Amsterdam

Keizersgracht 263 D

Objektnummer: NL25185546



KAUFPREIS: 3.150.000 EUR • **WOHNFLÄCHE:** ca. 291 m^2

Objektnummer: NL25185546 - 1016 EC Amsterdam

- Auf einen Blick
- Die Immobilie
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Sonstige Angaben
- Ansprechpartner

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Auf einen Blick

Objektnummer	NL25185546	Kaufpreis	3.150.000 EUR
Wohnfläche	ca. 291 m²	Wohnungstyp	Apartment
Schlafzimmer	7		
Badezimmer	5		
Baujahr	1763		

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Die Immobilie





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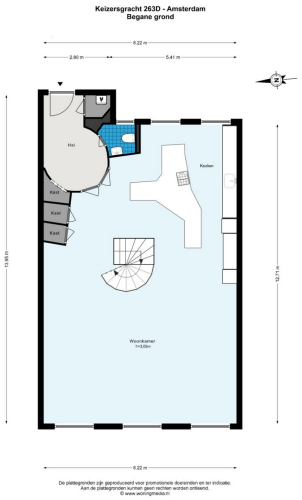
Die Immobilie

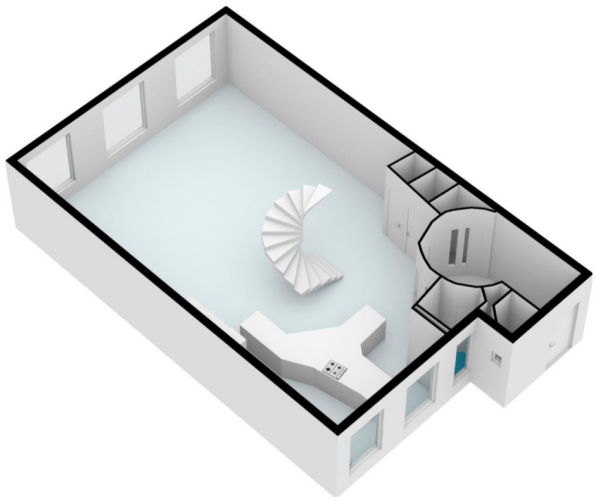




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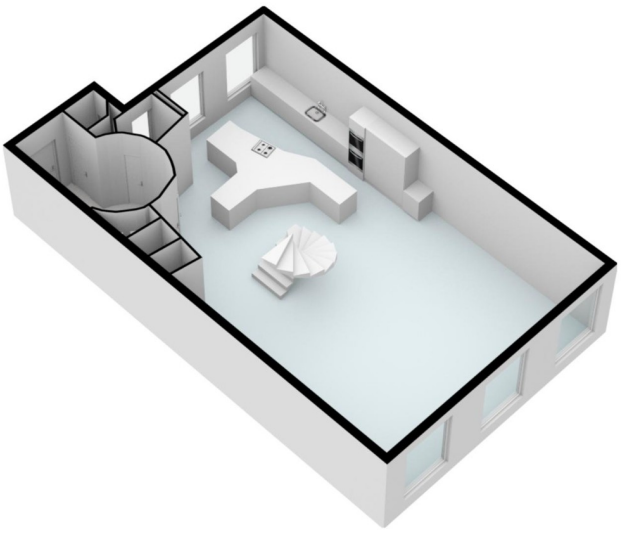
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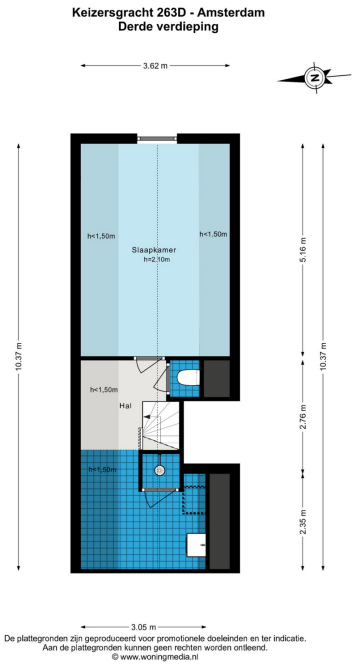




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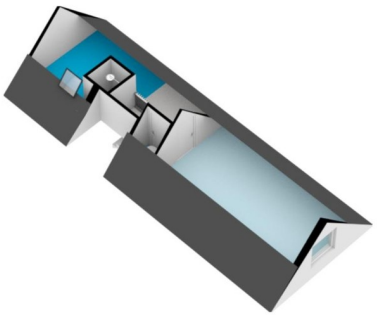
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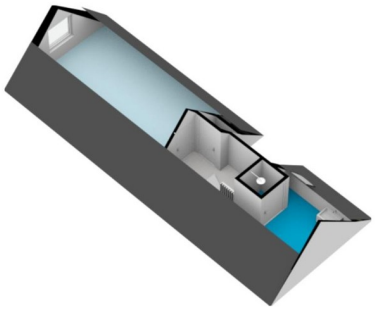




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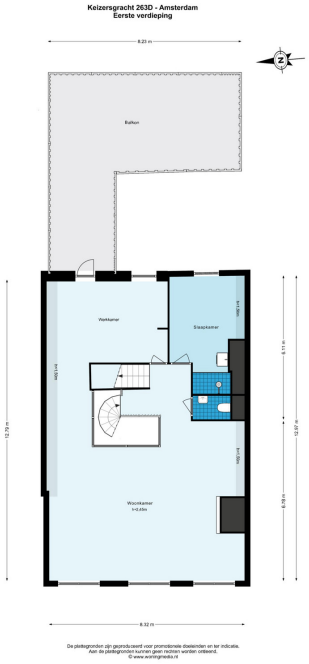
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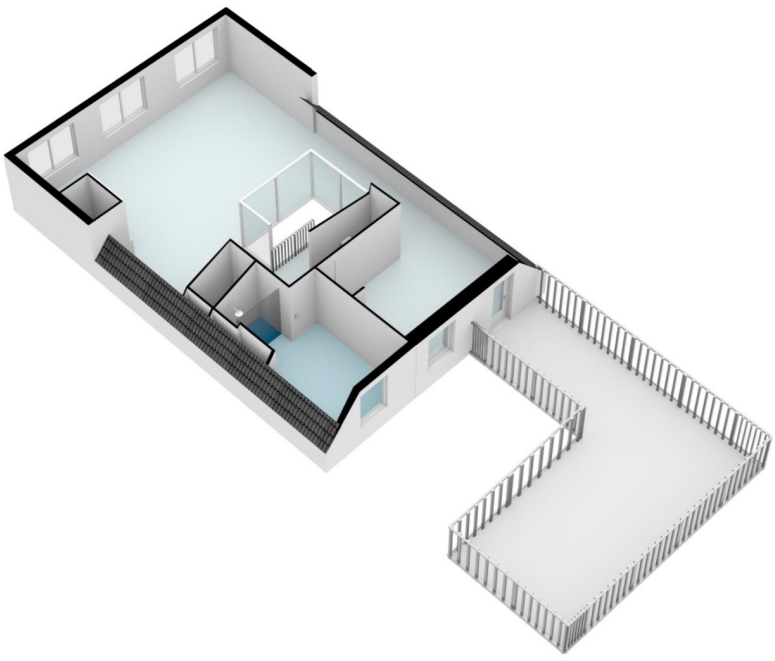




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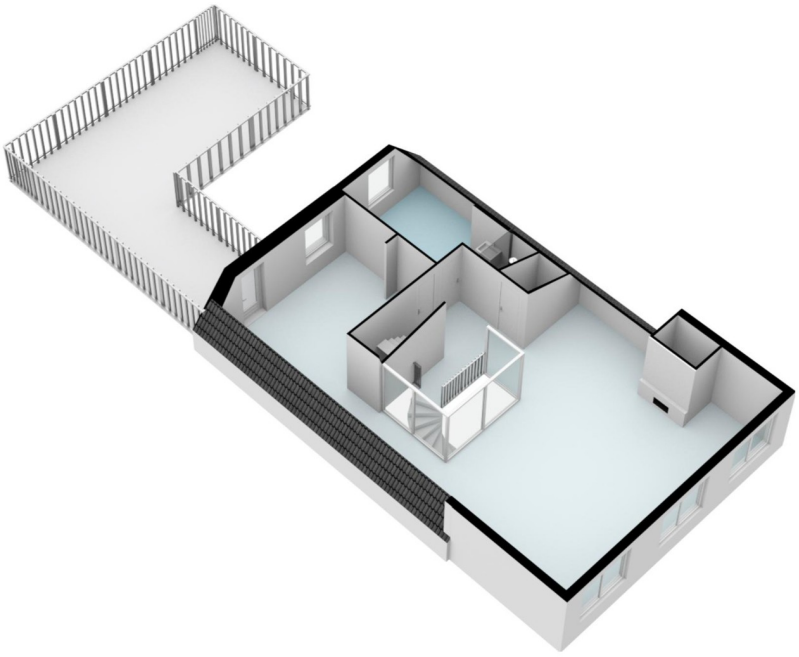
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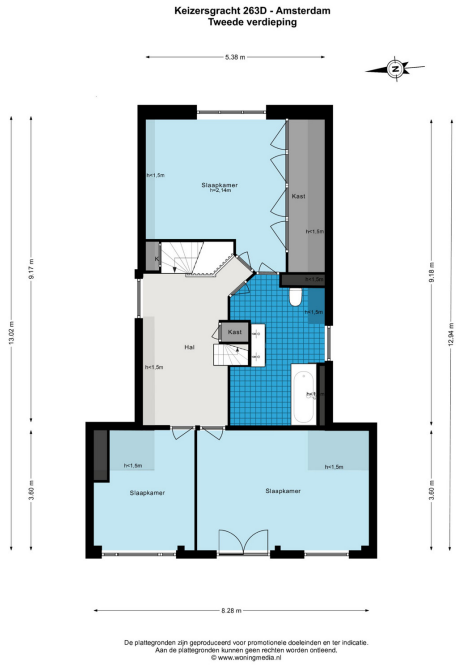
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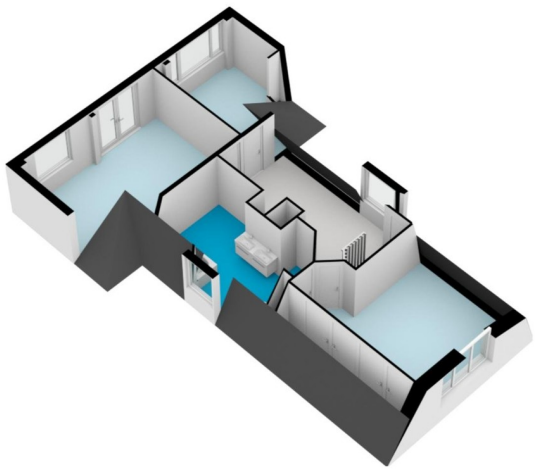




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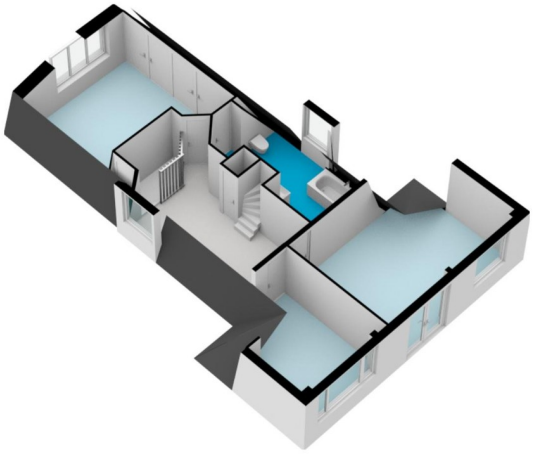
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Ein erster Eindruck

Unique, Monumental Family Home Measuring 8 Meters Wide on the Keizersgracht – A Rare Blend of Historic Grandeur and Modern Luxury, Featuring Five Bedrooms, Three Bathrooms, and a Generous Rooftop Terrace

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Ausstattung und Details

Upon entering, you are welcomed by an impressive and spacious entrance hall adorned with marble floors and a grand staircase leading to the first floor.
First Floor:
The apartment’s entrance opens into a generous, circular hallway complete with built-in storage and a separate guest WC. From here, you step into the breathtaking living room of approximately 100 m², featuring an expansive 8-meter-wide window façade at the front, offering panoramic views over the canal. This living level is defined by an exceptional ceiling height of three meters, an abundance of natural light, elegant built-in bookcases, and ample wall space for displaying art. A cozy gas fireplace completes the ambiance.
At the rear, you'll find the bespoke open-plan kitchen, fully equipped with all imaginable built-in appliances and designed with attention to both detail and comfort.
At the heart of the living space, an elegant open staircase leads to the second floor.
Second Floor:
This level hosts a spacious, multifunctional room (ideal as a TV or family room) with access to a sunny and sheltered rooftop terrace at the rear. Additionally, there is a separate study, a bedroom with en-suite bathroom, and a guest toilet.
Third Floor:
Here, you will find three generously sized bedrooms. The master bedroom at the rear features a wall of built-in wardrobes and direct access to a luxurious bathroom with a bathtub, walk-in shower, and washbasin. A separate toilet is also available on this floor, along with two large bedrooms at the front.
Fourth Floor:
The top floor offers a fifth bedroom with a private landing, a bathroom with shower and washbasin, and a separate WC. This floor is perfect for use as a guest suite, creative studio, or private workspace.

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Alles zum Standort

This beautiful and spacious house is centrally located on the Keizersgracht in the heart of the city center near the Nine Streets and between the many art galleries and international museums. Much can be found within walking distance, such as the Museumplein with all museums and the concert hall, the Vondelpark, the old town, the Leidseplein, and the P.C. Hooftstraat.

Schools, shops, entertainment venues and cultural activities are also located in the immediate vicinity.
In addition, there is good connections with public transport; various tram and bus stops on the Raadhuisstraat are within walking distance. A car can be parked in various garages in the area or on the canal.

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Sonstige Angaben

Characteristics:
- National monument from 1763
- Own ground
- Nearly 300 m² living space divided over 4 floors
- Living room of 100 m2
- Gas fireplace in living room
- Many bookshelves and storage
- Open kitchen
- 4/5 bedrooms
- 3 bathrooms
- Spacious roof terrace of 47 m2
- Two storages on the ground floor
- VvE consisting of 4 members
- HoA service costs: €400 per month

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

De Lairessestraat 51, 1071 NT Amsterdam
Tel.: +31 20 215 99 88
E-Mail: info@von-poll.nl

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