



MAKELAARS

EXCLUSIVE REAL ESTATE

Est. 2016

Schipluidenlaan 194, 1062 HE AMSTERDAM



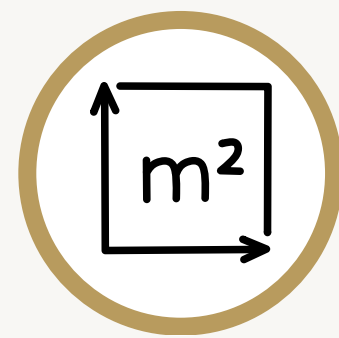
*Contemporary Two-Bedroom Apartment with Designer
Finishes, Private Parking & Prime Urban Location*



ASKING PRICE
€610.000 k.k.



BEDROOMS
2



LIVING AREA
82 m²



BATHROOMS
1 + guest WC



ENERGY LABEL
A



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WELCOME HOME

Contemporary City Living

Welcome to this beautifully designed two-bedroom apartment at Schipluidenlaan 194, where contemporary architecture, premium finishes and effortless city living come together in one of the city's most desirable locations. Set within a striking modern residential development, the home offers 82 m² of light-filled living space (NEN2580), a covered balcony, private underground parking, and both internal and external storage.



Living area

82 m² light-filled space (NEN2580)

Private Parking

Underground parking space included

Designer Kitchen

Central island with integrated appliances

Secure Building

Lift access & secure entrance

Covered Balcony

Approx. 4.2 m², off the living room

Storage

Internal utility room + 8.1 m² external storage

SPA-Inspired Bathroom

Walk-in shower plus separate guest toilet

Location

Prime, well-connected city position

A beautifully finished apartment where contemporary architecture, premium finishes and effortless city living come together.





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The Living Room

Open-Plan Living, Space to Relax & Entertain

The heart of the apartment is the beautifully proportioned open-plan living area, measuring approximately 7.25 metres in length and opening effortlessly onto the covered balcony. Floor-to-ceiling glazing floods the space with natural light throughout the day, while the generous layout comfortably accommodates both a spacious lounge and a large dining area. Warm oak flooring and clean architectural lines create a timeless interior, equally suited to relaxed everyday living and entertaining.

OPEN-PLAN LAYOUT

Approx. 7.25 m of combined lounge & dining space

OAK FLOORING

Warm, timeless finish throughout

Large Format Windows

Floods the room with natural light all day

BALCONY ACCESS

Opens directly onto the covered balcony

"A light-filled space
where lounge and
dining flow seamlessly
together."





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THE HEART OF THE HOME

A Kitchen Designed for Modern Life

Positioned as the centrepiece of the home, the bespoke designer kitchen is built around an impressive central island, creating a highly social space where cooking, dining and entertaining come together. Sleek handleless cabinetry, extensive full-height storage and contemporary finishes complement the apartment's minimalist aesthetic, while the island doubles as an informal breakfast bar, ideal for morning coffee or entertaining family and friends. A full suite of integrated appliances ensures both functionality and elegance.

CENTRAL ISLAND

Doubles as an informal breakfast bar

INDUCTION HOB & OVEN

Premium Gaggenau built-in oven with integrated microwave, complemented by a Bora induction cooktop.

DESIGNER SINK

Premium mixer tap

HANDLELESS CABINETRY

Full-height storage, minimalist finish

INTEGRATED APPLIANCES

Bosch integrated dishwasher and Liebherr fridge-freezer combination.

OPEN CONNECTION

Flows seamlessly into living & dining



"A sleek, sociable kitchen designed for cooking, dining and entertaining as one."

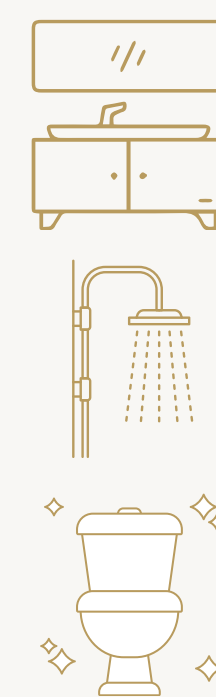




BEAUTIFULLY DESIGNED

A Spa-Inspired Bathroom

Beautifully finished in a timeless contemporary style, the bathroom is designed to maximise comfort and practicality. A spacious walk-in shower with an elegant glass enclosure forms the focal point, complemented by a modern vanity with integrated storage and premium sanitary fittings in soft neutral tones for a relaxing, spa-inspired atmosphere. Thoughtful lighting, quality materials and clean detailing enhance the luxurious feel, while a separate guest toilet with its own washhand basin keeps the bathroom private and adds convenience for visitors.

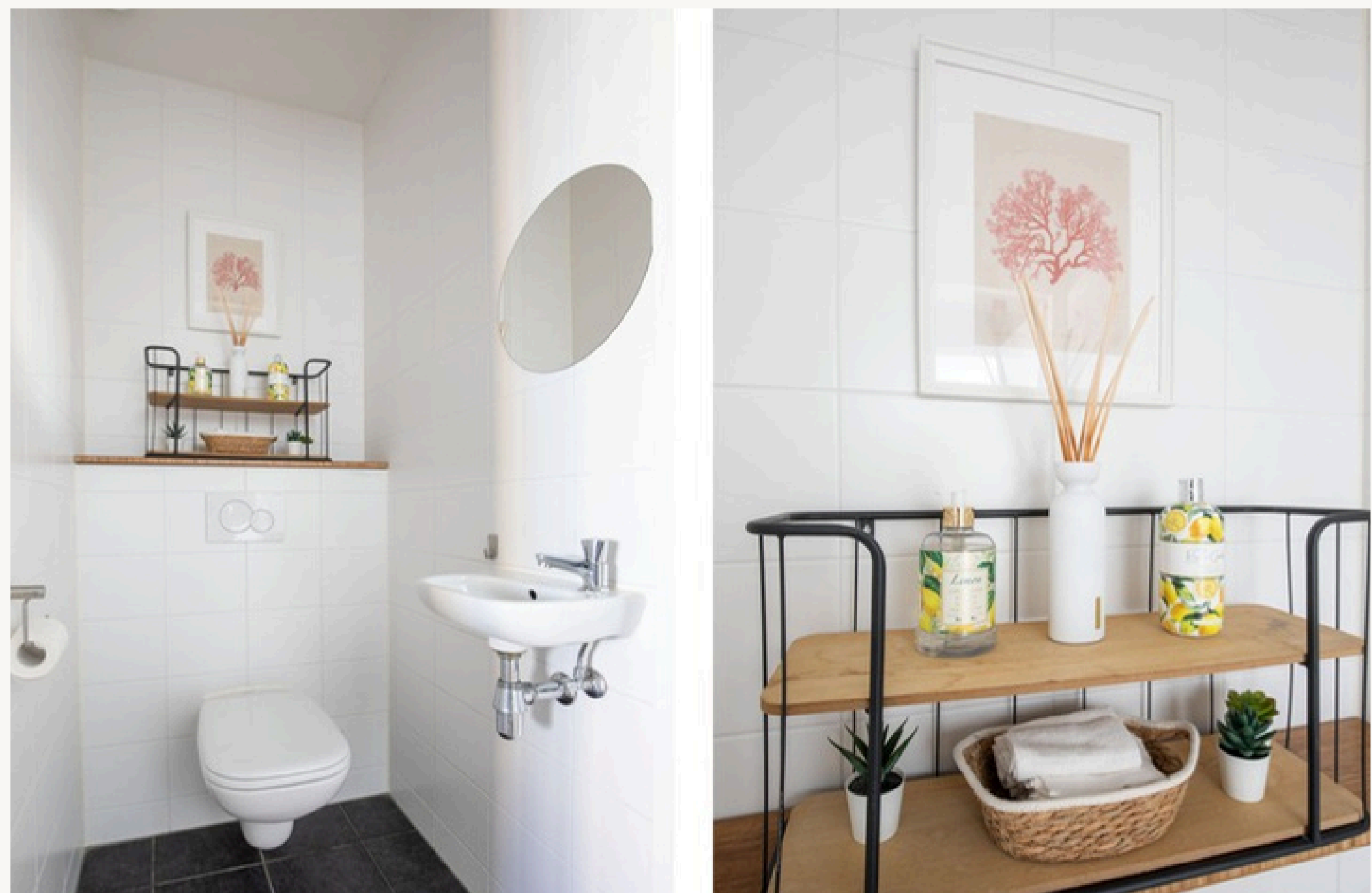


Modern vanity, integrated storage, premium fittings

Walk-in double rain shower

Separate toilet

"A calm, spa-inspired retreat finished with quality materials and thoughtful lighting."





PRIVATE RETREAT

Principal Bedroom

The principal bedroom measures approximately 3.52 x 4.05 m, offering generous proportions for a king-size bed together with wardrobes and additional furniture.

Large windows provide excellent natural light, creating a calm, inviting retreat.

GENEROUS PROPORTIONS

Primary - Approx. 3.52 x 4.05 m

NATURAL LIGHT

Large windows throughout

KING-SIZE READY

Ample space for bed, wardrobes & furniture



Second Bedroom, Flexible by Design

The second bedroom measures approximately 2.45 x 2.59 m, making it an ideal guest bedroom, nursery, study or stylish home office. Its flexible layout adapts effortlessly to changing lifestyle needs.

FLEXIBLE SPACE

Second Bed ~ Approx. 2.45 x 2.59 m

MULTIPLE USES

Guest room, nursery, study or office

"A beautiful balanced suite designed for comfort space and everyday luxury"

OUTDOOR LIVING

Balcony, Parking, Storage & Sustainability

Accessible directly from the living room, the covered balcony measures approximately 2.61×1.57 m (4.2 m²) and offers a private outdoor retreat overlooking the surrounding contemporary architecture and landscaped communal spaces ample room for a seating area, morning coffee or entertaining outdoors.

COVERED BALCONY

Approx. 2.61×1.57 m (4.2 m²)

PRIVATE PARKING

Secure underground garage space

UTILITY ROOM

Houses washing machine & dryer

ENERGY-EFFICIENT

Excellent insulation & high-performance glazing

EXTERNAL STORAGE

8.1 m² private storage room

SECURE & SERVICED

Lift access, secure entrance, maintained communal areas





PRIME LOCATION

The Building & The Neighbourhood

The apartment forms part of an architecturally striking development recognised for its cascading terraces and abundant greenery. The landscaped façade creates a unique appearance while contributing to a pleasant living environment that feels both urban and connected to nature, with secure entrances and beautifully maintained communal areas.

Located in a vibrant, rapidly developing neighbourhood, residents enjoy the perfect balance between city convenience and residential tranquillity, with public transport, major road networks, shops, restaurants, fitness facilities, green spaces, cycling routes, schools and business districts all within easy reach.



Prime Amsterdam Location

Architect-designed WFC district with easy access to Amsterdam's most desirable destinations.



Excellent connectivity

Amsterdam Lelylaan Station is just a short walk away with direct train, metro, tram and bus connections across the city and to Schiphol.



Family-friendly environment

Multiple schools within cycling distance



Daily amenities

Cafés, supermarkets, restaurants, fitness facilities and daily conveniences are all within walking or cycling distance.



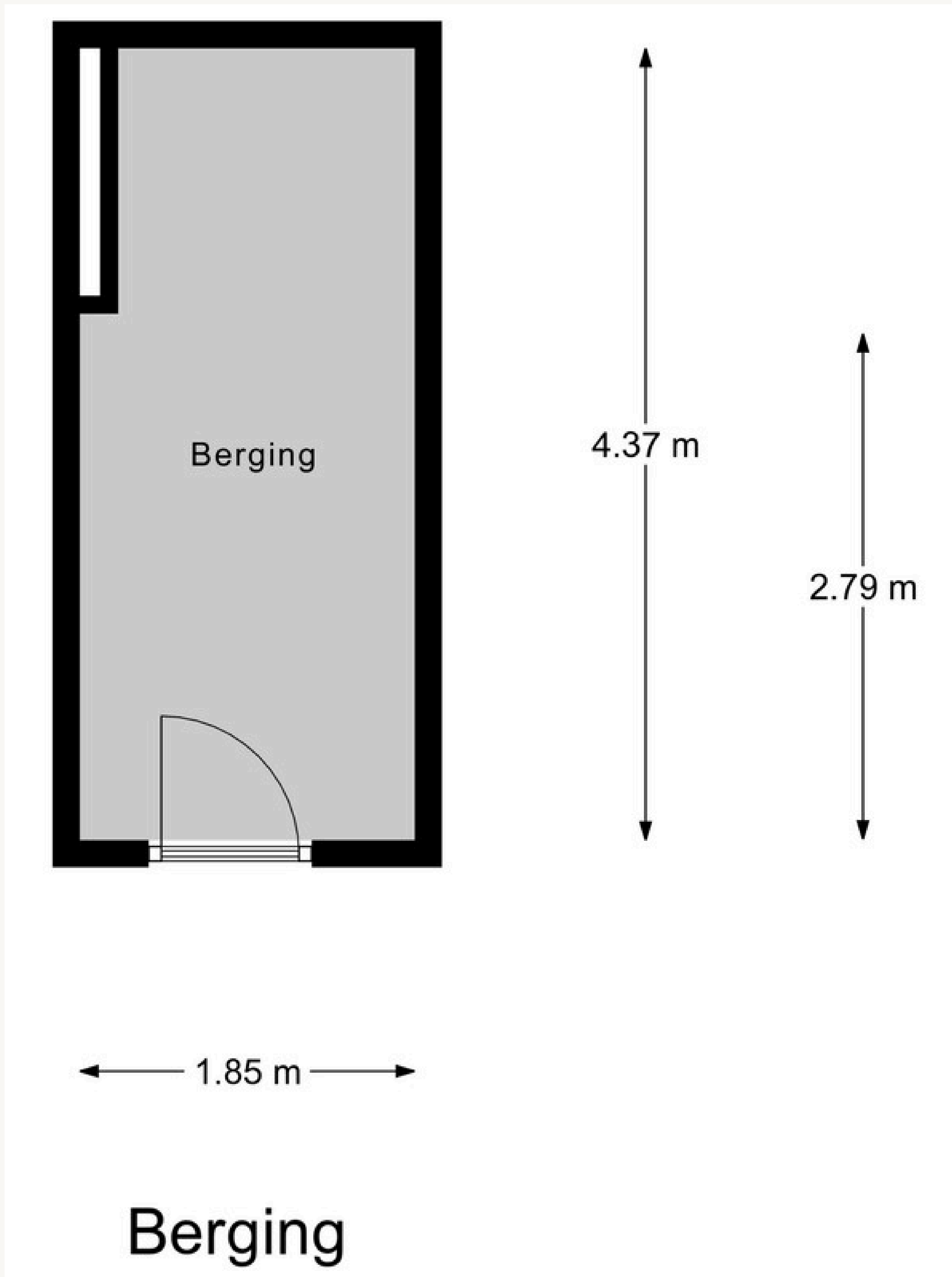
Nature & culture

Cycle to the Vondelpark or Rembrandtpark in around 5 minutes and enjoy some of Amsterdam's finest green spaces.





1e Verdieping





EXCLUSIVE REPRESENTATION

Your Trusted Partner in Real Estate

Whether you are searching for your next family home, looking to sell a cherished property, or seeking expert guidance throughout the buying process, the J&B Makelaars Team is committed to delivering a professional, personal and results-driven service.

With in-depth local market knowledge and a passion for exceptional presentation, we help buyers and sellers make confident property decisions.



ABOUT J&B MAKELAARS

J&B Makelaars combines modern marketing, expert negotiation and personalised service to ensure every property receives the attention it deserves.

Our approach is built on:

-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication
-  Dedicated client service



INTERESTED IN THIS PROPERTY?

We would be delighted to arrange a private viewing or provide additional information.

CONTACT DETAILS

-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication

OPENING HOURS

-  Monday - Friday 09:00 - 17:30
- Saturday By Appointment



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Let us help you
achieve your
real estate dreams
together.

DETACHED VILLA WITH POOL

