

J.J. Slauerhoffstraat 63

1321RA Almere, Flevoland

115 m²

LIVING AREA (GO)

A++

ENERGY LABEL

9 Panels

SOLAR POWER (2022)

2001

YEAR BUILT

PROPERTY SUMMARY

Welcome to **J.J. Slauerhoffstraat 63, Almere** — a beautifully maintained, modern, and energy-efficient family home designed for comfort and future-proof living. Boasting a top-tier **A++ Energy Label**, this gas-free house is connected to municipal district heating and features 9 high-capacity solar panels (installed in 2022). With 115 m² of usable living space, a modern renovated bathroom (2022), a low-maintenance tiled garden with a spacious covered veranda (15.2 m²), and a detached stone storage shed (7.2 m²), this property offers a complete turn-key opportunity for families and professionals alike.

Interior & Floor Layout

Ground Floor: Entrance hall with guest toilet and electrical setup. Bright, open-plan living room with low-maintenance tile flooring and direct door access to the covered garden patio. Complete open kitchen equipped with modern built-in appliances.

First Floor: Landing leading to well-proportioned bedrooms and a stylishly remodeled family bathroom (2022) featuring modern sanitaryware and jet spray amenities.

Second Floor: Spacious, fully finished attic level serving as a large master bedroom, executive home office, or guest suite, complete with smart eaves storage.

Outdoor Space & Amenities

- Veranda / Covered Patio:** 15.2 m² building-bound outdoor space for year-round dining.
- Storage Shed:** 7.2 m² external stone shed with power.
- Garden Design:** Fully paved/tiled rear garden with secure rear access and high-quality boundary fencing.

Energy & Technical Specifications

Energy Label	A++ (Valid thru 2036)
Heating System	District Heating (Gas-Free)
Solar Panels	9x 395 Wp (Budget Solar, 2022)
Solar Output	~3.9 MWh / year (Enlighten App)
Ventilation	Mechanical Exhaust (Serviced 2026)
Exterior Painting	Full Wooden Frames Painted (2023)
Connectivity	High-Speed Fiber-Optic Internet

Official NEN2580 Measurement Data

Usable Living Area (GO)	115.00 m ²
Building-Bound Outdoor Space	15.20 m ²
External Storage (Shed)	7.20 m ²
Gross Floor Area (BVO)	161.00 m ²
Gross Volume (Bruto Inhoud)	407.30 m ³

TECHNICAL & LEGAL OVERVIEW

- **Ownership:** Full private ownership (No leasehold/erfpacht).
- **Glazing & Frames:** Wooden exterior frames with high-efficiency double glazing.
- **Bathroom Year:** 2022 (Fully updated).
- **Crawl Space:** Accessible and dry.
- **Roof & Foundation:** Concrete foundation, pitched roof structure in excellent condition.
- **Included Items:** Built-in kitchen appliances, window blinds, lighting fixtures, garden pavework & solar system.
- **Acceptance / Transfer:** Available in consultation.

Exclusively Marketed By: RANB B.V.
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