

Diemen

Prinses Beatrixlaan 64

Price € 330.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



BUY. SELL. RENT. HELPING YOU MAKE ALL THE RIGHT MOVES.

About

PRINSES BEATRIXLAAN 64

---English text below---

Wonen met licht, rust én twee heerlijke balkons

Bent u op zoek naar een licht en comfortabel appartement op een fijne locatie? Dan is Prinses Beatrixlaan 64 precies wat u zoekt. Dit goed ingedeelde appartement, gelegen op de tweede verdieping van een verzorgd appartementencomplex, beschikt over een ruime woonkamer, twee slaapkamers, twee balkons en een eigen berging. De vele raampartijen zorgen voor een prettige lichtinval en het groene uitzicht geeft de woning een rustige en ontspannen sfeer. Hier woont u comfortabel, met alle dagelijkse voorzieningen én Amsterdam op korte afstand.

Indeling

Via de verzorgde centrale entree bereikt u de tweede verdieping, waar de woning is gelegen. Bij binnenkomst komt u in de ruime hal, met voldoende plaats voor een garderobe. Vanuit deze centrale hal zijn vrijwel alle vertrekken van de woning bereikbaar.

Aan het einde van de hal bevindt zich de royale woonkamer aan de voorzijde van de woning. Dankzij de grote raampartijen valt het daglicht hier rijkelijk naar binnen, waardoor een aangename en lichte leefruimte ontstaat. De woonkamer biedt volop mogelijkheden voor een comfortabele zithoek en een ruime eethoek. De karakteristieke boognis geeft de ruimte een sfeervol accent en de brede vensterbanken bieden volop plaats voor planten, woonaccessoires of een gezellig zitje.

Terug in de hal bevindt zich de keuken. Deze is voorzien van een kookplaat, afzuigkap, oven, koelkast, vaatwasser en een wasmachine. Daarnaast beschikt de keuken over veel praktische ruimte in de kastjes. Vanuit de keuken heeft u toegang tot het ruime balkon op het zuidwesten. Hier geniet u van de

middag- en avondzon en kijkt u uit over het groene bomenbestand. Een heerlijke plek om buiten te ontspannen of gezellig met vrienden en familie te zitten.

In de hal bevindt zich tevens een separate toiletruimte.

Aan de voorzijde van de woning ligt de eerste slaapkamer. Deze kamer is voorzien van een praktische inbouwkast en kan gebruikt worden als slaapkamer of werkkamer. Daarnaast biedt de kamer toegang tot het tweede balkon, gelegen op het noordoosten. Een fijne plek om de dag rustig te beginnen.

De tweede slaapkamer is bereikbaar vanuit de woonkamer. Ook deze kamer beschikt over een handige inbouwkast en biedt voldoende ruimte. Aansluitend bevindt zich de nette badkamer, ingericht met een inloopdouche en een wastafelmeubel met praktische opbergruimte.

Op de begane grond beschikt de woning over een eigen berging. Ideaal voor het stallen van fietsen en het opbergen van extra spullen. Tevens is hier elektriciteit aanwezig en bevindt de droger zich hier ook.

Ligging

De woning is gelegen aan de geliefde Prinses Beatrixlaan in Diemen, een rustige en groene woonomgeving met alle voorzieningen binnen handbereik. Winkelcentra, supermarkten, scholen, sportverenigingen en openbaar vervoer bevinden zich op korte afstand. Bovendien bent u binnen enkele minuten in Amsterdam en zijn uitvalswegen zoals de A10 uitstekend bereikbaar. Een ideale locatie voor wie rustig wil wonen zonder in te leveren op bereikbaarheid en voorzieningen.



Bijzonderheden:

- Gelegen op eigen grond;
- Energie label D;
- Woonoppervlakte: ca: 63.50 m² (NEN 2580);
- 2 balkons: ca: 7,90 m²;
- 2 slaapkamers;
- Bouwjaar: 1957;
- Fijne ligging dichtbij het winkelcentrum;
- Actieve VvE, professioneel beheerd;
- Servicekosten bedragen: €218,46;
- Cv-ketel, bouwjaar: 2017;
- Externe berging aanwezig: ca: 7,10 m²;
- Niet-zelfbewoningsclausule van toepassing;
- NEN 2580-meetrapport beschikbaar;
- Oplevering in overleg, op korte termijn mogelijk.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!

ENGLISH

Light, space and two lovely balconies

Looking for a bright, comfortable apartment in a pleasant and well-connected location? Then Prinses Beatrixlaan 64 could be exactly what you're looking for. Situated on the second floor of a well-maintained apartment building, this charming home offers a spacious living room, two well-proportioned bedrooms, two lovely balconies and a private storage unit. Large windows flood the interior with natural light, while the leafy surroundings create a peaceful and relaxing atmosphere. Here, you can enjoy comfortable living with all daily amenities close by and Amsterdam just a short journey away.

Layout

The apartment is accessed via the communal entrance, leading to the second floor. Upon entering, you are welcomed into a generous entrance hall with enough space for a wardrobe. From this central hallway, nearly every room in the apartment can be reached.

At the end of the hall, you'll find the spacious living room at the front of the property. Expansive windows allow an abundance of daylight to pour in, creating a wonderfully bright and inviting living space. There is plenty of room for both a comfortable seating area and a generous dining table. A charming arched alcove adds character to the room, while the deep windowsills provide the perfect place for plants, decorative pieces or even a cosy reading spot.

Back in the hallway, the well-equipped kitchen features a hob, extractor hood, oven, refrigerator, dishwasher and washing machine. Ample cupboard space ensures excellent practicality. From the kitchen, you have direct access to the spacious southwest-facing balcony. This delightful outdoor space enjoys the afternoon and evening sun and overlooks mature trees, making it the perfect place to unwind or entertain family and friends.

The hallway also provides access to a separate toilet.

At the front of the apartment is the first bedroom, complete with a practical built-in wardrobe. This versatile room is equally suited as a bedroom or a comfortable home office. It also offers access to the second balcony, which faces northeast, an ideal spot to enjoy a peaceful morning coffee.



The second bedroom is accessed via the living room and also benefits from a built-in wardrobe and generous proportions. Adjacent to the bedroom is the neatly finished bathroom, fitted with a walk-in shower and a vanity unit offering convenient storage.

On the ground floor, the apartment benefits from a private storage room, ideal for bicycles and additional belongings. This storage space is equipped with electricity and also houses the tumble dryer.

Location:

The apartment is situated on the popular Prinses Beatrixlaan in Diemen, a quiet, green residential area with all essential amenities within easy reach. Shopping centres, supermarkets, schools, sports facilities and public transport are all located nearby. Amsterdam can be reached within minutes, while major roads such as the A10 provide excellent connections to the surrounding area. An ideal location for those seeking a peaceful living environment without compromising on accessibility or convenience.

Details:

- Own ground, **no landlease!**
- Energy label D;
- Living area: approx.: 63,50 m² (NEN 2580);
- 2 balconies: approx. 7,90 m²;
- 2 bedrooms;
- Year of construction: 1957;
- Nice location close to the shopping centre;
- Active Homeowners' Association (VvE), professionally managed;
- Service charges: €218,46 per month;
- Central heating boiler (CV): installed in 2017;
- External storage room: approx. 7,10 m²;
- Non-owner-occupancy clause applies;
- NEN 2580 measurement report available;
- Delivery in consultation; available at short notice.

Curious to see this apartment in person? We'd be delighted to arrange a viewing.



Features

PRINSES BEATRIXLAAN 64
1111 GG DIEMEN

Construction

Type house	Corner Apartment with balcony
Construction	Existing
Year of construction	1957
Maintenance inside	Good
Maintenance outside	Good
Energy rating	D

Areas and capacity

Living area	Approx 63.50m ²
Capacity	Approx 207.07m ³
Outdoor space	Approx 8m ²
Storage space	Approx 7.10m ²

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Diemen	Green residential area
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Other features

- Own ground, no landlease;
- Energy label D;
- 2 balconies: approx. 8 m²;
- External storage room: approx. 7m²
- Nice location close to the shopping centre;
- Active Homeowners' Association (VvE).







**Spacious
Living
Area**









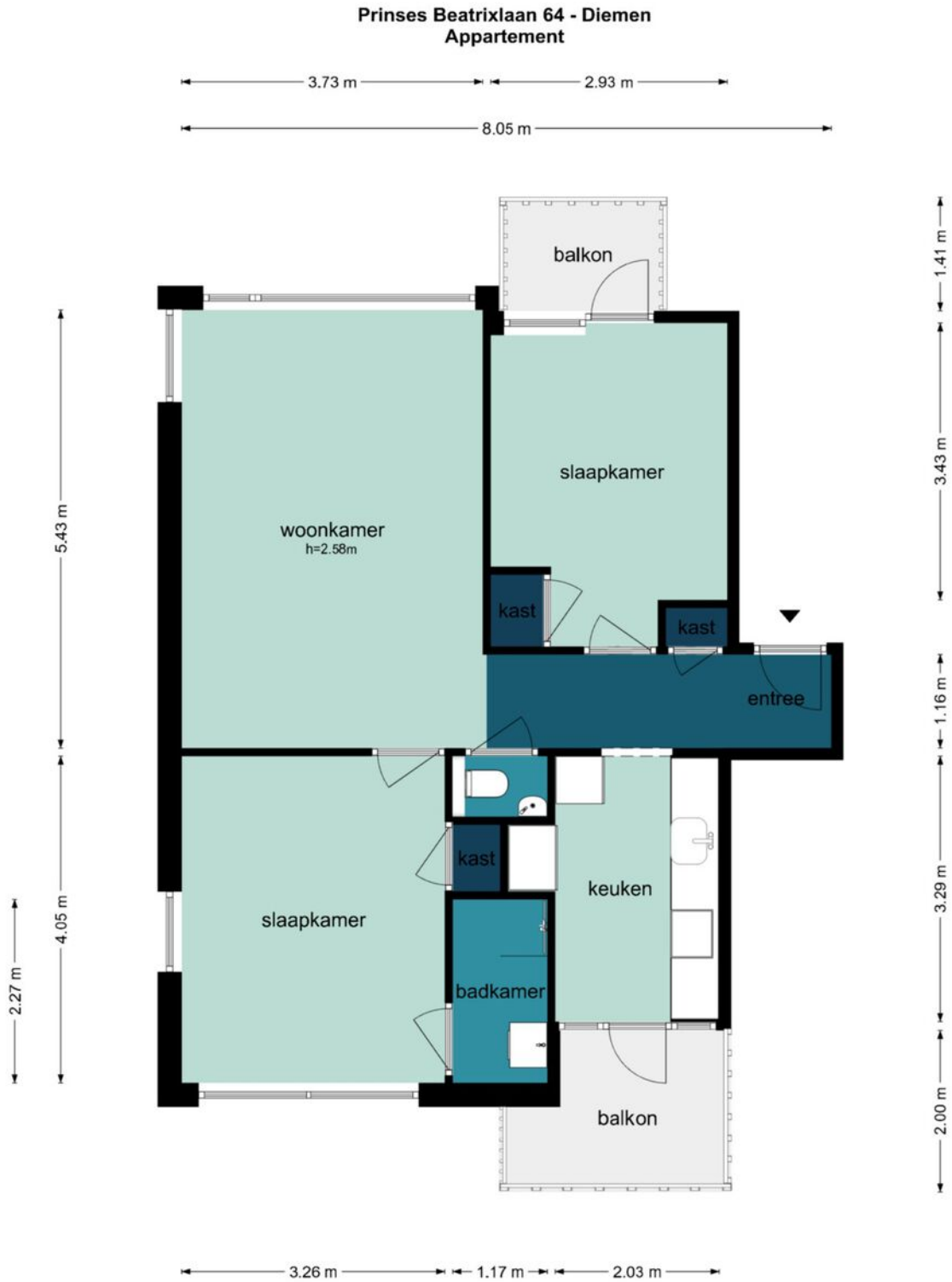






Floorplan

PRINSES BEATRIXLAAN 64

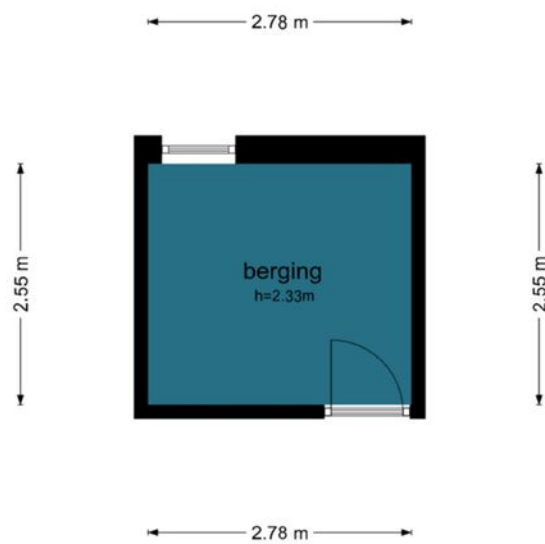


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Floorplan

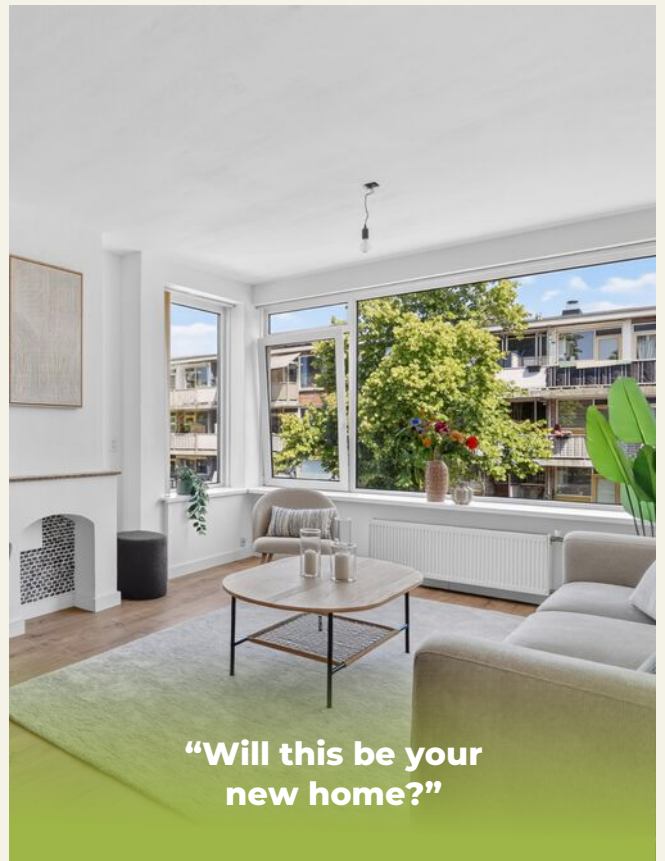
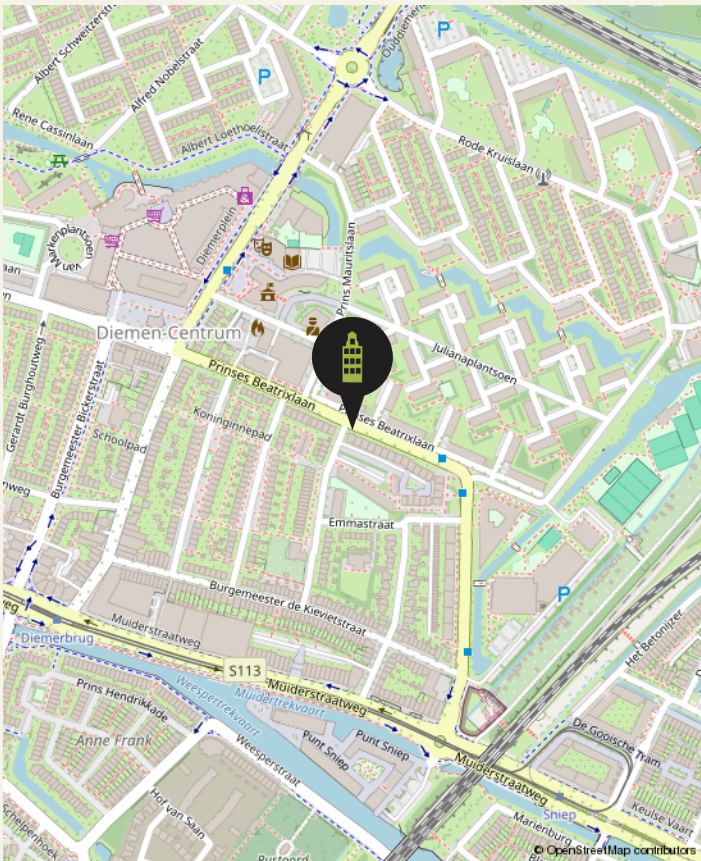
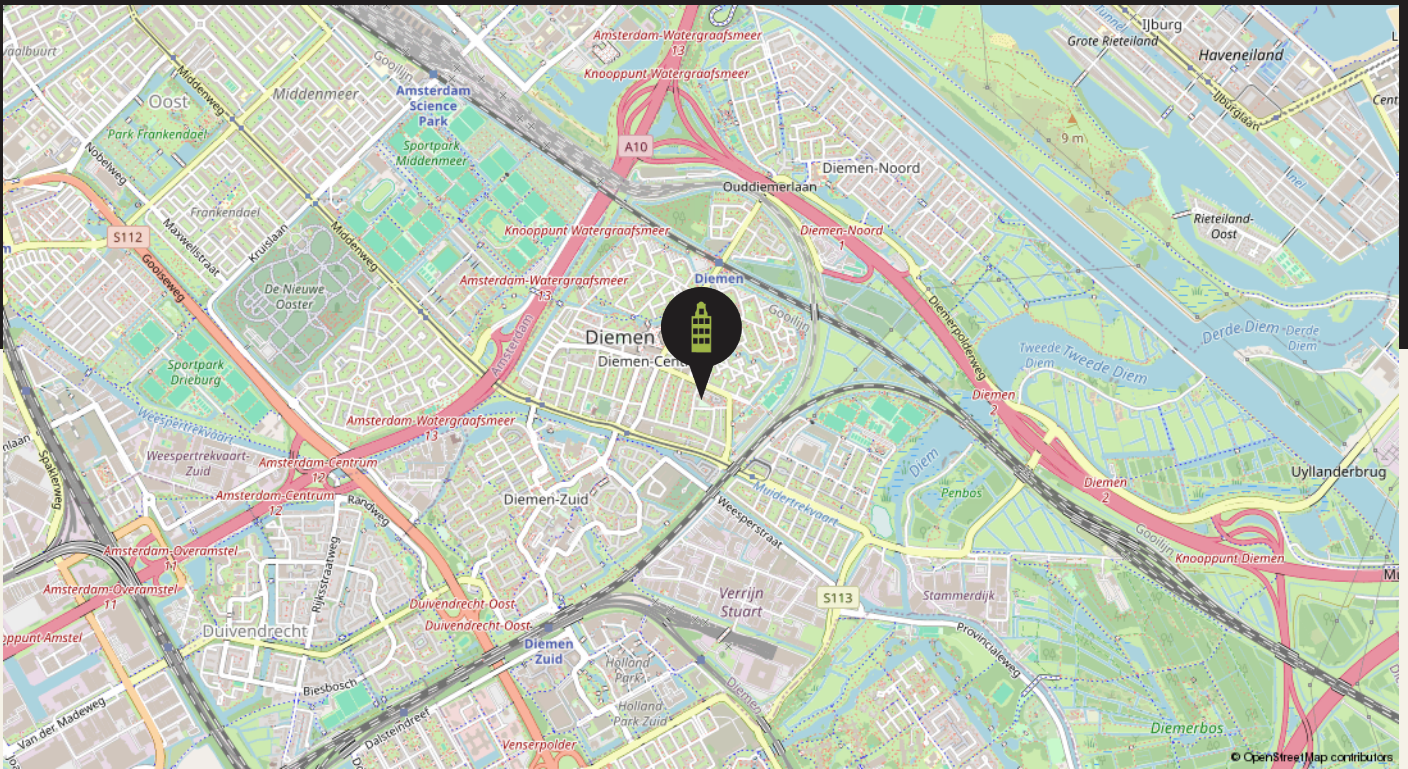
PRINSES BEATRIXLAAN 64

Prinses Beatrixlaan 64 - Diemen Berging



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The location of PRINSES BEATRIXLAAN 64 1111 GG DIEMEN

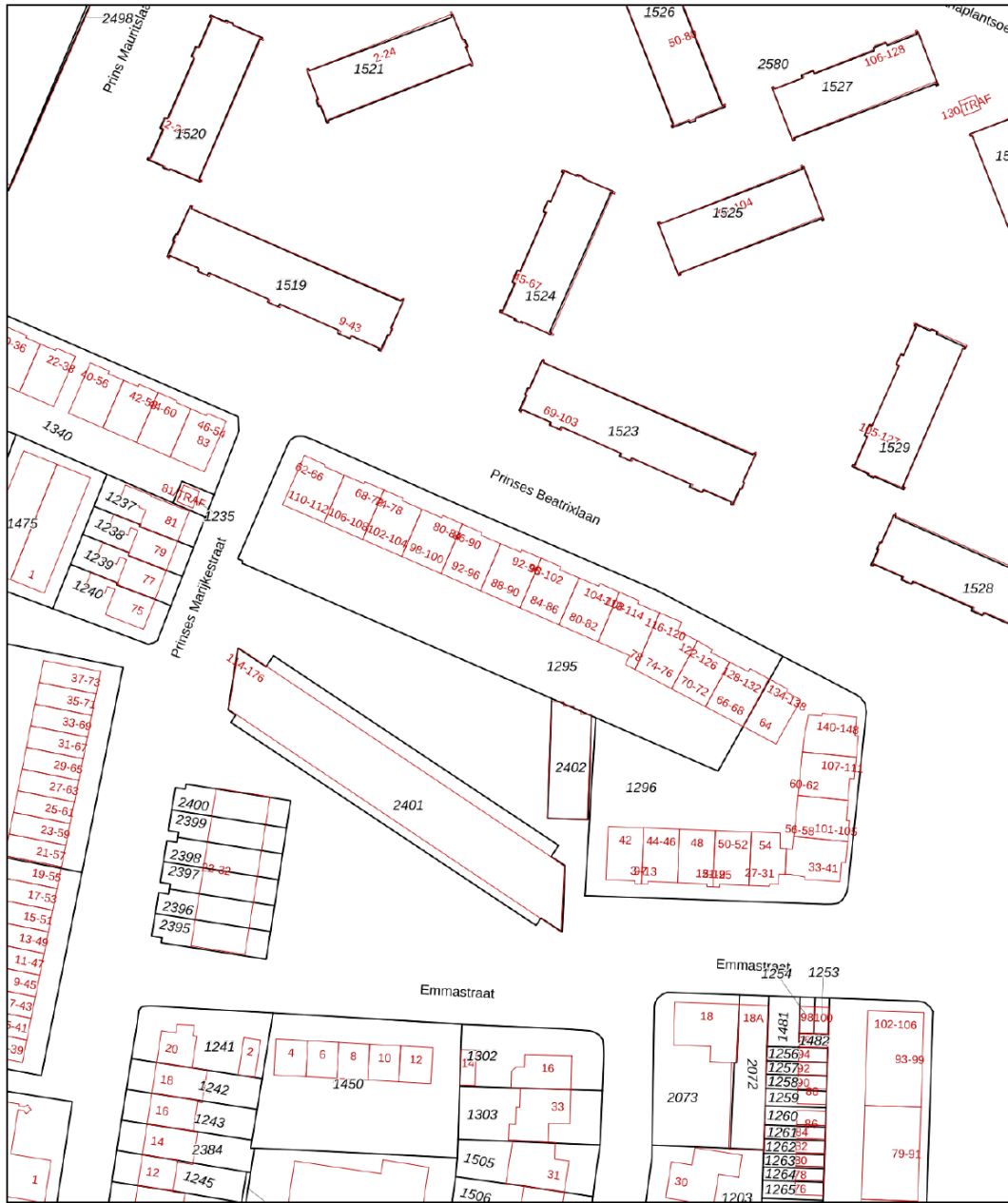


Cadastral map


PRINSES BEATRIXLAAN 64

Kadastrale kaart

Uw referentie: levering



0 10 20 30 40 50m

<p>12345 Deze kaart is noordgericht</p> <p>25 Perceelnummer</p> <p>Huisnummer</p> <p>Vastgestelde kadastrale grens</p> <p>Voorlopige kadastrale grens</p> <p>Administratieve kadastrale grens</p> <p>Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 30 oktober 2024 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 1000</p> <p>Kadastrale gemeente Diemen</p> <p>Sectie F</p> <p>Perceel 1295</p> <p>Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend. De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.</p>	
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Energy label

PRINSES BEATRIXLAAN 64

Energie label woningen

Registratienummer
752797736

Datum registratie
15-04-2024

Geldig tot
10-01-2034

Status
Definitief

Deze woning heeft energielabel

D



Isolatie		Installaties	
1 Gevels	- +/- + ++	7 Verwarming	HR-107 ketel Verbeteradvies
2 Gevelpanelen	+/- + ++	8 Warm water	Combiketel Verbeteradvies
3 Daken	n.v.t.	9 Zonneboiler	Geen zonneboiler
4 Vloeren	n.v.t.	10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters Verbeteradvies
5 Ramen	+ ++	11 Koeling	Geen koeling
6 Buitendeuren	+ ++	12 Zonnepanelen	Niet aanwezig

Deze woning wordt verwarmd via een aardgas aansluiting

Warmtebehoefte in de wintermaanden	Risico op hoge binnentemperaturen in de zomermaanden	Aandeel hernieuwbare energie
Laag <input type="checkbox"/> Gemiddeld <input type="checkbox"/> Hoog <input checked="" type="checkbox"/>	Laag <input type="checkbox"/> Hoog <input checked="" type="checkbox"/>	0,0 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

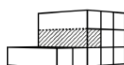
Over deze woning

Adres
Prinses Beatrixlaan 64
1111GG Diemen
BAG-ID: 0384010000009502

Detailaanduiding

Bouwjaar 1957
Compactheid 1,31
Vloeroppervlakte 65 m²

Woningtype
Hoekwoning op tussenverdieping



Opnamedetails

Naam M.T. Meijer **Examnummer** 55151646

Certificaathouder
ImmoCert

Inschrijfnummer EPG2016-45 **KvK-nummer** 10145406

Certificerende instelling
EPG-Certificering

Soort opname
Basisopname



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

Our Office

27 HOUSE REAL ESTATE



At your service

We pride ourselves on providing end-to-end service with a personal touch. Whether you're searching or selling, our team of local experts is here to help you make all the right moves.

In the news

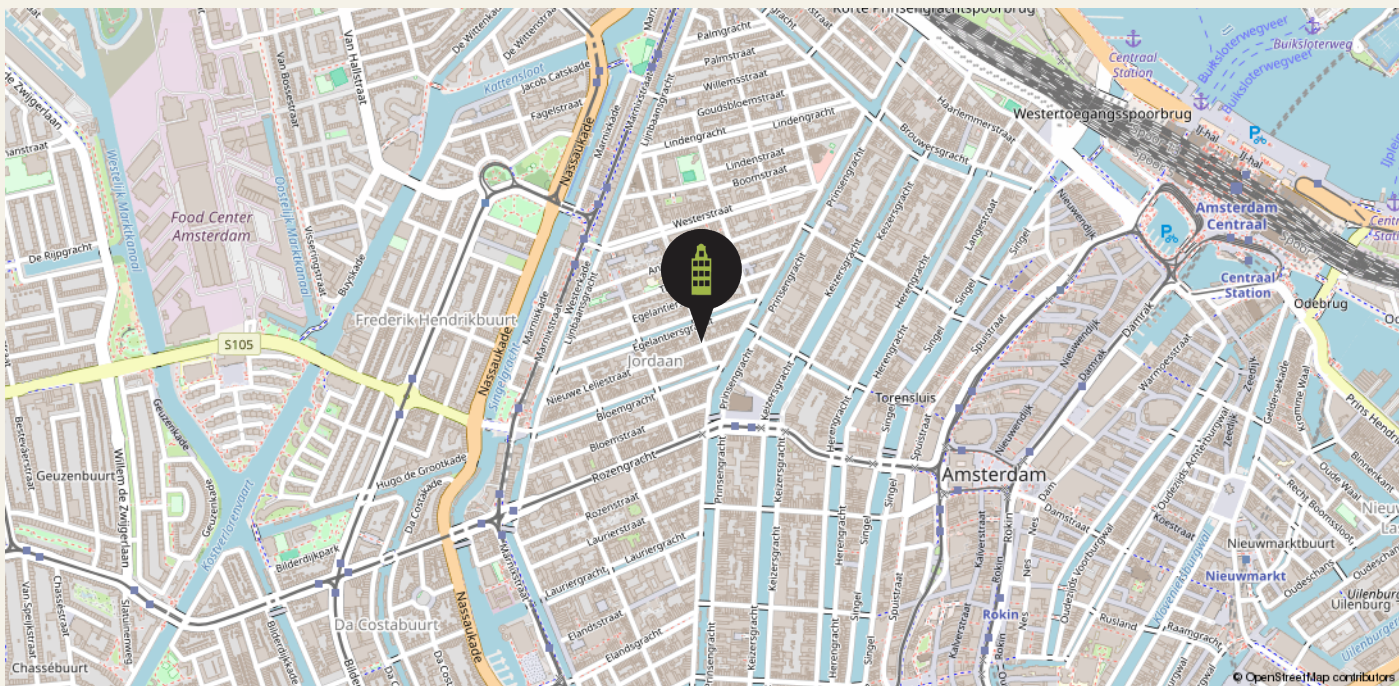
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- House Hunters International (HGTV)
- Live Here, Buy This (HGTV)
- The New York Times
- Financial Times
- Bloomberg News
- TimeOut Amsterdam
- Het Parool
- De Telegraaf
- AT5 Nieuws
- BRAM Radio



Our Office Location

27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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RM Agent

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Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

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27 House
Makelaars
Real Estate



Client TESTIMONIALS

We take great pride in that fact that most of our business comes through referrals from satisfied clients. Here's what they have to say about us.

BUYING

9,8

SELLING

9,7

LETTING

10



We have worked with Charles and the 27 Huis Team since 2005. They helped us buy our first home and since then helped with renting it out and later selling and buying another one! It's always been very professional and reassuring to work with them. They really care about the clients and always go the extra mile... available outside 9-5 tot help as needed. Plus, they know the market so well that the advice they give on homes is from solid experience. Always wanting to make sure you find the right place. They are a unique agency in this market. Highly recommended!!!

Asiya & Theo
November 2024

Charles, Anna and the whole team made buying our home stress-free from start to finish. The hunt, the offer, the mortgage, the contracts, the paperwork... they were there for us through every hurdle with knowledge, insights, and much needed reassurance. Simply a pleasure to work with!

Robbie & Chris

October 2024



Scan the **QR code** to read
even more testimonials



Our BUYING SERVICES

BUYING

There's more to buying a home than love at first sight. We keep your best interests at heart to make sure you find the right place, at the right price, in the right location for you.

HOW WE WORK

01

INTERVIEW

A non-binding introduction to get to know each other, understand your needs, and answer your questions.

02

ENGAGEMENT

We work for commission only: no cure, no pay. If we don't find your dream home, there's no cost to you.

03

SELECTION

We keep a close eye on the market and share new properties that match your search in real time.

04

VIEWING

We visit properties together, so you get the full benefit of our trained eyes and local experience.

05

OFFER

When you're ready to make an offer, we provide a detailed market analysis and personal advice.

06

ACCEPTANCE

Once your offer is accepted, we arrange an architectural evaluation or appraisal, if necessary.

07

INTERVIEW

We work with you and the seller to define terms and arrangements that suit your needs.

08

INSPECTION

Before closing, we do a detailed inspection of the property to ensure everything is in order.

09

CLOSING

All that's left is to sign the Deed of Delivery — and the keys to your new home are yours!



Our SELLING SERVICES

SELLING

Every home is unique. From strategy and marketing to negotiation and closing, we offer comprehensive, personal service to make the most of your home sale.

HOW WE WORK

01

INTAKE

A no-obligation consultation to meet you and your home, explain the process, and answer your questions.

02

ADVICE

We collaborate closely with you to craft a custom sales plan, including marketing and pricing strategies.

03

LAUNCH

We work with trusted photographers, stylists, and cleaners to present your home in its very best light.

04

VIEWINGS

We offer relaxed, personal viewings for potential buyers and provide you insightful feedback.

05

NEGOTIATIONS

We advise you on next steps and counter-offers to help you get you the price and terms you want.

06

CLOSING

We manage contract signing, final inspection, and handover to ensure you fulfill your obligations.



27 House
Makelaars
Real Estate



BUY. SELL. RENT. **HELPING YOU MAKE ALL THE RIGHT MOVES.**



Our RENTAL SERVICES

RENTAL

Need help finding the right rental in a crowded market? We listen to your needs, explain everything step by step, and offer exclusive properties before they hit the market.

HOW WE WORK

01

INTAKE

A chance to meet you, explain the process, and answer your questions in person, via phone, or video call.

02

SELECTION

We'll show you all the options on the market — and some that haven't been listed yet.

03

VIEWING

We'll visit properties together, or arrange video viewings, if you're searching from abroad.

04

NEGOTIATION

We negotiate on your behalf to lock in the best lease terms for your requirements.

05

LEASE

We verify that all rental conditions are correctly stated and conform to Dutch law.

06

CHECK IN / OUT

We represent you at check in/out to ensure the property is delivered and returned as agreed.

07

UTILITIES

We can advise and assist to get you signed up for gas, electricity, water, TV, internet and more.

08

HELP

We're here for you throughout the rental period to answer any questions you have.



Our LETTING SERVICES

LETTING

Own a property that you'd like to rent out? We find tenants you can trust and deal with everything from contracts and credit checks to a very thorough and smooth check-in/key handover, as well as

HOW WE WORK

01

INTAKE

A chance to meet you and your home, explain the process, and answer your questions.

02

EVALUATION

We'll discuss local regulations, rents, and how to deliver a property to a tenant.

03

LEASES

We'll explain the different types of leases under Dutch law and see which one suits you best.

04

MARKETING

In addition to advertising in numerous places, we draw on our network of corporate clients and relocation agents to find tenants you can trust.

05

VIEWING

We offer the possibility of virtual visits (by video call) for expats relocating to Amsterdam.

06

NEGOTIATION

We negotiate on your behalf to define the best rental conditions.

07

VERIFICATION

We work with Huurcheck Nederland for background, credit and ID checks before you hand over the keys.

08

CHECK IN / OUT

We conduct a highly detailed inspection at the beginning and end of the rental period.



Terms & CONDITIONS

The data and dimensions on the floorplans and in the brochure are indicative. Although the information has been carefully composed, it is not excluded that some information about time is outdated or no longer correct. The information listed on the floorplans and in the brochure can therefore in no way be legally binding. 27 House Real Estate accepts no liability for incorrect or incomplete real estate information or for any damages as a result of your visit to our website or other websites that are accessible through links from the website of 27 House Real Estate. 27 House Real Estate accepts no liability for any external parties.

The living area dimensions is measured in accordance with the NEN2580 measurement instructions. The NEN2580 measurement instructions are intended to apply a more consistent and unambiguous way of measuring

for giving an indication of the surface of use but does not completely exclude differences in measurement outcomes, for example due to differences in interpretation, rounding or limitations when measuring. All specified sizes and surfaces are therefore indicative.

Prospective buyers are expressly invited to do the following: to measure the surface and/or to look at the possibilities of giving your own desired interpretation to the property dimensions and/or hire your own professional company to take measurements. The selling party can give no guarantees on the measurement report.

Please see our website for full terms of our VBO realtor association.



27 House Makelaars Real Estate

