

& Bijleveld makelaardij b.v.

MAKELAARDIJ IN VERBODENDE STADEN



*A villa
full of
character*

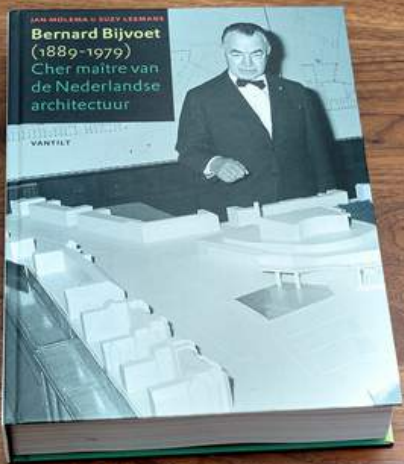


BURGEMEESTER ELIASSTRAAT 1

AMSTERDAM

BERNARD BIJVOET GAVE HIS SIGNATURE FOR THIS HOUSE

Unique opportunity to purchase one of the rare detached city villas in Amsterdam Nieuw West (Slotermeer) with a surrounding garden, view of a park and a canal. Including a garage and additional parking space. Designed by the renowned architect Bernard Bijvoet who also designed the Okura Hotel and the hall of the 'Muziektheater'.



BURGEMEESTER ELIASSTRAAT 1

The villa has no less than 265 m² (about 870 sq. ft.) on a lot of 500 m² (1650 sq.ft.). This villa used to be a general practitioners practice and is situated on a corner of one of the prettiest streets of Slotermeer, with a view in all directions. A spacious entrance hall excludes to 2 large living areas of which one can be easily transformed back into an office space. Both rooms have French doors opening to the garden. Once inside you will be pleasantly surprised by all the light that shines in, the sense of comfort and the warm atmosphere that typifies this house.





A LUXURIOUS, MODERN KITCHEN WITH A VIEW ON THE GARDEN AND HATCH TO THE LIVING ROOM

Add to that the luxurious and modern kitchen, with all imaginable appliances including induction hobs, a wok burner, oven, microwave combination oven, large refrigerator, separate freezer, double sinks, Quooker, dishwasher and dining bar that seats 4. The house has many extras like the open fire place in the living room, the serving hatch between kitchen and dining room, the wood stove in the other living room where you will also find a skylight which contributes to the pleasant atmosphere.





LOTS OF EXTRA SPACE

Because of the L-shape of the living room there is extra space for doing almost everything in the house, making music, dining, working or reading ... everything is possible



*Light and space,
but also a cozy
fireplace and extra
seating area*

Going upstairs...



THANKS TO THE RAISED ROOF, THE SPACIOUS STAIRCASE IS FLOODED WITH LIGHT.



**AN ORIGINAL AND
A MODERN BATHROOM**

Via the beautiful staircase with 2 landings, you will reach the first floor. This floor has a surprising 4 spacious bedrooms, 2 bathrooms as well as a large office space with large windows and a view of the pleasant neighbourhood. The original bathroom is spacious and has a granite floor, fresh green tiles, bidet, bathtub and double sinks. The modern second bathroom has a large shower and sink. Five built-in closets in the bedrooms and landing provide plenty of storage space. There is a separate room with the boiler and space for washer, dryer and storage.



.....WHERE FRESH GREEN MEETS SOFT PINK



**THE CORNER
BEDROOM AT THE
REAR**



*Many rooms,
so a wide
variety of
possible uses*

A family can live a very comfortable and spacious life in this villa, work from home if desired and welcome (business) guests. All of the renovations that have been carried out over time have kept the atmosphere of the original design; characteristic details of the design and the use as a general practice have all been preserved. Both living rooms have oak wooden floors, the natural stone floor in the hallway and kitchen is provided with floor heating.

FOUR SPACIOUS BEDROOMS AND A STUDY OR A HOBBYROOM

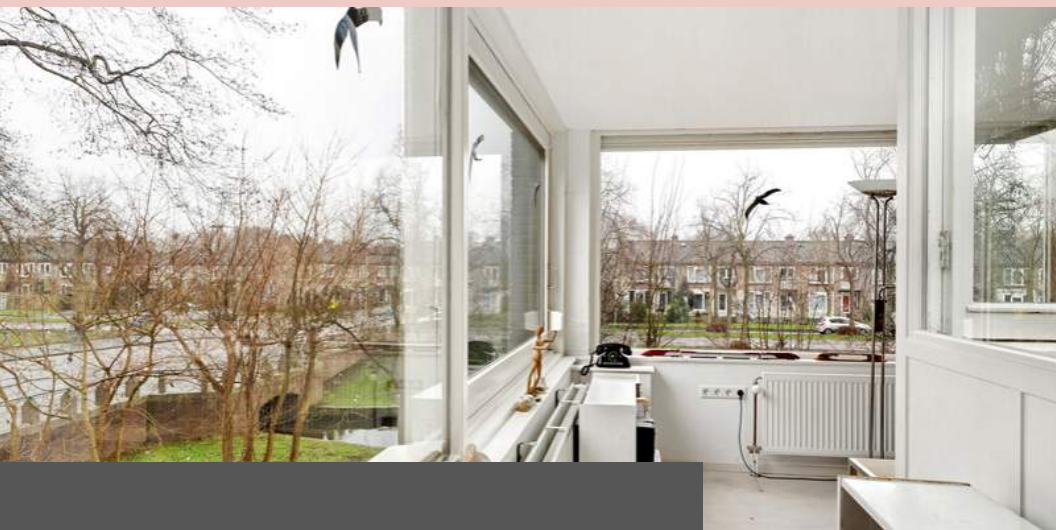




THE FOURTH SPACIOUS (BED)ROOM

Via this lovely and large room
the hobby or study can be
reached

*wide-views
and a
great way
to retreat....*





WALKING AROUND THE PREMISES

Surrounding the house is the well maintained garden. Because the garden goes all around the house you can pick a sunny spot or a place in the shade to relax or play in. Officially this lot is 467m² (1450 sq.ft.) but the municipal ground along the water and side has been privately used and maintained by the owners for many years. You can park on your own lot and there is a spacious garage with extra storage room. Besides that, a wooden shack is available in the garden in which you can store bikes, garden furniture and garden tools.



One can easily park on the premiss while there is a spacious garage with additional storing space. Furthermore a little shed offers extra possibility for stalling bikes, outside furniture and garden tools.

The future owner of this fantastic house must know that the villa is part of an architectural city tour. These people will pass and admire the house regularly from the outside.





Two different tram lines within walking distance will take you to other parts of the city. Train station Sloterdijk can be reached within 5 cycling minutes and a city bus will take you to Schiphol airport within 30 minutes. The villa is located close to access road A10 and the airport is also reachable by car within 15 minutes.

PERFECT ACCESSIBILITY



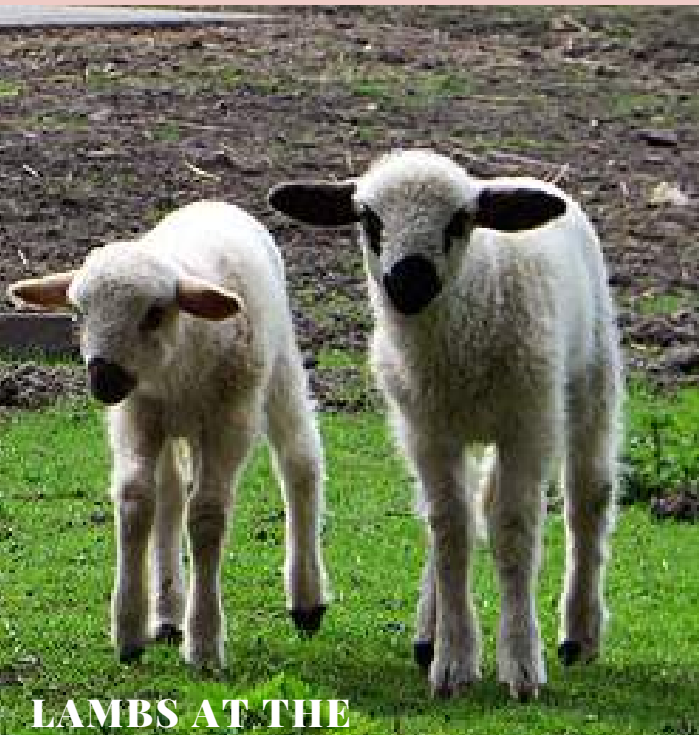


The Couperus neighbourhood is currently part of a plan which leads to a radical modernization and upgrade, while maintaining the small-scale, unique urban development character that was designed in the 1930s by well-known city planner Cornelis van Eesteren. The spacious layout of the neighbourhood and the abundance of greenery are the most important characteristics. The Sloterveer district is the oldest part of Amsterdam New West, has a unique character and great cultural-historical value.



THE SURROUNDINGS

For those people who do not know the area well, but are curious to learn more; the villa is located in the Louis Couperus neighbourhood. The east side offers views of the local park, the west side of a canal. When walking along this canal on a walkway, you will reach the Slotterplas lake, a unique and wide recreational park with city beach 'Sloterstrand', bars and restaurants, indoor swimming pool 'Sloterparkbad', the 'Van Eesteren Museum', devoted to architect and urban planner mr. Cornelis van Eesteren, a marina, petting zoo and gym facilities. Within walking distance is the shopping area 'Plein '40-'45', where you will find a daily market and plenty of bars and restaurants



**LAMBS AT THE
CHILDREN'S FARM**

*Shopping, nature,
recreation, all
within walking
distance*

VAN EESTEREN MUSEUM



Specific details and further information

Listingprice EUR 1.150.000,= cost for buyer
Rental is also a possibilith
Land area: 467m2
Area (NEN 2580) circa:249m2

Ground lease is applicable. Annual payment to the municipality EUR 264,=,
Timeframe until 1st of January 2031,
General conditions 1937 are in order.

Energy label E

Everlasting surrender from land lease requested (transferable to the new owner)

No parking hassle for guests on the street; there is a 2 hour free parking period from Monday-Saturday between 9 am and 7 pm with a blue parking disc. Outside of these hours, parking is free.

The building is equipped with an alarm system, connected to a centralist.

Automatic outside lighting.
Underneath the staircase is a wardrobe and small cellar.

ALL WONDERFUL ASPECTS GATHERED

- Perfect house for a family and/or practicing work at home;
- High quality architecture;
- Free-standing and with a possibility to park upon the premises;
- Many (bed) rooms and two large living areas;
- While respecting its origin characteristics and using high quality material, a large part of the house was renovated in 2010.

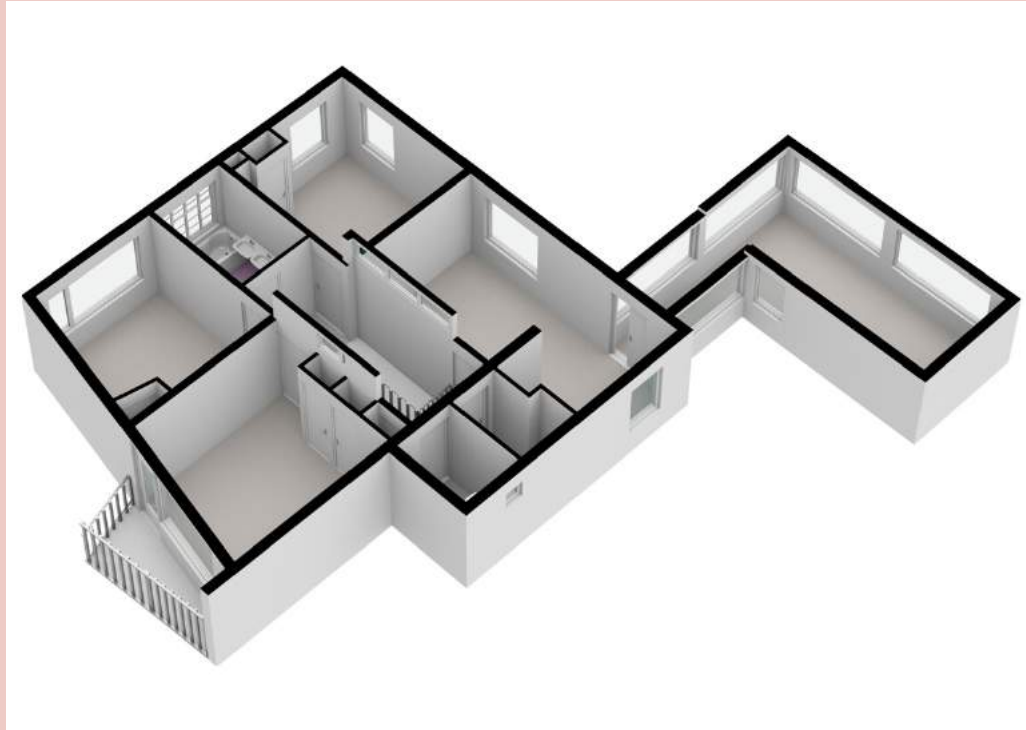


lay-out

GROUND FLOOR



FIRST FLOOR



FOR NOTES....



FOR NOTES....



sales conditions

a written agreement

No agreement has any worthiness

a written purchase contract has been signed by both parties, containing all the necessary aspects such as price, date of delivery, financial conditions and expiration of the so called cooling off period of three days.

sales method

ask the broker about it

The sales method may differ depending on the amount of interested parties.

notary office on the spot within 5 km of the offered property

In case you do opt for a notary elsewhere, the seller and his broker can charge you additional fees for travel expenses

explanation NEN 2580

The Measurement instruction is based on the NEN-2580. However, differences in measurement results cannot be excluded because of for example interpretation differences, rounding off or limitations while performing the measurement.

NVM

all our duties are performed

in accordance with the guidelines of the Nederlandse vereniging van Makelaars

the purchaser his duty to investigate

The seller and/or his broker will communicate al the necessary information to the buyer

for as far this can be expected from the vendor and his agent and which might influence the buyers opinion about the house offered. All aspects which can be easily seen or noted are expected to be remarked by the buyer him/herself. The same goes for investigating all the aspects which will may essential for the buyers' confidence or satisfaction, also based upon the intended use and/or common criteria for buyers' expected research.

Offers in writing

Only offers that have been made in writing

can be interpreted by the broker in a correct manner and be presented to the seller. Therefore, always ask for an acknowledgement of receipt.

Offers remain valid until the moment that

the buyer (and/or his broker) responds by means of accepting, issuing another offer or by rejecting the offer.

WwFT

Obligatory duty on behalf of the government

It is a real estate agency you obliged to work in accordance with the regulations of WwFT (Wet Markt Levenswijze and Wwv (Wet Verzekering Wv).

This notice that you are required to fill your passport or identity card and show it to the other party. If the paper is required for a broker may only act for a copy of your passport or identity card show. It does not mean that you or the other broker have to add about the origin of your financial resources.

Identification required

The broker may request further information from you

Especially if you are not being assisted by a purchase broker, it can occur that we request further information about you and your financial status.

Written requirements

The broker may request further information from you

Especially if you are not being assisted by a purchase broker, it can occur that the broker requests further information about you and your financial status.

GDPR

General Data Protection Regulation

Starting the 25th of May 2018 the General Data Protection Regulation becomes enforceable. Our agency works in compliance with this regulation. You can rely on the fact that we protect your personal data according this law.

Exoneration clause

all information in this brochure is entirely without obligation

and no rights can be derived from its content. Subject to change.

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