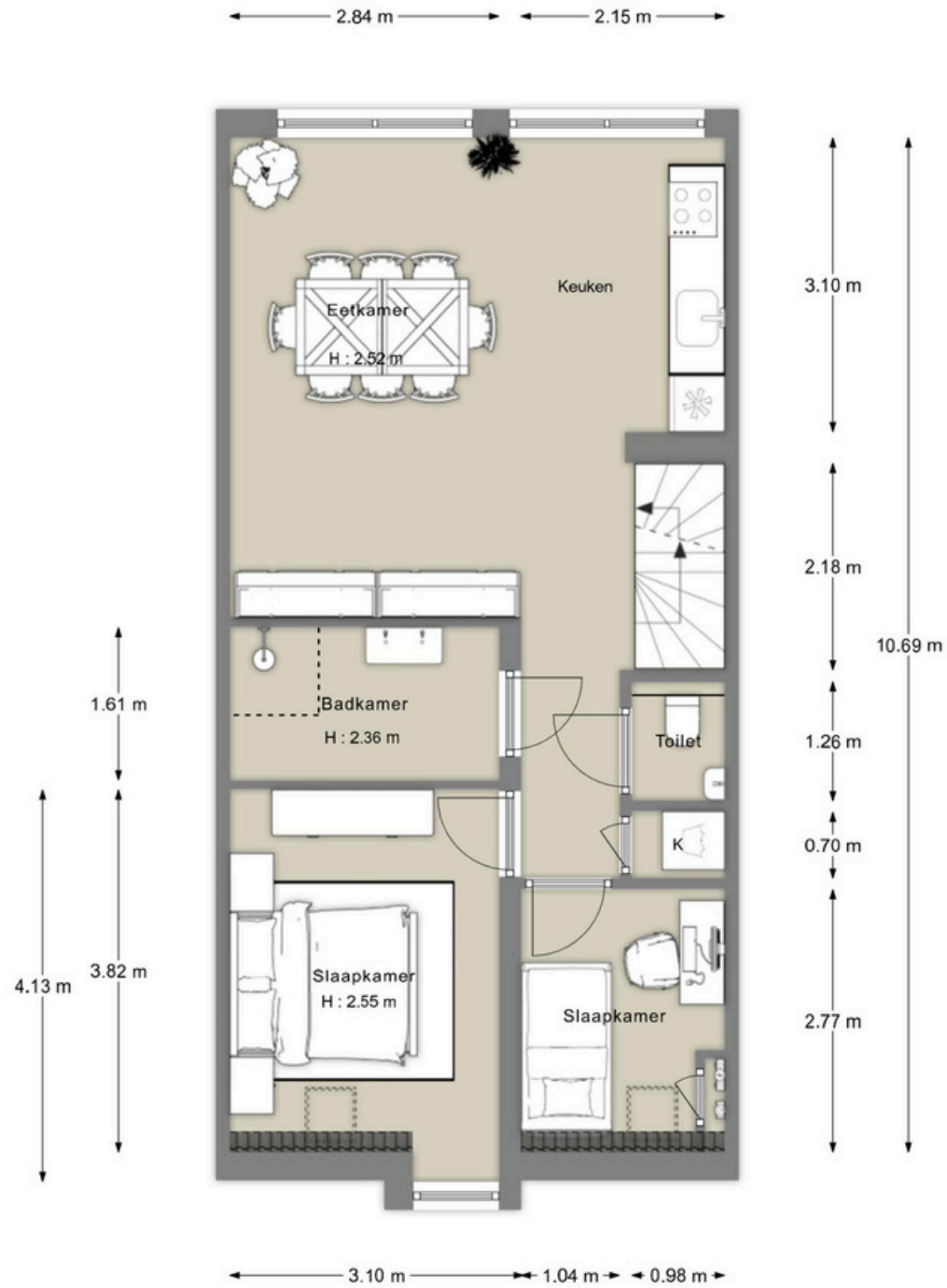


Are you looking for a move-in ready apartment with generous outdoor spaces in a fantastic location in Amsterdam East? Then this could be your perfect home!

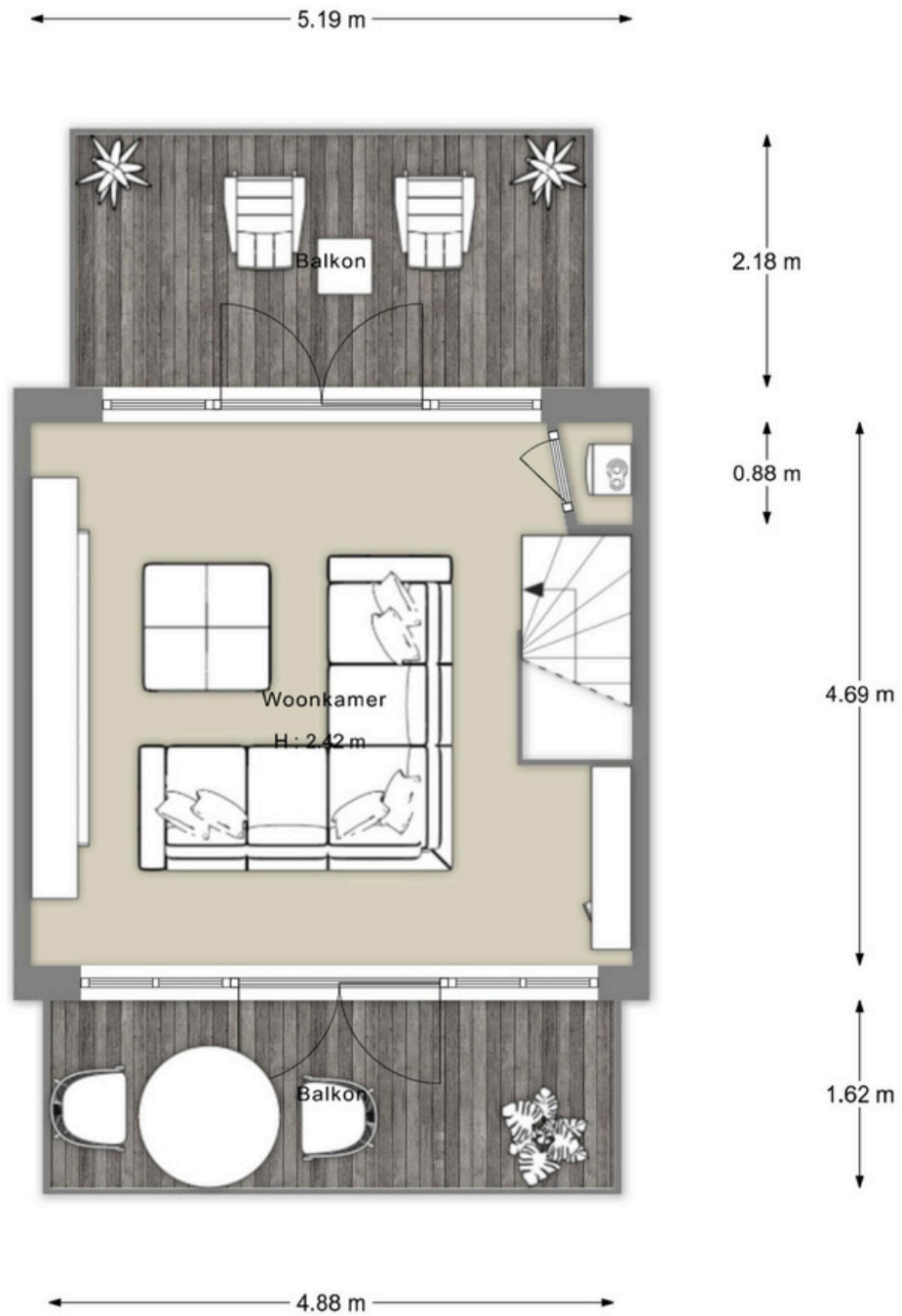




Floorplan



Floorplan



Specifications

- Split-level upper apartment of approximately 82 m² (NEN measured)
- Fully renovated in 2016/2017
- Renewed foundation
- Situated on freehold property (no ground lease)
- Two outdoor spaces with a combined surface area of approximately 18 m²
- Extra-deep south-facing balcony at the rear
- Energy label B
- New central heating boiler installed in 2026
- Monthly homeowners' association contribution: €133.96
- Completion date by mutual agreement

Cadastral data

- Municipality of Amsterdam
- Section: W
- Complex Designation: 9275
- Apartment Index: 5
- Share: 1/5

Location

This apartment is situated on the highly desirable Vrolijkstraat in the heart of Amsterdam East. With its central yet peaceful location, within walking distance of the beautiful Oosterpark and the lively Beukenplein, this location offers the perfect combination of tranquillity and vibrant city living.

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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