



Aan- & Verkoop en Verhuur



# MOLUKKENSTRAAT 86A 1094 BS AMSTERDAM

[molukkenstraat86a.nl](http://molukkenstraat86a.nl)  
login: lengershousing



# HOME

The layout of this home is wonderful, with the living room at the front and the spacious kitchen at the rear, bordering the garden. A delightful, very large living room with windows on both sides. The bathroom is large enough for a walk-in shower, toilet and a bathtub. Also a guest toilet is conveniently separate.



# KITCHEN

The new installed kitchen in 2025 bordering at the garden, has been equipped with all necessary appliance. It also is so wide, it has enough space for a large diningtable with chairs. And the sliding doors to the garden is fabulous especially for playing children.



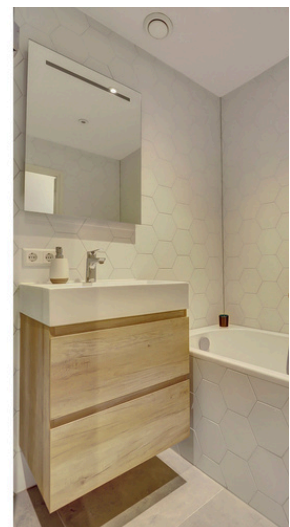
# BEDROOMS

The unique feature of this home is that the bedrooms could be accessed from the hallway and via the "intermediate" hobby room. The 2 Bedrooms in the extension has French doors opening onto the garden which gives a lot of livingspace especially in the summer.



# BATHROOM

The bathroom is large enough for a walk-in shower, washing furniture, toilet and a bathtub. The extra guest toilet is conveniently separate



# LAYOUTS



Begane Grond

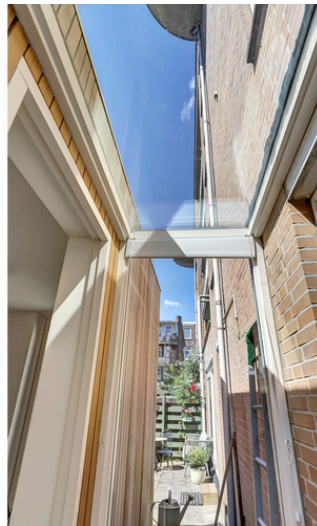
# LAYOUTS



Begane Grond Tuin

# GARDEN & SUSTAINABILITY

the garden gives a lot of space to enjoy with the complete family and holding a party. Also the bedrooms view the garden. This home is equipped with a central heating boiler from 2022 and double glazing, consisting of HR++ glass with acoustic damping at the front and HR++ glass at the rear. The energy label is C.



# EXTRA PICTURES



# FEATURES

- Living area (NEN2580) 101 m<sup>2</sup>
- Extra modern extension with 2 extra bedrooms completed in 2021
- New kitchen installed in 2025 with all necessary kitchen appliances
- Total 3 full-sized bedrooms and an intermediate work/hobby room
- The 2 Bedrooms in the extension has French doors opening onto the garden
- Full wooden flooring throughout the entire house, carpeting only in the extension
- Bathroom with bath, walk-in shower and a toilet, an extra guest toilet in the hall.
- Energy label C with all windows fitted with HR++
- Intergas type Hre 28/24 CW4. Installed in November 2023
- Leasehold, perpetually redeemed
- Large indoor storage room with access from private hallway AND via the storage rooms.
- Backyard of approximately 31 m<sup>2</sup> facing southwest
- Healthy Owners' Association, professionally managed, annual meeting & reserve fund
- Service costs approx. € 295 per month including storage
- Project Notary Eekhoff cs in Amsterdam
- Delivery could be in August 2026

For more information and the brochure, visit [www.molukkenstraat86a.nl](http://www.molukkenstraat86a.nl)



# SEVERAL INFORMATION

## **OWNERS' ASSOCIATION (VvE)**

The VvE is active, has a Multi-Year Maintenance Plan, and is professionally managed by De Alliantie VvE Beheer. The service charges amount to € 295 per month. This includes, among other things, building insurance and a reserve for future maintenance.

## **LEASEHOLD**

The property is situated on land owned by the Municipality of Amsterdam, which has been issued under a leasehold. As the owner, you pay a fee for the use of this land, but the leasehold for this property has been bought out in perpetuity.

## **LOCATION:**

The apartment is situated in the popular Amsterdam East. It has a central location near Javaplein, the Tropenmuseum, and the delightful Dappermarkt. Shops, restaurants, and various entertainment venues are also within short walking distance. As are two of Amsterdam's most beautiful parks: Flevopark with a swimming pool and Oosterpark. Accessibility is excellent. Muiderpoort train station is just a few minutes' walk away, as are various tram and bus connections. Access to the A10 ring road is quick and easy by car. Parking is available via a parking permit.



# INTERESTED?

Interested in the property? Feel free to contact Lengers Housing.

You may always submit an offer. Please note: an offer will only be considered if it is submitted in writing via [info@lengershousing.nl](mailto:info@lengershousing.nl), accompanied by a copy of a valid form of identification.

A written offer is binding, unless you indicate otherwise yourself. It remains valid until the seller or real estate agent responds with an acceptance, rejection, or counter-offer.

For more information, visit website [molukkenstraat86a.nl](http://molukkenstraat86a.nl) and use the password [lengershousing](#) to access the documents.



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