

Amsterdam

Egelantiersgracht 81 1-2-3

???????? ?????: NL23185438



???? ?????: 1.585.000 EUR • ?????: ca. 141 m² • ?????: 4

???????? ?????????: NL23185438 - 1015 RE Amsterdam

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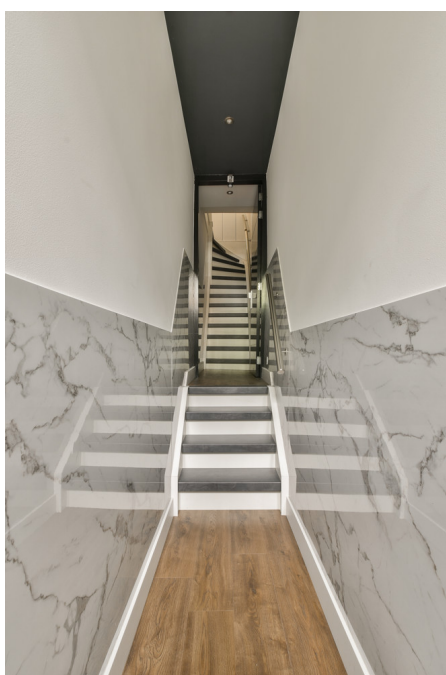
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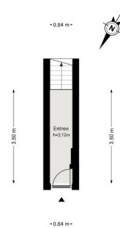


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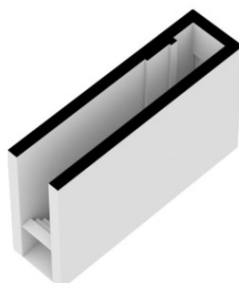
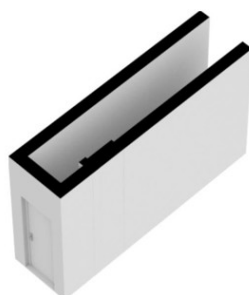
Egelantiersgracht 81-1 - Amsterdam
Begane grond



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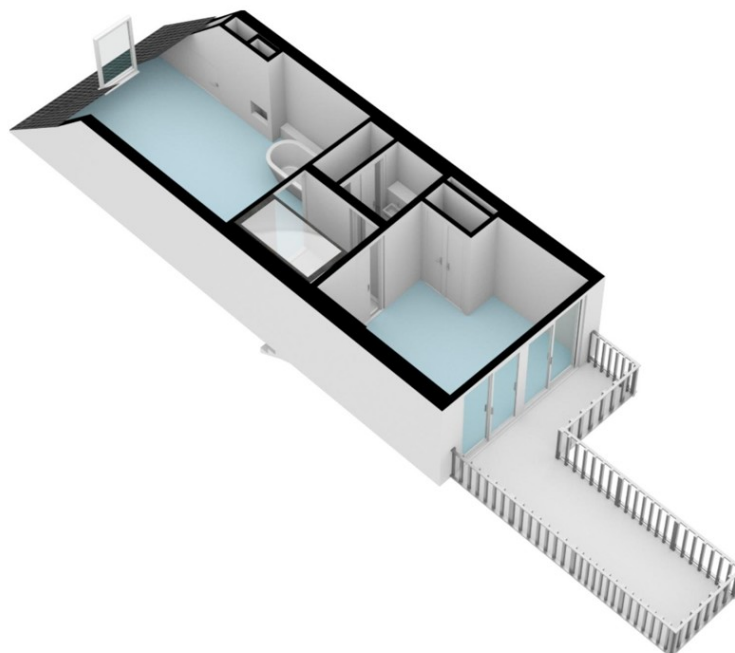
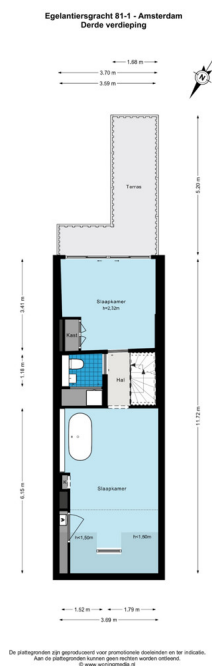
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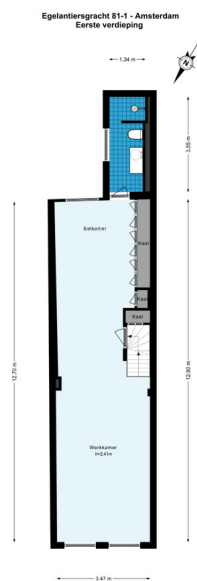
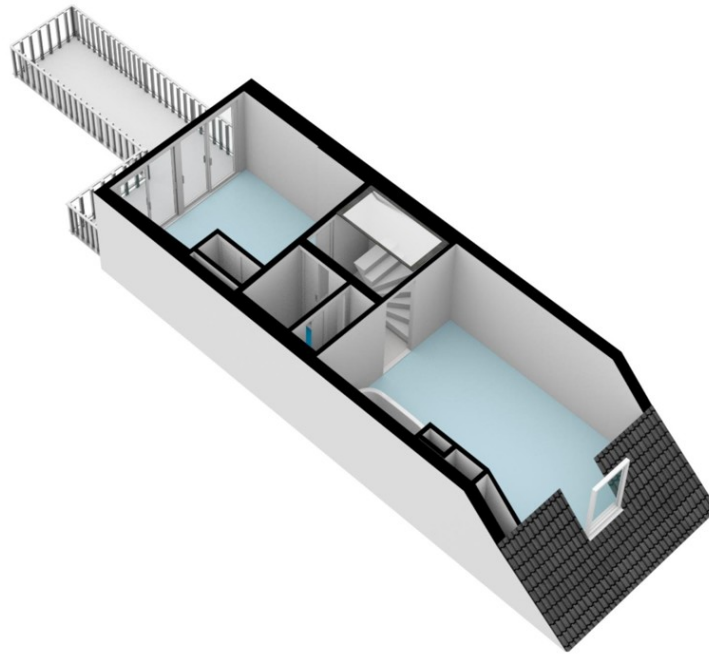


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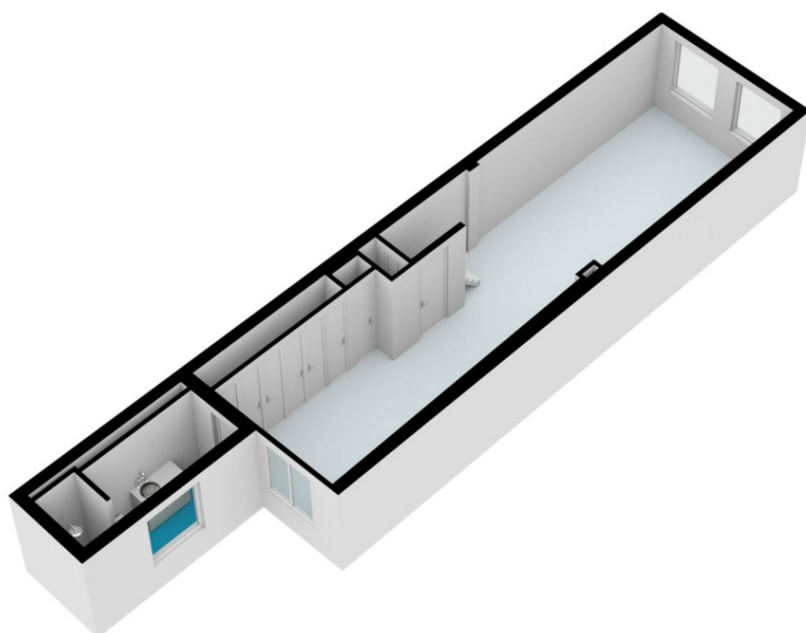
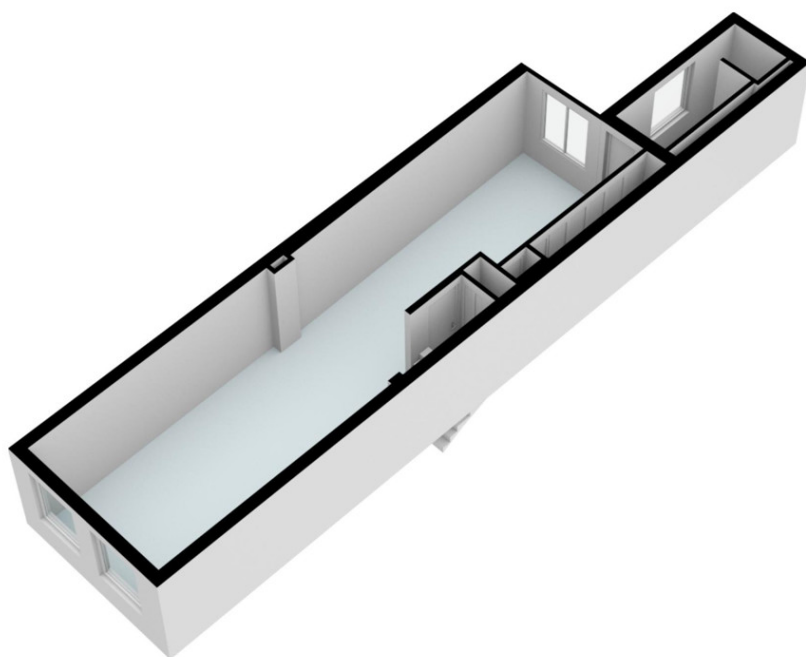
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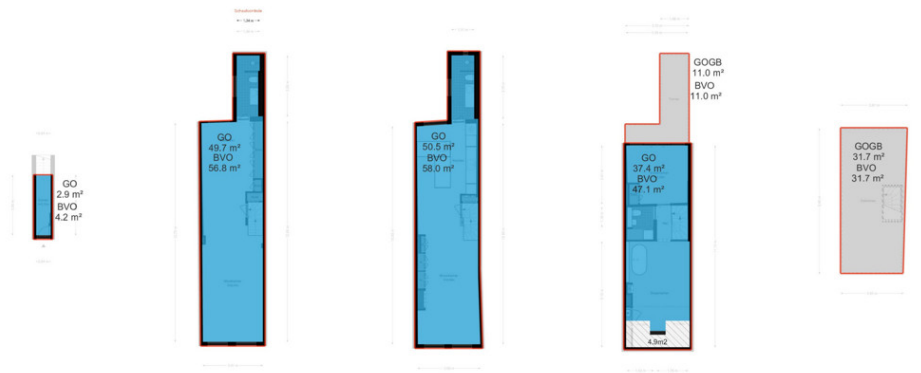
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Egelantiersgracht 81-1 - Amsterdam
Eerste verdieping - Alternatief

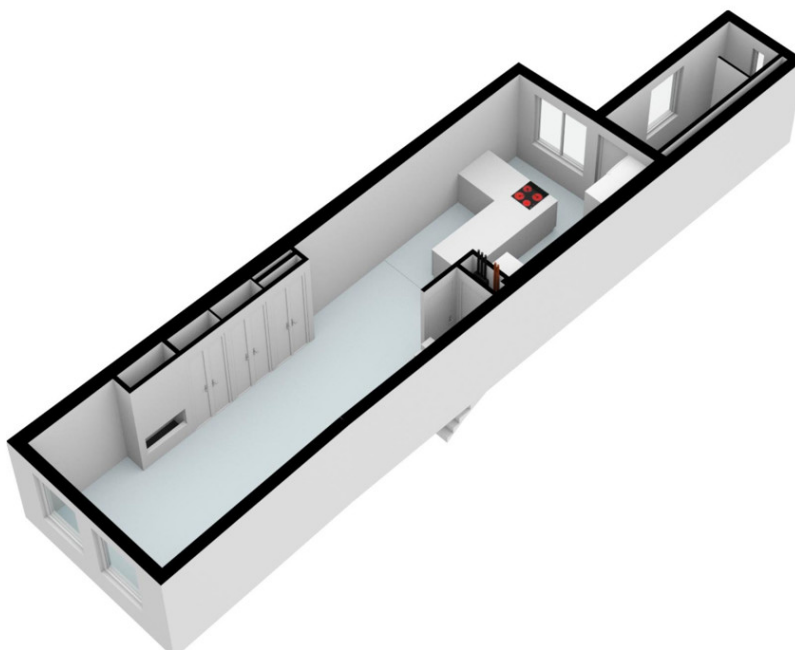
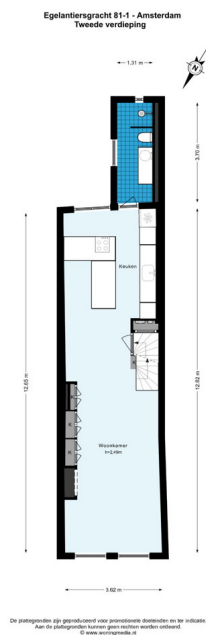


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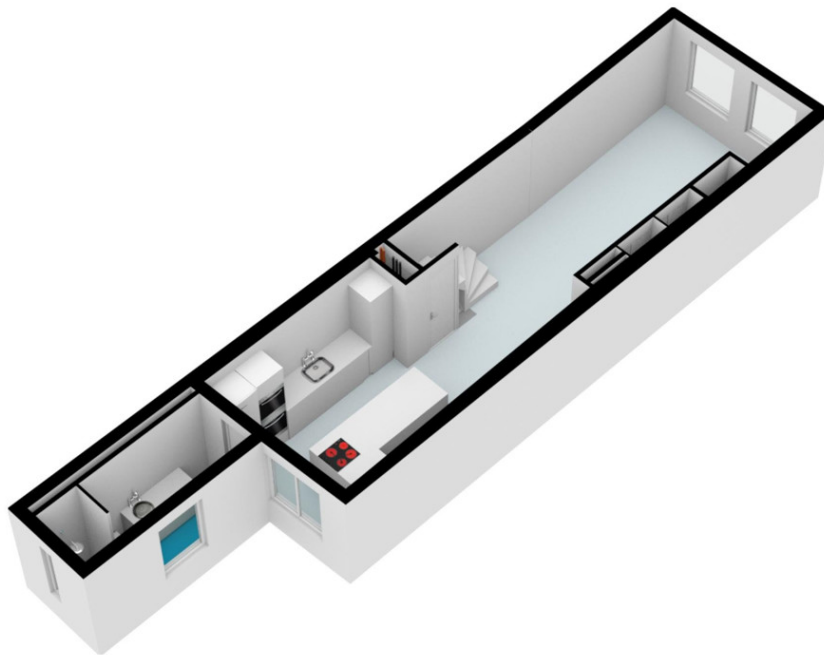
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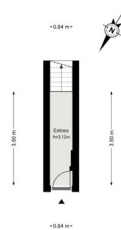


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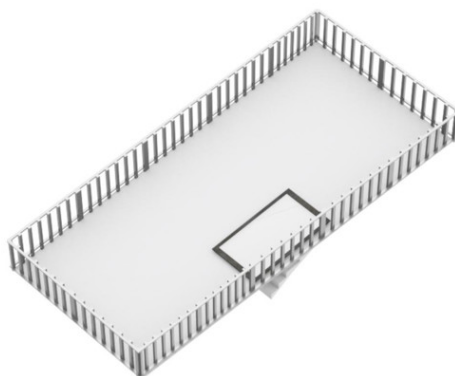
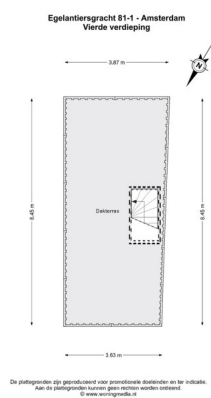
Egelantiersgracht 81-1 - Amsterdam
Begane grond



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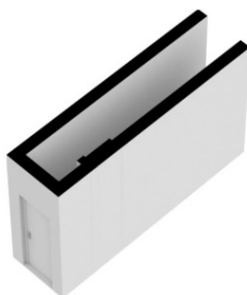
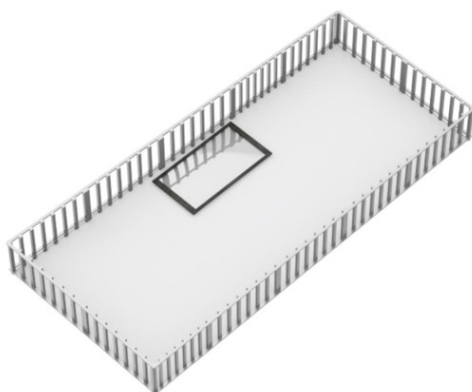
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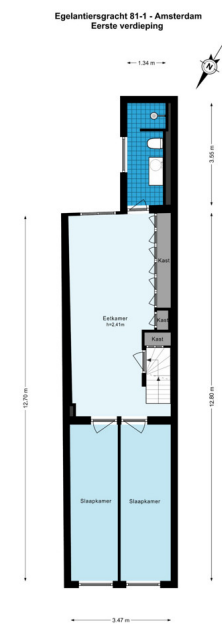
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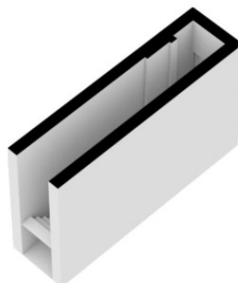


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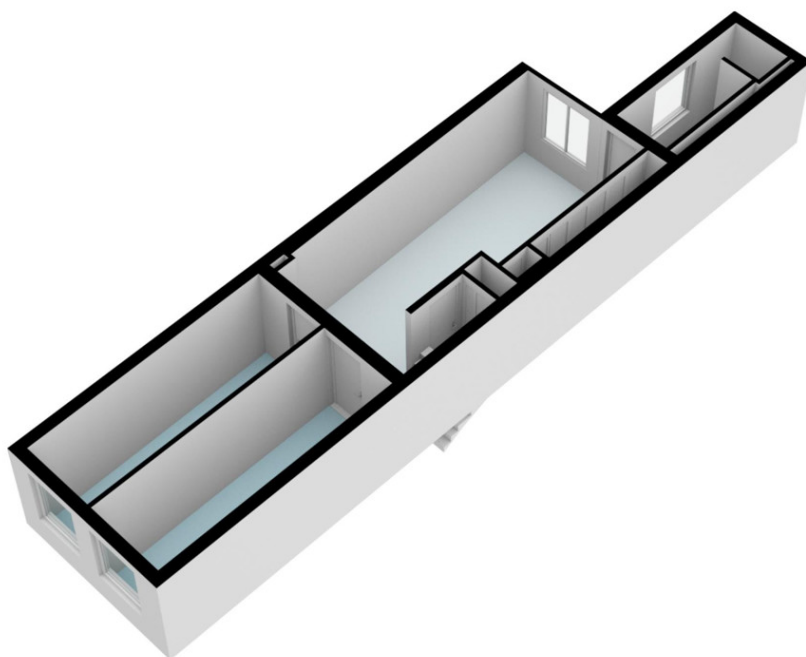


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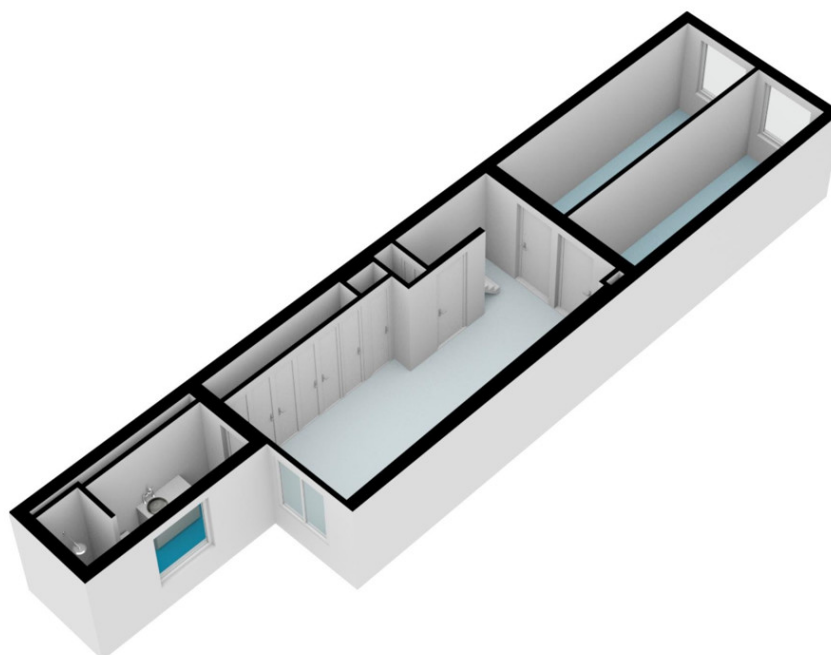
Egelantiersgracht 81-1 - Amsterdam
Derde verdieping



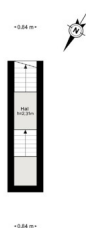
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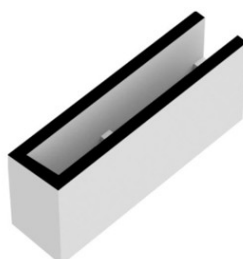
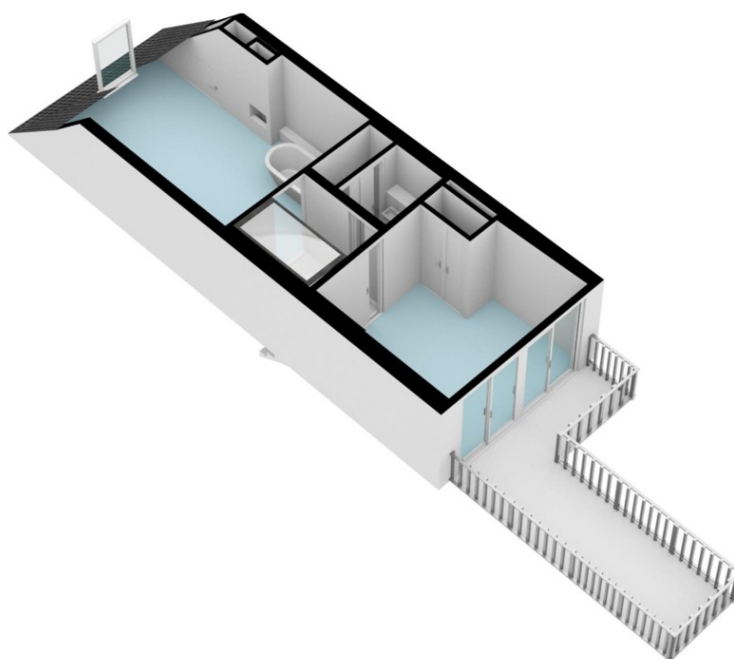
Egelantiersgracht 81-1 - Amsterdam
Bel Etage



De plattegronden zijn gebaseerd op een perennieel vastgesteld plan. Aan de plattegronden kunnen geen rechten worden ontleend.
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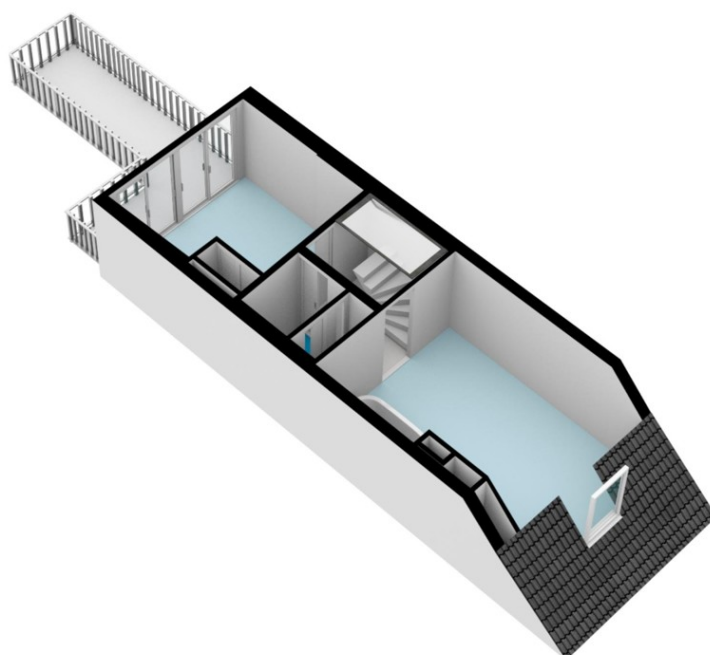
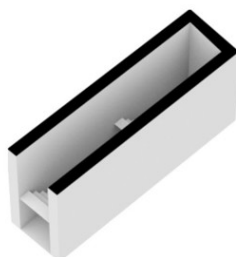
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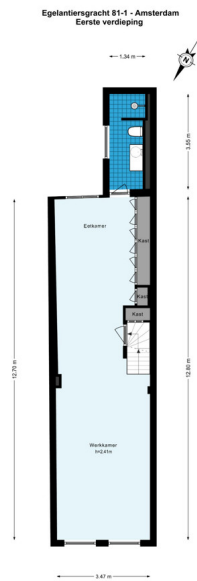
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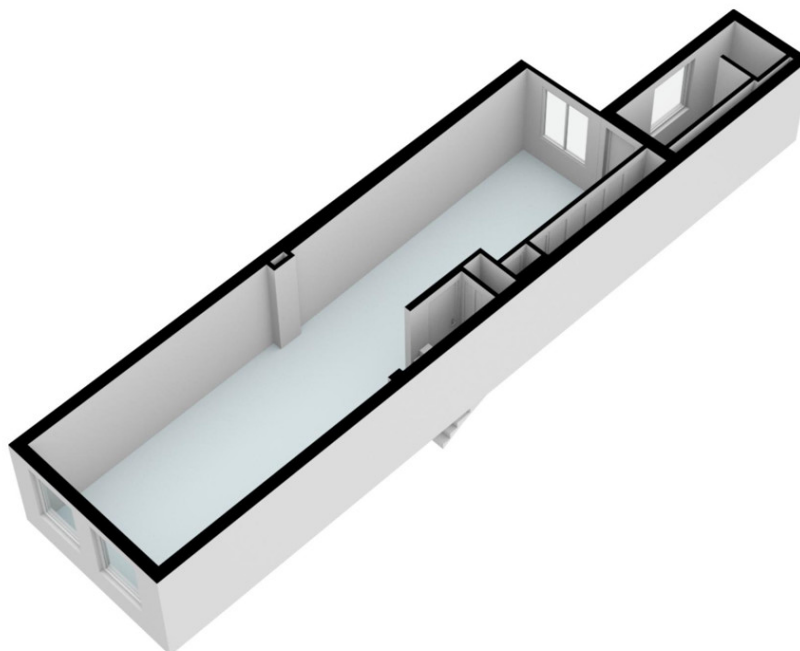


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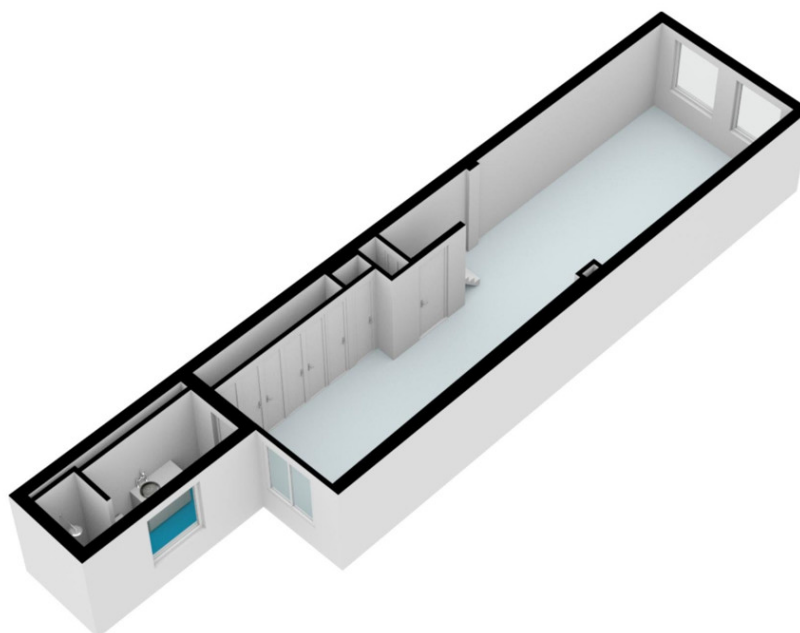


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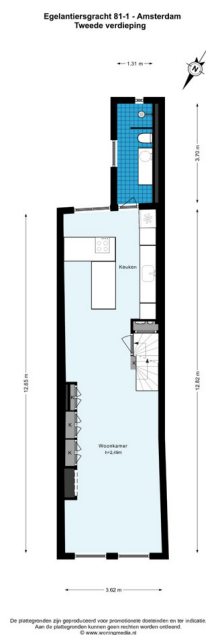
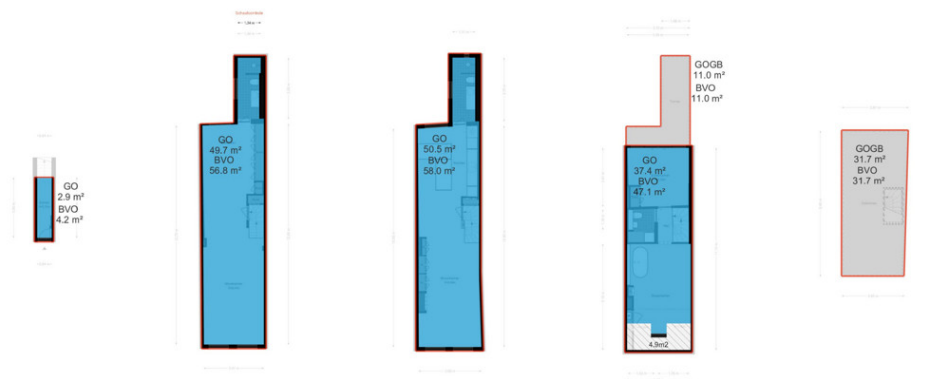
Egelantiersgracht 81-1 - Amsterdam
Eerste verdieping - Alternatief



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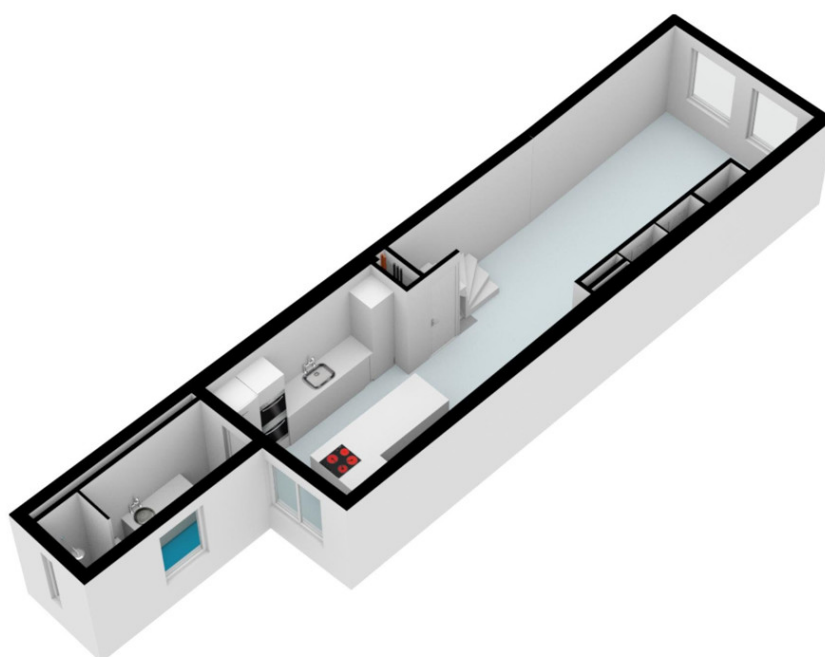
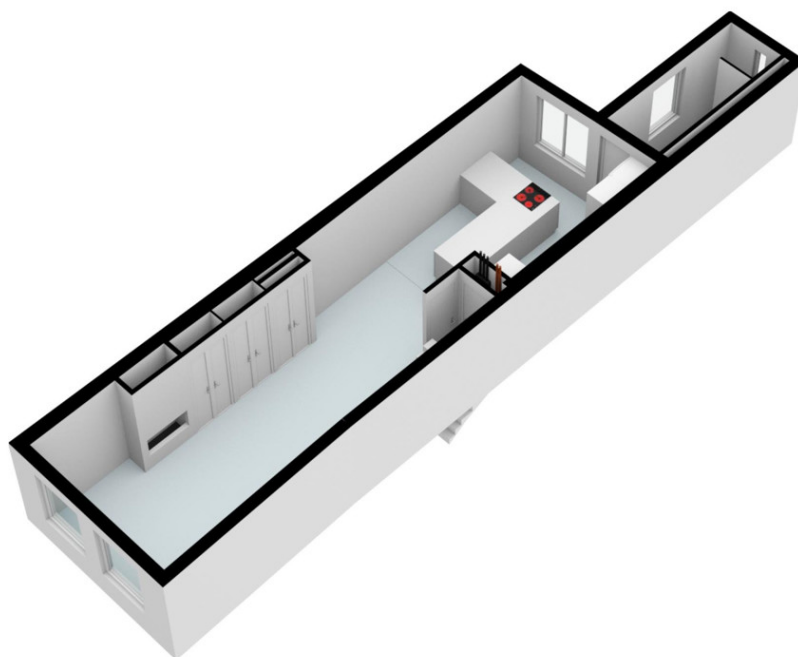
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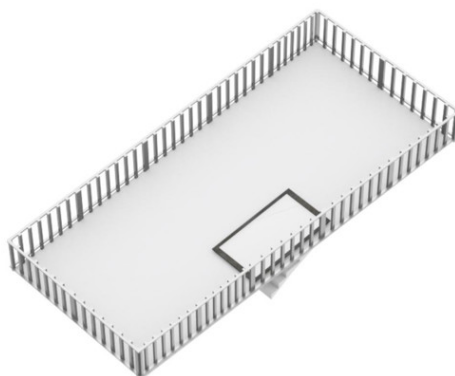
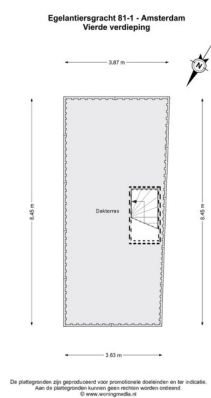
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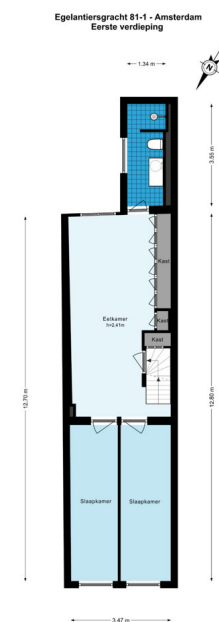
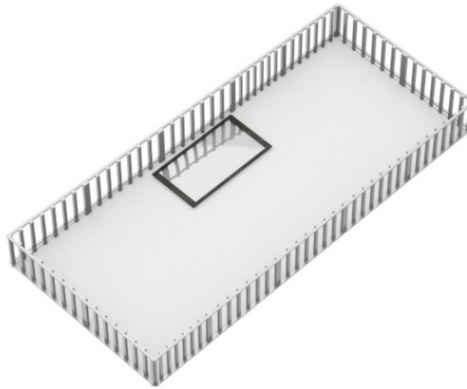
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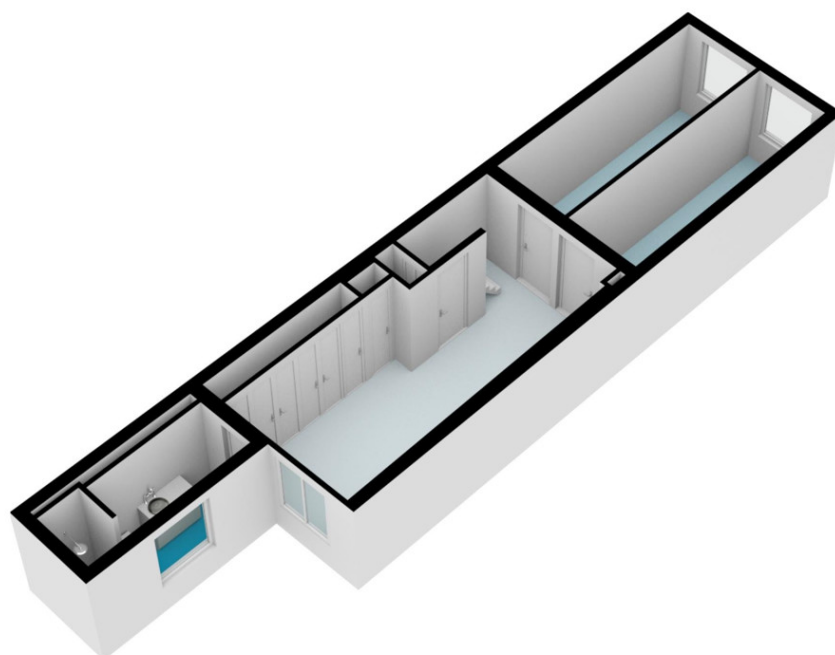
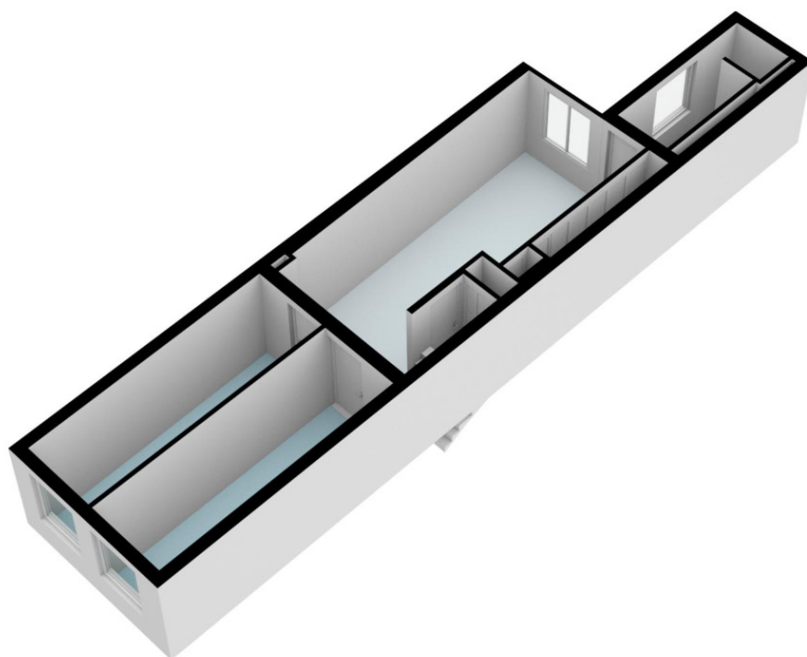
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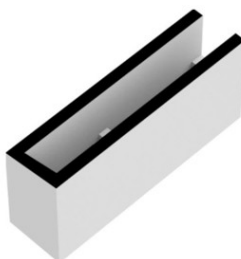
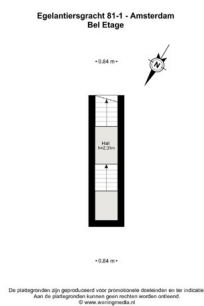
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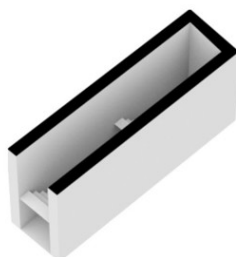
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Unique triple upper house with sunny terraces on the Egelantiersgracht

This beautiful triple upper house with spacious terraces offers the ultimate combination of luxury with taste. It is located on the famous Egelantiersgracht in the Amsterdam Jordaan area. It is very stylishly furnished with high quality. You can fully enjoy the view of the canal at the front and the Wester Tower from the sunny terraces.

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Second floor: a private entrance and a charming staircase that leads you to the next levels.

The office and workspace on the second floor is an open space with a bathroom with shower, sink and toilet at the back. This space can easily be divided into two (sleeping) rooms.

Second floor: the sitting area at the front, complete with a cozy gas fireplace, offers a view of the canal - an enchanting setting for cozy evenings and relaxation.

At the rear is cozy living kitchen, carefully designed for cooking enthusiasts and drinkers. Here functionality and hospitality come together. Bathroom has floor heating and wall heating and is equipped with a shower, sink and toilet.

Cap floor: two well-proportioned (sleeping) rooms offer plenty of space for rest.

The master bedroom has its own bathtub and air conditioning. In the middle of this floor you will find a convenient wc with basin and space for your washing machine. At the rear there is access to a lovely terrace.

Roof terrace: fixed stairs lead to the very nicely landscaped roof terrace.

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The Egelantiersgracht is a beautiful, authentic canal in the middle of the Jordaan with all amenities within easy reach. This part of the Jordaan is a cozy and trendy neighborhood with a colorful mix of stores, restaurants, galleries and every imaginable other amenity. For daily shopping there are several supermarkets (Albert Heijn, Jumbo), but also the weekly (organic) market on the Lindengracht / Noordermarkt in the vicinity.

Furthermore, there are several coffee bars, cafes and restaurants just steps away, such as La Perla, cafe Sonneveld, cafe 't Smalle, Toscanini, etc. Furthermore, the Westerpark can be reached within a few minutes walk/bike ride.

Central station is at 10 minutes cycling distance. Finally, there are several metro, streetcar and bus stops in the immediate vicinity. Parking is available through parking permits.

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- Absolute top location in the Jordaan
- Very light, spacious and multifunctional
- Own land, no ground lease
- 2 bedrooms, possibility for 4(bed)rooms
- adjoining terrace on the third floor and a lovely roof terrace (SE)
- Ready to move in, recently renovated to a high standard
- First, second and third (top) floor
- Top quality built-in appliances in the kitchen; induction cooktop with flexible zones, separate freezer with ice cube machine, oven with microwave function, second oven extra large size 90 cm, dishwasher, Quooker, wine climate refrigerator and fully automatic built-in coffee maker (bean grinder, milk frother).
- Air conditioning in master bedroom
- Fully double glazed
- Built-in closets throughout the apartment
- Protected city view- 2 apartment rights, 2 dwellings according to BAG, double occupancy possible
- Small association, 3 members
- Monthly service costs € 145.98
- Transfer: negotiable

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

De Lairesestraat 51, 1071 NT Amsterdam

Tel.: +31 20 215 99 88

E-Mail: info@von-poll.nl

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