



## Stunning 3 Bedroom House For Sale in Maxwellstraat Amsterdam



### Agenten-Info

|                 |  |
|-----------------|--|
| Name:           | ArKadia  |
| Name der Firma: |  |
| Land:           | Vereinigtes Königreich   |
| Telefon:        |  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | EUR 1,500,000 |

### Standort

|                 |             |
|-----------------|-------------|
| Land:           | Niederlande |
| Postleitzahl:   | 1097        |
| Veröffentlicht: | 01.02.2025  |

Beschreibung:

Stunning 3 Bedroom House For Sale in Maxwellstraat Amsterdam Netherlands

Esales Property ID: es5553482

Maxwellstraat 12  
1097 EW Amsterdam

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, The Netherlands is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

This house at Maxwellstraat 12 in Amsterdam Watergraafsmeer is a great opportunity. You can effortlessly combine living and working in this semi-detached house. After all, there is a large practice room next to the house.

And do you like greenery and tranquility but also the cosiness of the city? Then you are definitely in the right place here. Behind this house is a super deep garden hidden. You also live just behind the Frankendaelpark

. Are you looking for a unique house in Amsterdam? Then you should definitely come and have a look at this fine house located on the street that is named after the man who can be named at the same time as



physicists like Einstein and Newton.

Living on the Maxwellstraat ensures that you have all the amenities of the city within reach. The street is quiet and has wide sidewalks. From the backyard you reach the Darwinplantsoen with a beautiful flower garden in no time. If you are looking a little further, Park Frankendael is at your disposal. Of course you also have the other important factors of restaurants, good schools, nurseries, sports fields, and a wide range of shops.

In addition, the house is very easy to reach by car and public transport. You can drive onto the A10 in a few minutes. There are excellent bus and tram connections to the center. Within walking distance of Amstel Station and Amsterdam Science Park and within cycling distance of South Station and Diemen Station.

#### Layout:

From the beautiful entrance we reach the hall which takes us past the toilet and stairs to the living room. A spacious living room with lots of daylight. A classic layout that you can still use in all directions. The closed kitchen is equipped with the necessary built-in appliances such as a dishwasher, combi oven, fridge-freezer and induction hob. The conservatory is accessible from the kitchen and living room, which is actually an extension of the living room. Mark my words, this will be your spot!

The garden... In a word, magnificent! More than 27 meters long and green. Here you can let your green fingers speak. Oh yes, and southwest. This means sufficient hours of sunshine!

The two practice rooms are accessible from the street or through the house. An ideal place to run or set up your own practice. Or will this be a garage for your old-timer again?

On the first floor we find two bedrooms, the back room has a balcony located on the southwest. The ensuite bathroom has a bubble bath, toilet and sink.

There is a second bathroom accessible from the landing. This is equipped with a shower, toilet and sink.

The last floor has been expanded. A ridge elevation has been applied here. This gives the attic a completely different purpose... namely an extra bedroom! Here you have a beautiful view over the garden and you have plenty of space. Ideal for a teenager? The central heating boiler is clogged on the landing.

#### General:

- A beautiful house with the possibility of practice at home!;
- Very spacious backyard of no less than 27 meters;
- Living in the popular Watergraafsmeer district;
- Little to no maintenance required on the frames (plastic/aluminium);

#### ABOUT THE AREA

Golden Age canals lined by tilting gabled buildings are the backdrop for Amsterdam's treasure-packed museums, vintage-filled shops and hyper-creative drinking, dining and design scenes.



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## Urban Explorations

Amsterdam's canal-woven core is laced by atmospheric narrow lanes. You never know what you'll find: a tiny hidden garden; a boutique selling witty, stylised Dutch-designed homewares and fashion; a jewel-box-like jenever (Dutch gin) distillery; a flower stall filled with tulips in a rainbow of hues; an old monastery-turned-classical-music-venue; an ultra-niche restaurant such as an all-avocado specialist or one reinventing age-old Dutch classics. Fringing the centre, post-industrial buildings in up-and-coming neighbourhoods now house creative enterprises, from art galleries to craft breweries and cutting-edge tech start-ups, as well as some of Europe's hottest clubs.

## Admiring Art

You can't walk a kilometre without bumping into a masterpiece in the city. The Van Gogh Museum hangs the world's largest collection by tortured native son Vincent. A few blocks away, Vermeers, Rembrandts and other Golden Age treasures fill the glorious Rijksmuseum. The Museum het Rembrandthuis offers more of Rembrandt via his etching-packed studio, while the Stedelijk Museum counts Matisses and Mondrians among its modern stock. And for blockbuster displays, the Hermitage Amsterdam delivers: the outpost of Russia's State Hermitage Museum sifts through its three-million-piece home trove to mount mega exhibitions.

## MAiN FEATURES:

- 158m<sup>2</sup> of living space
- 318m<sup>2</sup> plot
- 3 bedrooms
- 2 Bathrooms
- Stunning Views – Private Garden Very Safe
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants – the city center is only 8 minutes by metro from Amstel Station
- Great base from which to discover other fantastic areas of the Netherlands
- Many excellent sports facilities, walking and sports areas nearby

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### Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 3                  |
| Badezimmer:              | 2                  |
| Fertige m <sup>2</sup> : | 158 m <sup>2</sup> |
| Grundstücksgröße:        | 318 m <sup>2</sup> |

### Gebäudedetails

|                     |   |
|---------------------|---|
| Anzahl der Garagen: | 1 |
|---------------------|---|

### Mietbedingungen

Verfügbar ab:



# IMLIX

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<https://www.imlix.com/de/>

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## **Zusätzliche Informationen**

URL der Website:

[http://www.arkadia.com/UAJM-T1552/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T1552/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID:

18703-es5553482

