

**FOR SALE**



**Address**

Albrecht Dürerstraat 21 in Amsterdam-Zuid (1077 LT)

**General**

Unique property with 135 m<sup>2</sup> storage in the middle of the Beethoven neighbourhood in Amsterdam-Zuid.

Close to Albrecht Dürerstraat, you will find several shops, cafés and restaurants, especially around Beethovenstraat and Stadionweg. These streets offer a mix of boutiques, supermarkets and eateries. And there are especially many homes with little storage space!

**Total surface area**

Storage : 135 m<sup>2</sup> .

There is no measurement state!

**Asking price**

€ 345,000,- K.K.

**Use**

Storage.

**Delivery level**

Storage

- clear height approximately 2.18 m;
- all-concrete construction;

- electricity;
- stairs;
- 7 spaces.

### **Land Registry**

Municipality of Amsterdam, section Z, number 1972, index A-13.

### **Leasehold**

The perpetual right of leasehold.

General provisions perpetual law 1915, 1924 and 1927

Effective date 1 January 2002.

End of period 31 December 2051.

Indexed canon 2024 €252.42 per year.

### **VvE**

Making up the 60/4,240<sup>e</sup> share in the community.

Destination storage space.

Monthly contribution is €37.61.

Manager Ter Linden en Heijer VvE Beheer B.V.

Name of CoE: Gerrit van der Veenstraat 71-73 in Amsterdam

### **WOZ**

Value 2024 €171,000

OZB 2024 € 319.42

Sewerage charge 2024 €166.85

### **Acceptance**

By agreement and 'as is where is'. Buyer will be given the opportunity to examine the property both structurally and legally. Seller will share all relevant documents and science with the buyer.

### **Parking**

Parking is available on the public road at current parking rates.

### **Accessibility**

Public transport: The neighbourhood is well served by public transport. Trams and buses connect Albrecht Dürerstraat to other parts of Amsterdam, and the Amsterdam Zuid train station is a short distance away, offering quick connections to other cities and Schiphol Airport.

By car, you are quickly on the A-10 motorway.

### **Notary**

The deed of sale and delivery will be passed through the notary office Buma | Algera Notariaat B.V. in Amsterdam.

### **Collateral**

A bank guarantee in the amount of 10% of the purchase price to be paid to the handling notary office within 2 weeks after signing the deed of sale.

### **Reservation seller**

This sale is made subject to the express condition of:

- grant by seller, as well as;
- possible approval of CoE.

### **Details**

The Buyer is expressly aware that the Seller has not actually used the sold property for a long time and that the Seller has therefore not been able to inform the Buyer about properties and/or defects to the sold property of which he would have been aware if he had actually used or would have used the sold property. In this context, the Seller and the Buyer expressly agree that such properties and/or defects shall be entirely for the Buyer's account and risk. The buyer is given the opportunity, after prior consultation with Yield Real Estate and up to the time of signing the deed of sale, to examine the sold property extensively (structural engineers otherwise). The buyer declares that the seller has thereby adequately fulfilled his obligation to provide information and that the buyer has made exhaustive use of this opportunity in a manner conducive to him. The Seller and the Buyer expressly agree that the sale is sold and delivered "as is", by which the Seller and the Buyer understand that:

- Articles 7:17, 7:20, 7:23 and 6:228 of the Civil Code Code are expressly excluded, as well as;
- no implied or express warranties are granted by the seller in respect of the sold property except to the extent expressly set out in writing in the deed of sale.

The Buyer explicitly declares to accept the sold property upon delivery in its actual, technical, environmental and/or legal condition. The Buyer thereby accepts all the defects of the sold property, as well as the actual condition of among other things (but not exclusively) the foundation, construction, (used) materials, (presence of) asbestos, oil tanks and soil contamination and the technical installations. The Purchaser furthermore expressly declares to have taken cognisance of and expressly accepts: all suffering easements, special, public and private law charges and restrictions, rights in rem, chain clauses and qualitative obligations also appearing and/or ensuing from the last and previous deed(s) of transfer of title and deed(s) of (sub)division and/or any public register or public information source. The Purchaser and the Seller expressly agree that the purchase price will include the actual condition of the sold property and a full commutation of all risks, defects and/or repairs (yet to be) carried out in relation to the sold property, irrespective of the nature thereof and irrespective of the extent to which the aforementioned elements have been examined by the Purchaser and/or discussed between the Seller and the Purchaser.

The Buyer shall indemnify the Seller against any claims, as well as any third-party claims, arising from any of the aforementioned paragraphs and/or relating to the condition of the sold property upon delivery. The Buyer further indemnifies the Seller against any (invisible) defects that may appear later, whether of an architectural, environmental, factual or legal nature.

### **Reservation Yield Real Estate**

This non-binding information has been compiled with care. No liability is accepted by Yield Real Estate for its accuracy, nor can any right be derived from it. may be derived. This information is not intended as an offer. By accepting the stated conditions or making an offer which may or may not deviate from them, neither Yield Real Estate nor its

clients are bound in any way, not even to make any counter-offer. Yield Real Estate explicitly acts only as advisor to its principal and not as agent on its behalf. Furthermore, the parties can only be legally bound after definitive agreement has been reached with respect to everything they intend to arrange with each other and this agreement has moreover been laid down in a written agreement duly signed on behalf of both parties, whereby article 3:39 of the Dutch Civil Code applies accordingly. Yield Real Estate is a one-man business, registered with the Chamber of Commerce under number 74633430. The general terms and conditions Yield Real Estate apply to all assignments issued to it or to be issued to it and/or to the supply of all its services and products to whomsoever. The general terms and conditions will be sent on request. Yield Real Estate's liability in all circumstances and to any person is limited to the amount paid out by its professional liability insurance in the case in question.

### **Privacy & Wwft**

Buyer -in the context of this sale- expressly declares in advance:

- consent to the processing of its data in accordance with the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.

### **Contact**



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