

Amsterdam

# Rochussenstraat 11-3

Objektnummer: NL25185550



KAUFPREIS: 800.000 EUR • WOHNFLÄCHE: ca. 96 m<sup>2</sup> • GRUNDSTÜCK: 301 m<sup>2</sup>

Objektnummer: NL25185550 - 1051 JK Amsterdam

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## Auf einen Blick

|              |                       |           |             |
|--------------|-----------------------|-----------|-------------|
| Objektnummer | NL25185550            | Kaufpreis | 800.000 EUR |
| Wohnfläche   | ca. 96 m <sup>2</sup> | Wohnung   | Apartment   |
| Baujahr      | 1915                  |           |             |

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## Die Immobilie



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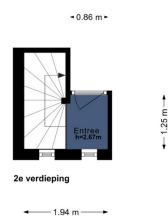
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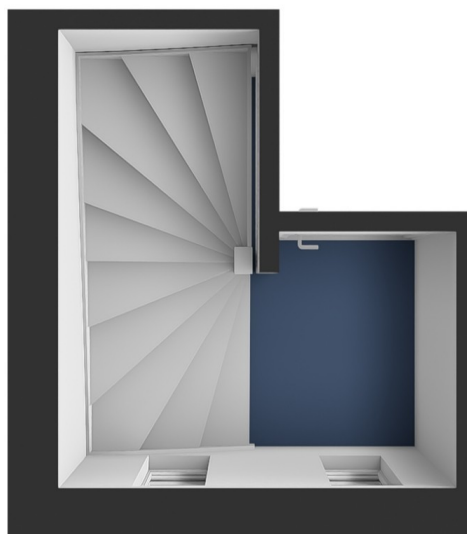
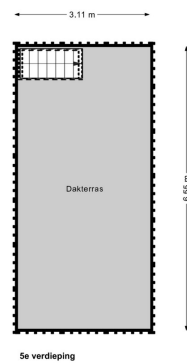
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## Ein erster Eindruck

Bright and Spacious Two-Level Apartment with Roof Terrace in the Popular Staatsliedenbuurt

In a fantastic location in the highly sought-after Staatsliedenbuurt, on the corner of Van Bossestraat and Rochussenstraat, you'll find this charming, move-in-ready duplex apartment. With an abundance of natural light, three bedrooms, and a generous sunny roof terrace, this home offers over 96 m<sup>2</sup> of comfortable city living — with no upstairs neighbors and plenty of privacy.

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## Ausstattung und Details

Access to the apartment is via the original staircase, with the entrance located on the third floor. Here you'll find a hallway with a coat area, a spacious storage closet, a separate toilet, and the bright and airy living room featuring a modern open kitchen equipped with various built-in appliances. Thanks to its corner position and large windows, the living space enjoys plenty of natural light and views of the quiet street. On the fourth floor, you'll find the landing, a second toilet, a laundry room with the central heating system, the master bedroom at the front, and a second spacious bedroom at the rear. In between is a stylish bathroom with a walk-in shower and sink. The third bedroom currently serves as both an office and a storage space. From this room, a fixed staircase leads up to the wonderful roof terrace, where you can enjoy the sun and beautiful views throughout the day.

Both floors are finished with attractive wooden parquet flooring.

### Outdoor Space

The approximately 20 m<sup>2</sup> roof terrace is a rare luxury in the city. Thanks to its favorable positioning, you can enjoy optimal sun exposure and wide views over the city skyline. It's the perfect spot to relax, have a drink, or dine with friends.

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## Alles zum Standort

### Surroundings

In recent years, the Staatsliedenbuurt has become one of Amsterdam's most popular neighborhoods. Located right next to the Jordaan and just a stone's throw from Westerpark and the Westergas area, it offers a unique mix of culture, dining, and recreation. Nearby hotspots include:

- Mossel & Gin
- Brouwerij Troost
- De Bakkerswinkel
- WestergasTerras
- Café Amsterdam
- Het Ketelhuis (cinema)
- Pacific Amsterdam
- Pizza Beppe, Rooster, Bella Storia, Café Nassau, Plato Loco, and Café Broer

There are also plenty of local shops, specialty stores, supermarkets, primary schools, and sports facilities in the area. Westerpark is ideal for jogging, walking, picnicking, or enjoying events like the Sunday Market.

### Accessibility

The location is ideal — just a few minutes by bike from Central Station, the Jordaan, and the popular Haarlemmerstraat. Leidseplein is also reachable in about 10 minutes. Public transport connections (tram and bus) are just around the corner, and the nearby A10 ring road makes getting out of the city by car easy. Parking is available in front of the building, and there is currently no waiting list for a permit.

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## Weitere Informationen

Transfer date to be agreed upon This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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*Zum Impressum der von Poll Immobilien GmbH*

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