



Aan- & Verkoop en Verhuur



MOLUKKENSTRAAT 86A 1094 BS AMSTERDAM

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

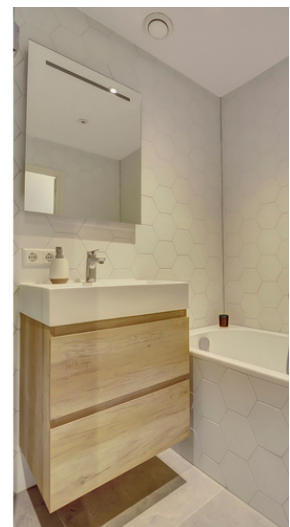
The unique feature of this home is that the bedrooms could be accessed from the hallway and via the "intermediate" hobby room.

The 2 Bedrooms in the extension has French doors opening onto the garden which gives a lot of livingspace especially when the weather is nice.



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 viewing 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 m²
- 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 m² 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



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, 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. There is a deal after signing the Contract of Sale. For more information, visit website molukkenstraat86a.nl and use the password [lengershousing](#) to access the documents.



REAL ESTATORS



JACQUELINE LENGERS
06 - 4060 3543



Aan- & Verkoop en Verhuur



IVO BENNENK
06 - 2849 1611

Lengers Housing | Klein Muiden 54 1393 RL Nigtevecht | 0294 252783
info@lengershousing.nl | www.lengershousing.nl

