Amsterdam

Annie Boshof 7

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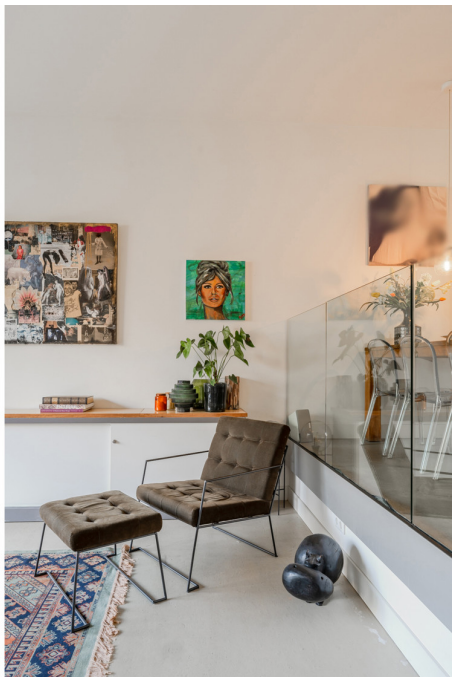




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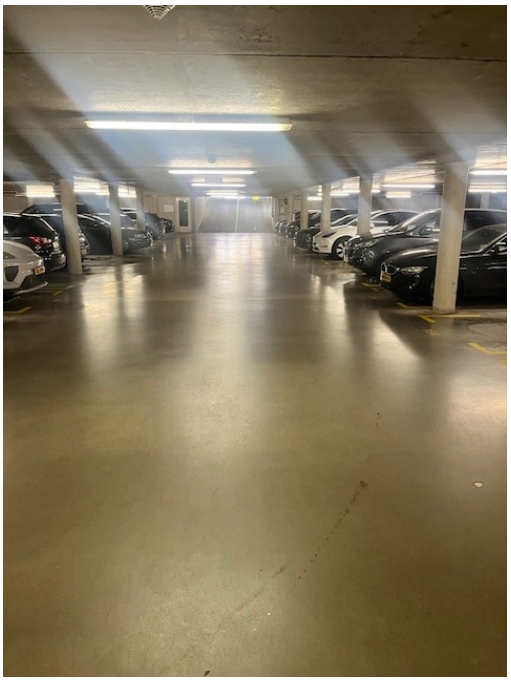
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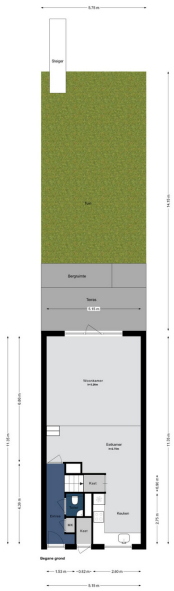


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020 215 99 88

Claude Debussylaan 134
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020 215 99 88



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Modern architect-designed family home (2010) of approximately 157 m² with waterfront garden and private dock, situated in a very child-friendly neighborhood in one of the best areas of IJburg. This home offers four bedrooms, two bathrooms, and plenty of storage space both inside and outside. Parking is convenient in the underground garage with a private parking spot. An additional floor extension is possible, subject to permit.

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The entrance to this lovely home is located on a car-free courtyard.
The hallway, which includes a spacious wardrobe and a guest toilet with a washbasin, leads—via two steps—into the living room. Upon entering, the natural light and views of the garden and water immediately stand out. The living room is spacious with high ceilings. A glass sliding door at the rear provides direct access to the outdoors. The fantastic garden borders the water and offers plenty of space for play, sunbathing, relaxing, gardening, and al fresco dining. A unique feature is the private dock, perfect for a small boat or swim ladder.
A split-level connects the living room to the semi-open kitchen, which has space for a large dining table. The bright kitchen is equipped with built-in appliances including a ceramic cooktop, combination oven/microwave, dishwasher, fridge/freezer, and range hood. There is also a large and convenient pantry. The kitchen overlooks the car-free and very child-friendly courtyard at the front of the home. This entire level features a smooth screed floor with underfloor heating. At the front of the house, directly next to the entrance, is a practical indoor storage room.
Stairs in the hallway lead to the first-floor landing.
The bathroom, as well as a separate toilet, are centrally located on this floor. The bathroom is equipped with a bathtub, walk-in shower, and washbasin and is accessible from all rooms on this level. At the front is a spacious bedroom with views of the courtyard; at the rear are two bedrooms overlooking the garden and water.
The second floor is accessed by another staircase.
At the front is a very spacious bedroom with an en-suite bathroom. This bathroom has a walk-in shower, toilet, and washbasin, and is finished with fresh white tiles. At the rear is a utility room that houses the washing machine and neatly enclosed mechanical ventilation system.
It is possible to add an extension to the rear, creating even more space—ideal for a generous fifth bedroom with an adjacent balcony. A permit is required for this.

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The house is located in a highly sought-after part of Haveneiland-Oost on IJburg. The island borders the Rieteilanden and Diemerpark, a nature reserve as large as the Vondelpark. The park features its own beach as well as football and hockey clubs. Tennis courts are available on Rieteiland Oost, and IJburg Beach and the Markermeer are within walking distance. A range of shops including a bakery, butcher, two supermarkets, and a shopping center are just five minutes away. IJburg offers a wide selection of primary schools and the Montessori Lyceum Terra Nova (vwo, havo, and vmbo), along with several childcare centers. The vibrant marina, with its terraces and swimmable canals, provides a true outdoor lifestyle—less than 25 minutes by bike from central Amsterdam. IJburg is directly accessible from the A10 ring road (exit S114). Tram line 26, just a few minutes' walk from the house, takes you to Amsterdam Central Station in 15 minutes.

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-Unique location with garden on the water and private dock -Living area of 157 m² (according to NEN 2580) -Built in 2010 -Located on leasehold land, with lease paid off until 2058 -Energy label A+ -Fully double glazed and excellently insulated -Heating via district heating; underfloor heating throughout -Quick delivery possible -Situated on a car-free courtyard Plenty of storage space, including 2 external and 1 internal storage areas 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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