



Trompenburgstraat 37-2
AMSTERDAM



Features

General

Price: € 939.000,- k.k.

Status: For sale

Surface areas

Living area: Approx. 95 m²

Details

Location: Amsterdam

Ownership: Freehold

Energy

Energy label: A

Specifications

Property type: Duplex apartment

Building type: Existing construction

Year of construction: 1918

Setting: Situated on a peaceful street

Layout

Total bedrooms: 3

Total bathrooms: 1

Bathroom facilities: Bathtub, walk-in shower, toilet and double sink



Charming apartment with a sunny balcony and a roof terrace

A charming duplex upper-floor apartment of approximately 95 m², situated on freehold land and featuring a sunny balcony and spacious rooftop terrace.

The apartment is part of a characteristic building that was fully renovated and legally divided into apartment rights in 2017/2018, combining modern living comfort with authentic details, including beautiful exposed wooden beams.

Layout

The bright living room is situated at the front of the property and flows seamlessly into the spacious kitchen-diner at the rear. The modern open-plan kitchen is fitted with various built-in appliances, while the kitchen island also serves as a breakfast bar, making it the perfect spot to enjoy drinks while cooking.

French doors provide direct access to the sunny south-facing balcony, an ideal place to enjoy your morning coffee or a glass of wine in the evening sun.

As an absolute bonus, the property boasts a generous rooftop terrace of approximately 25 m². Here, you can enjoy the sun throughout most of the day while taking in views of the greenery of the Rivierenbuurt, the Amstel River, and the Amsterdam skyline in the distance.





The third and top floor offers no fewer than three bedrooms, one bathroom and a practical laundry room. The generous master bedroom features beautiful authentic wooden beams, adding character and charm to the space.

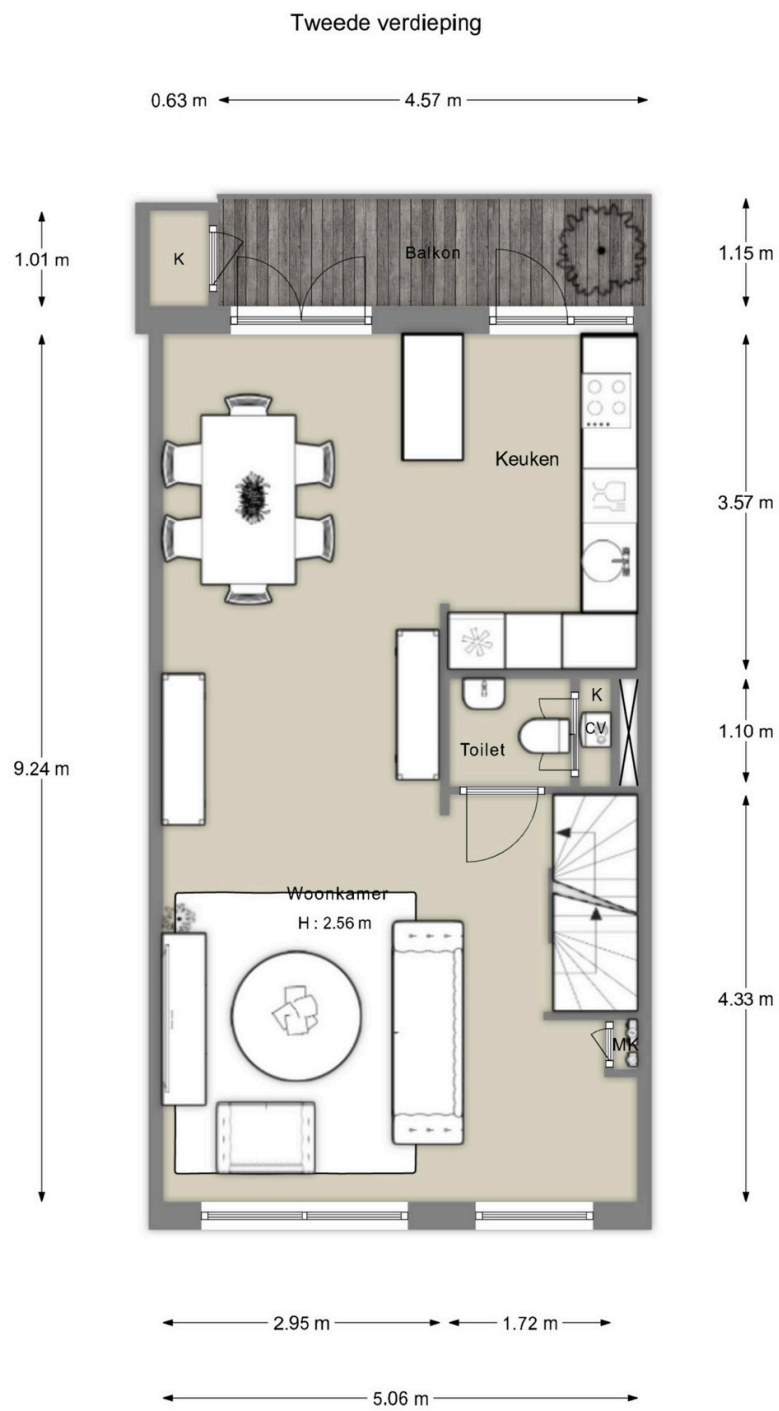
The modern bathroom is equipped with a bathtub, walk-in shower, double washbasin vanity unit, and a second toilet.



The property is located in the highly sought-after Rivierenbuurt, just a stone's throw from the Amstel River. The combination of tranquillity, greenery, and excellent city amenities has made this neighbourhood one of Amsterdam's most desirable residential areas for many years.

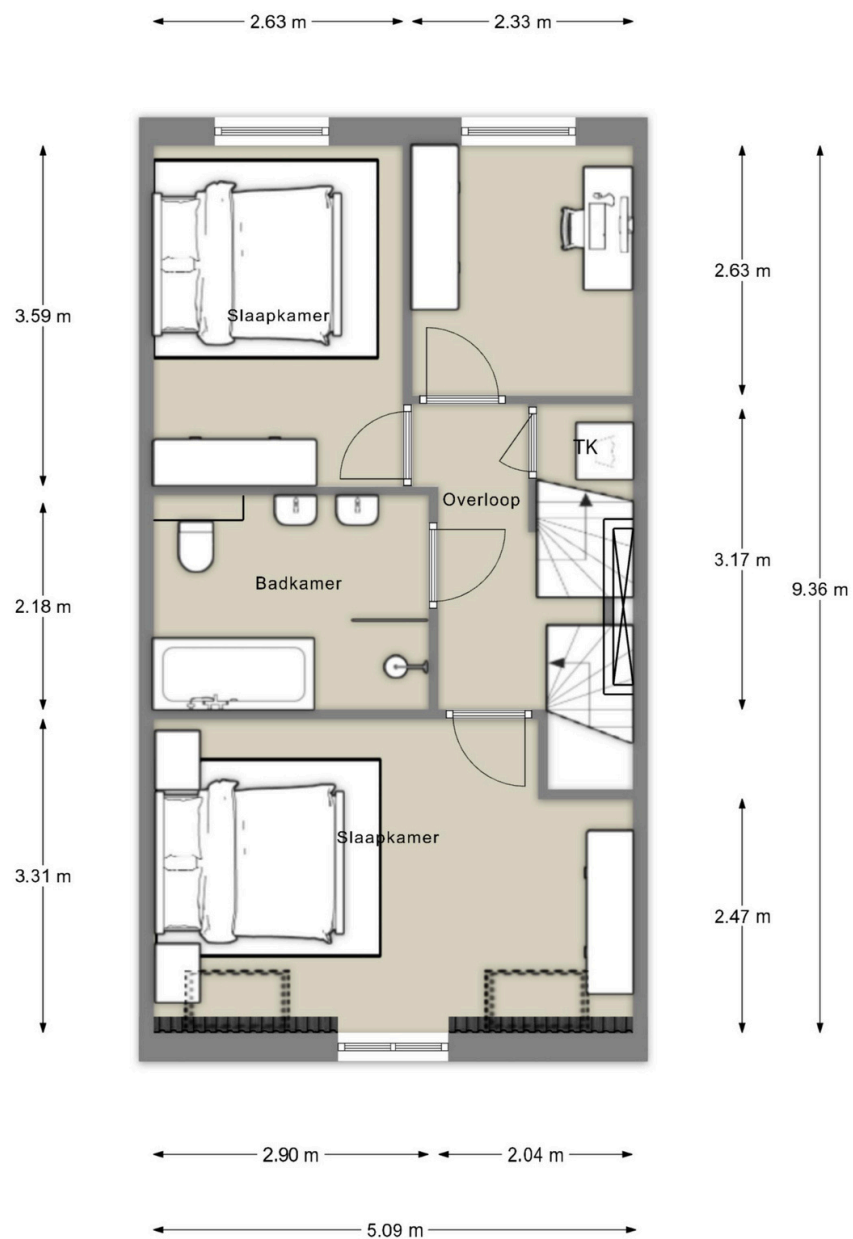


Floorplan



Floorplan

Derde verdieping



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

Specifications

- Duplex upper-floor apartment of approximately 95 m² (NEN measured);
- Private entrance on the first floor;
- Fully renovated and legally divided into apartment rights in 2017/2018;
- Three bedrooms;
- South-facing balcony of approximately 5 m²;
- Spacious rooftop terrace of approximately 25 m²;
- Situated on freehold land (no leasehold);
- Active owners' association (VvE) consisting of 3 members;
- Monthly service charges: €180 –;
- Transfer date in consultation.

Cadastral data

- Municipality of Amsterdam
- Section: V
- Complex Designation: 12515
- Apartment Index: 3
- Share: 93/190

Accessibility

The property enjoys excellent accessibility. By bicycle, De Pijp and Amsterdam's city centre can be reached within minutes. Amsterdam Amstel Station, various tram and bus connections, and the North/South Metro Line are all located nearby. By car, the A10 ring road and A2 motorway provide quick and convenient access to the rest of the Netherlands.

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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