

**For Sale @Amsterdam Osdorperweg 578**



**Purchase price starting at: € 1,950,000 for the costs of the buyer.**

**Interested parties can make an appointment with our office via e-mail to view the object.**

**The seller is expressly requested not to visit the lot independently. The house is in fact still occupied.**

Meer informatie: [info@onkenhoutmakelaars.nl](mailto:info@onkenhoutmakelaars.nl) 020-659.22.63  
Onkenhout Makelaars BV, Pa Verkuyllaan 8, 1171 EE Badhoevedorp

**For Sale @Amsterdam Osdorperweg 578**

**Living, working and building on a plot of 3298 m<sup>2</sup> of private land at 1500 meters from the cosmopolitan city of Amsterdam on Osdorperweg 578!**

**A large detached house, a large commercial space and a building plot in one place on the edge of Amsterdam Nieuw-West.**

**This unique opportunity occurs at the beginning of the (Amsterdam side) of the Osdorperweg. The detached existing house (construction period 1988) has more than 300 m<sup>2</sup> of usable living space and is fully basement. Behind the house is a detached business space of approximately 290 m<sup>2</sup> VVO and a good deal of surrounding paved terrain. A few years ago, an old farmhouse was demolished next to the house, and a new home may be built on that building area according to the zoning plan.**

**The property is located in a rural area at a pleasant distance from the center of the city and about 10 minutes by car from the motorway connection to the A-9, A-5 and A4. The various facilities such as shops, schools, sports facilities and public transport can be found in Amsterdam Nieuw-West, Halfweg and Zwanenburg.**

**The entire object is sold unconditionally as a whole subject to the award of a purchase price starting at: € 1,950,000 for the costs of the buyer.**

**Interested parties can make an appointment with our office via e-mail to view the object.**

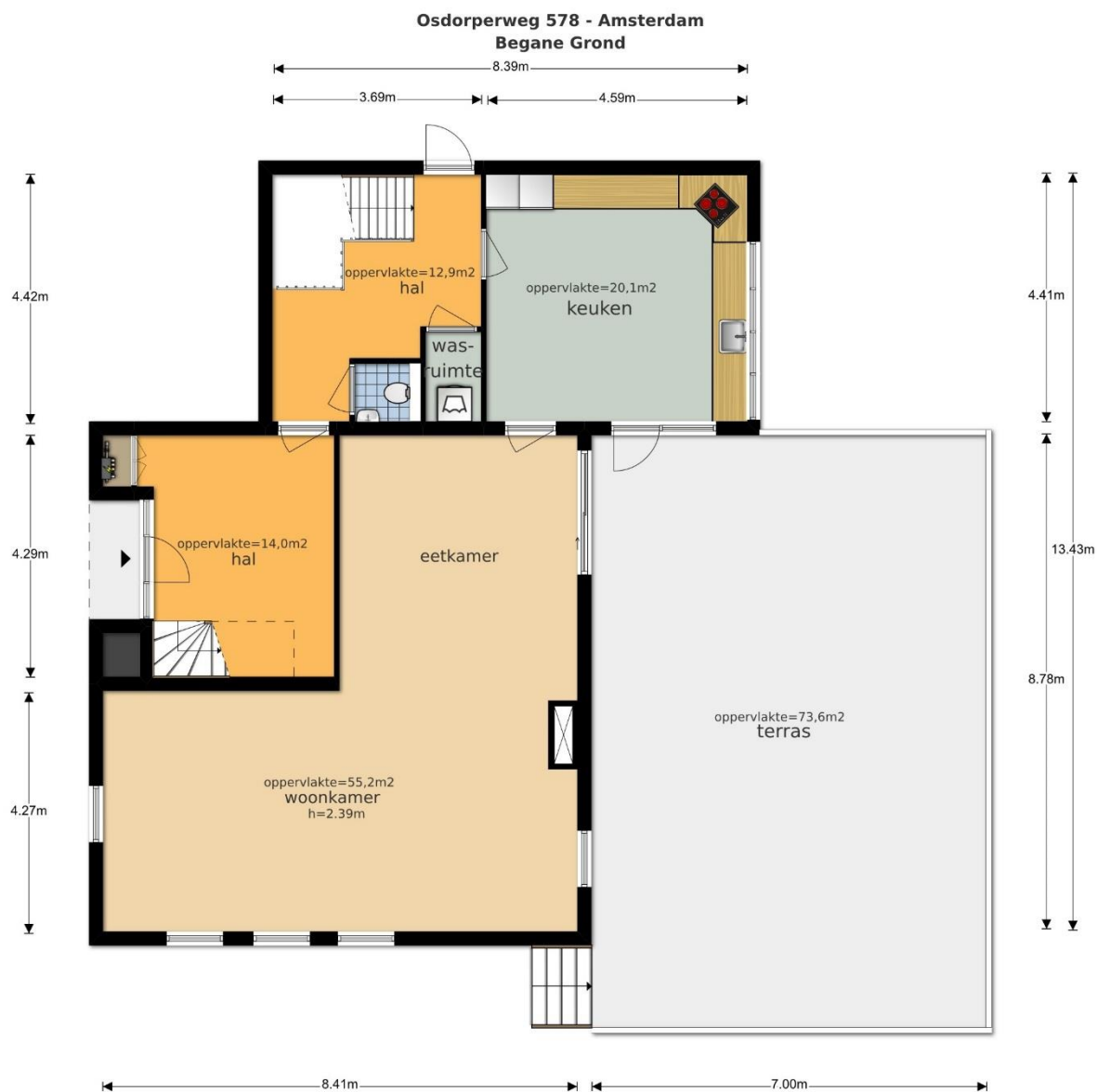
**The seller is expressly requested not to visit the lot independently. The house is in fact still occupied.**

### **The detached house:**

**High-quality detached villa built in 1988 with surrounding garden, a shed, a living room of approximately 55 m<sup>2</sup> with kitchen diner of approximately 20 m<sup>2</sup> and approximately 13 m<sup>2</sup> large hall and with next to the living room and kitchen a large terrace of approximately 74 m<sup>2</sup> facing south, below The house is a basement of approximately 100 m<sup>2</sup> with a headroom of approximately 2.40 m, on the first floor four bedrooms and a bathroom, on the 2nd floor an attic storage room of more than 70 m<sup>2</sup>. Next to the house is an outside storage room of almost 16 m<sup>2</sup>.**

**This property is situated on a plot of 3298 m<sup>2</sup> of private land and has approximately 307.60 m<sup>2</sup> use area and approximately 1161.34 m<sup>3</sup> content (measured as well as possible according to the Nen-2580 standard), this is excluding the mountain loft of approximately 34 , 50 m<sup>2</sup> and excluding the storage room of approximately 18.80 m<sup>2</sup> and excluding the terraces of approximately 79.80 m<sup>2</sup>. These sizes are indicative. For this property the (provisional) energy label B has been issued.**

## Indeling Begane grond



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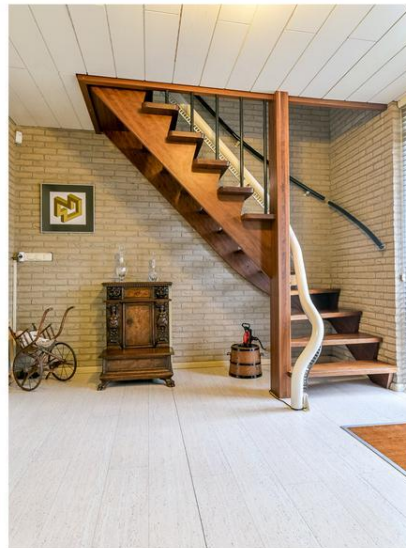


## Layout:

### Ground floor:

Entrance, hall (approx. 14 m<sup>2</sup>) with meter cupboard, spacious living room (approx. 55 m<sup>2</sup>) with a living room with fireplace, a dining room with sliding doors to a huge terrace (approx. 74 m<sup>2</sup>) and access to the kitchen (approx. 20 m<sup>2</sup>) with various built-in appliances and door to the terrace, next to the kitchen is a connecting hall (approx. 13 m<sup>2</sup>) with laundry room and toilet with fountain and stairs to the basement.

### Entrance



## Living room





## Dining room



## Kitchen





## Terrace



## Connecting hall





**Osdorperweg 578 - Amsterdam**  
**Souterrain**



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## Basement:

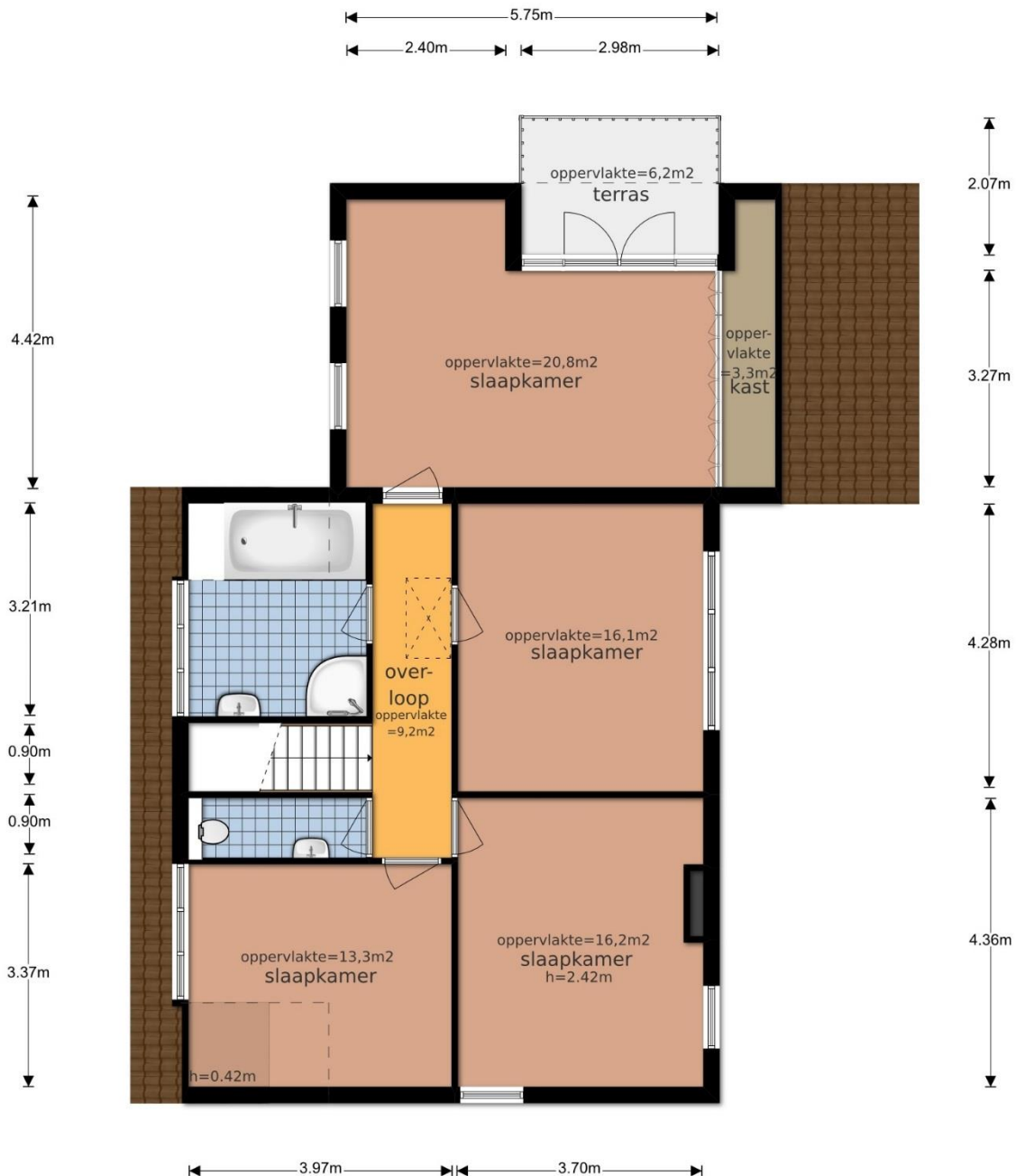
Spacious hall (approximately 16 m<sup>2</sup>) with fixed cupboards and a laundry room (approximately 17 m<sup>2</sup>) with window, from the hall there is also access to a space to be filled in (approximately 67 m<sup>2</sup>) with several windows and fixed cupboards and a height of 2.43 m.

## Basement





## Osdorperweg 578 - Amsterdam Eerste Verdieping

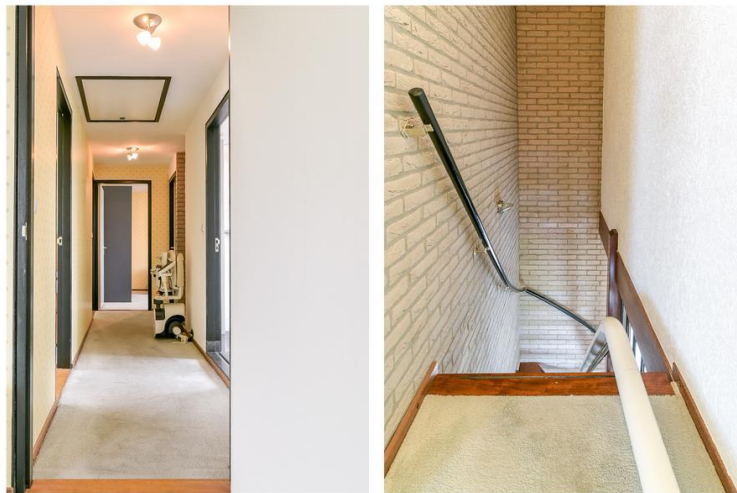


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## 1<sup>st</sup> floor:

Landing (approximately 9 m<sup>2</sup>) with on the right a toilet with fountain, a spacious bedroom at the front (approximately 13 m<sup>2</sup>) with window in the side wall, second bedroom on the corner (approximately 16 m<sup>2</sup>), the third bedroom (approximately 16 m<sup>2</sup>) has a wide window in the side wall, the largest bedroom (approx. 21 m<sup>2</sup>) at the rear has doors to a terrace (approx. 6 m<sup>2</sup>) and a built-in wardrobe, the bathroom with window in the side has a walk-in shower, bathtub, washbasin and has underfloor heating.

## Landing



## Bedroom 1





**Bedroom 2**



**Bedroom 3**



**Bedroom 4**

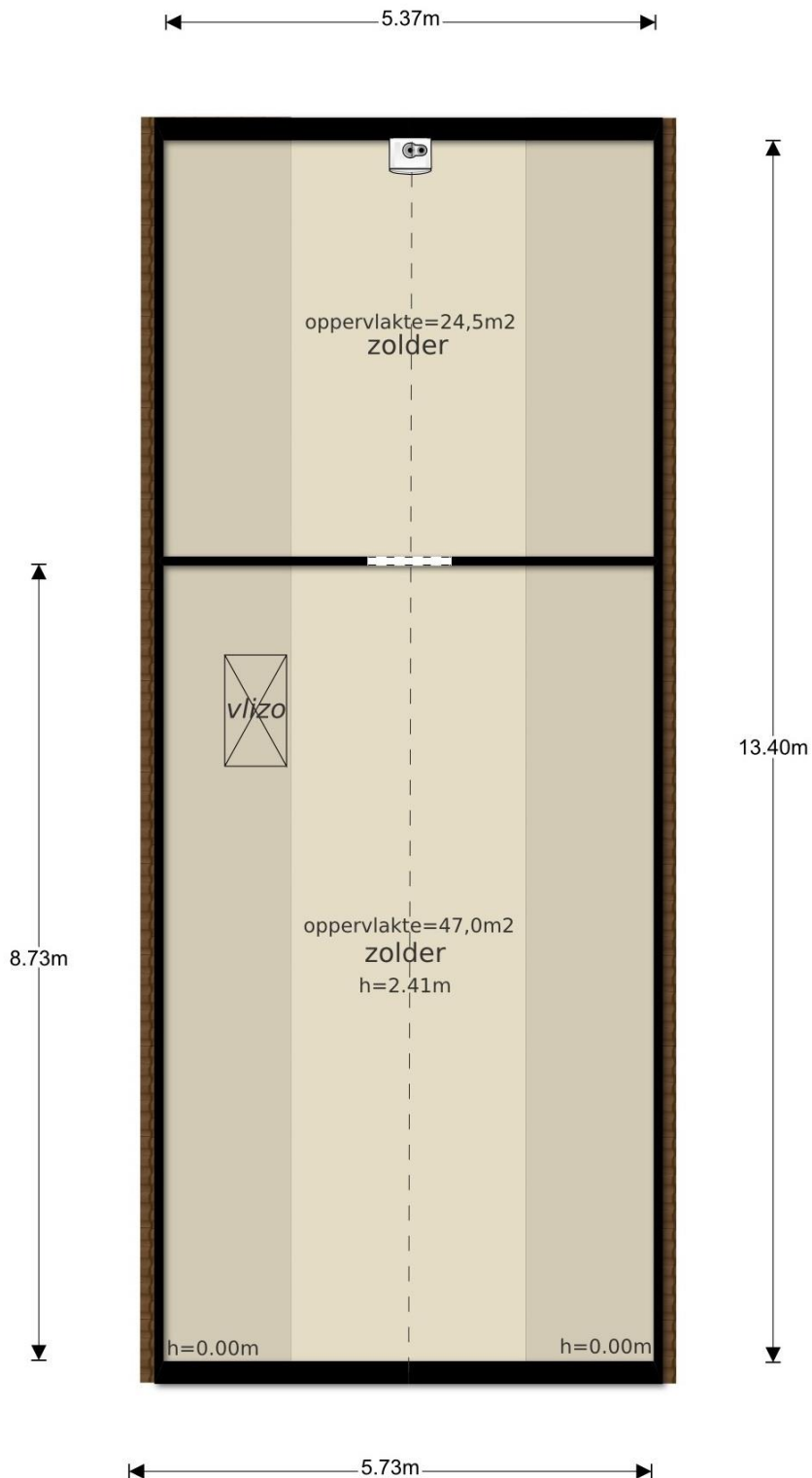


## Bathroom





**Osdorperweg 578 - Amsterdam**  
**Tweede Verdieping**



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## 2<sup>nd</sup> Floor:

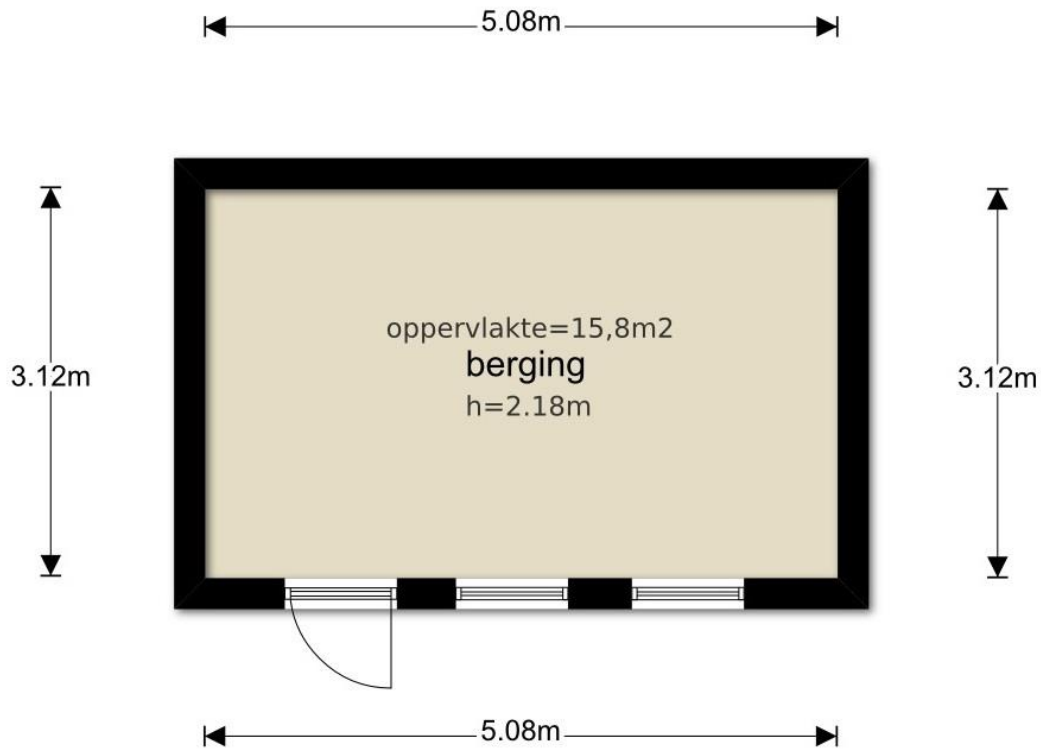
The attic can be reached via a loft ladder and is divided into two parts (approximately 47 and 24.5 m<sup>2</sup>) and offers plenty of room for storage.

## Attic





## Osdorperweg 578 - Amsterdam Berging



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**Garden:**

Around the entire property is a beautifully landscaped garden surrounded by ditches. Next to the house is an outside storage room of almost 16 m².



## The business premises





## Osdorperweg 578 - Amsterdam Begane Grond





## The business premises:

A detached business space is located behind the house. This business space was built in 1989 and has approximately 292.51 m<sup>2</sup> VVO and has ample parking space around the building. It concerns a building with a steel supporting structure with traditionally masonry facades, wooden frames and a gable roof covered with tiles and which is equipped with pivoting windows. The ground floor is concrete, the floor is wood.

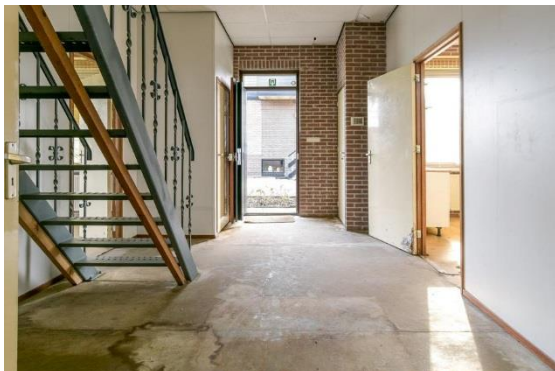
## Layout:

**Layout ground floor:** Entrance hall (approximately 5.60 x 3.28 is 16.5 m<sup>2</sup>) with meter cupboard (10 groups and earth leakage circuit breaker), toilet with fountain and stairs.

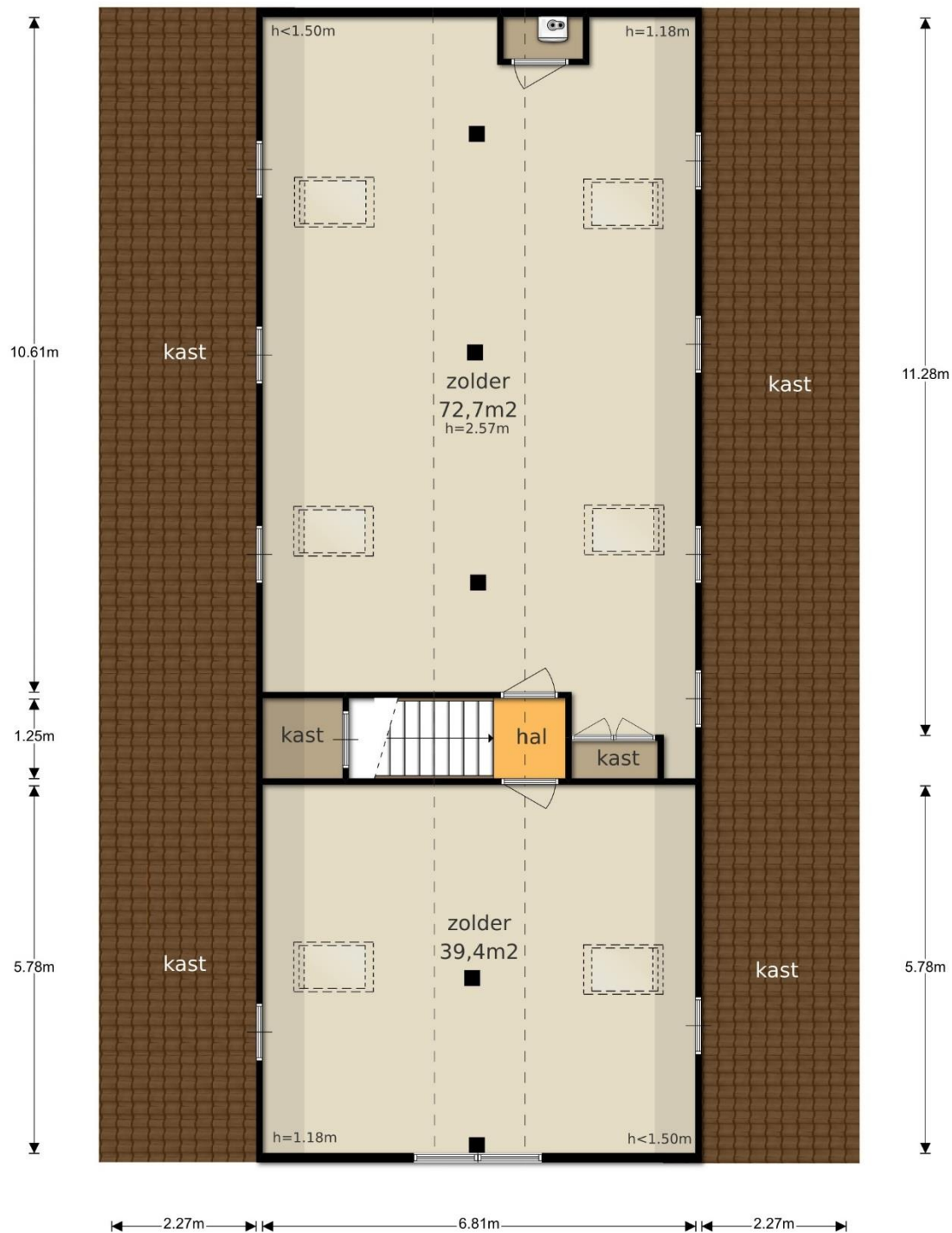
**Room 1 (canteen):** (approximately 5.60 x 8.31 is 46.8 m<sup>2</sup>);

**Room 2 (business space):** (approximately 5.60 x 17.56 is 98.9 m<sup>2</sup>) with a height of approximately 3.07 and with a rolling door;

**Room 3 (warehouse):** (approximately 5.60 x 5.78 is 32.6 m<sup>2</sup>);



## Osdorperweg 578 - Amsterdam Eerste Verdieping





**1<sup>st</sup> floor:**

**Landing**

**Room 4:** (approximately 6.81 x 5.78 is 39.4 m<sup>2</sup>);

**Room 5:** (approximately 6.81 x 10.61 / 11.28 is 72.7 m<sup>2</sup>);





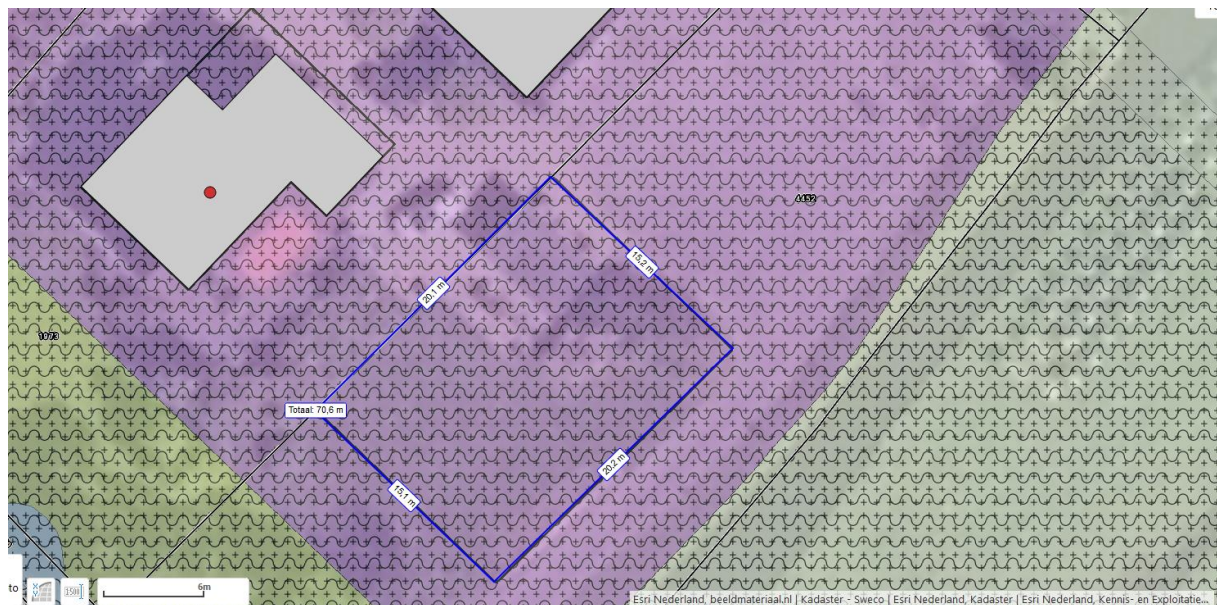


## The building plot:

An old farmhouse was demolished next to the house a few years ago and according to the available information a new (company) home can be realized on that building site.

The building surface of the plot is approximately 15 x 20 meters. We refer you to the website [www.ruimtelijkeplannen.nl](http://www.ruimtelijkeplannen.nl) for more information about the possibilities.

The buyer must himself investigate the possibilities.



**Below the details of this property known to us by the seller at the start of the sale:**

## **Heating and hot water**

- The house is heated via a Nefit Ecomline combi boiler
- There is a fireplace in the living room
- This was swept for the last time in 2004

## **Insulation**

- The house has wooden frames, windows and doors
- The house has double glazing
- The house is equipped with hood / wall and floor insulation

## **Installations**

- There is an original meter box with 10 groups and an earth leakage circuit breaker
- There is a connection for TV
- An internet connection is available in the home
- The sewer in the house functions well, as far as we know
- The sewer runs through a so-called sump
- No information is known about other soil moisture and / or rising moisture other than usual at this location

## **Carpeting**

- The ground floor is largely equipped with a laminate floor
- The ground floor has underfloor heating
- The floor (s) are largely carpeted
- The bathroom is carpeted

## **Kitchen (1989)**

The kitchen is equipped with:

- a hard stone work surface
- one and a half sink
- a dishwasher
- a 4-burner ceramic hob
- an oven (2011)
- a combi microwave
- a fridge-freezer combination
- a hood

## **Bathroom**

The bathroom is equipped with:

- a walk-in shower
- a bathtub
- a washingtable
- a radiator
- underfloor heating
- fan

- recessed lights

## **Other details**

- There is a press sewer together with the neighbors
- There is a second dam on the other side of the house
- The entire plot is surrounded by ditches, half of which are sold
- The locks were last inspected in December 2017
- That inspection has so far been carried out by the neighbor
- The house was painted on the outside for the last time in 2011
- There is a second dam on the other side of the existing house

## **Energy rating**

- The property has a provisional energy rating **B**
- This label is valid until ....

## **Asbestos**

- The seller is not aware that asbestos or materials containing asbestos are present in the home. This is not a guarantee that no asbestos or asbestos-containing materials can be present in the home at all;
- See also the asbestos clause in the sales conditions;

## **Structural engineering research**

- See also the construction quality clause in the sales conditions

## **Garden**

### **Backyard**

- The location of the back garden is north east
- The depth of the back garden is approximately 35 meters
- The width of the back garden is approximately 50 meters
- The total area of this garden is approximately 1467 m<sup>2</sup>
- There is a storage room in the garden
- This is approximately 3.12 meters wide
- This is approximately 5.08 meters deep
- The total surface area of this space is approximately 15.80 m<sup>2</sup>
- This is approximately 2.18 meters high

### **Front yard**

- The location of the front garden is south west
- The depth of the front garden is approximately 17 meters
- The width of the front garden is approximately 50 meters
- The total area of this garden is approximately 893 m<sup>2</sup>

### **Side garden**

- The location of the side garden is east and west
- The depth of the side garden is approximately 13.5 meters
- The width of the side garden is approximately 40 meters
- The total area of this garden is approximately 563 m<sup>2</sup>

## **Data about land:**



**Cadastral data:**

Cadastral municipality: Sloten Noord-Holland

Section: I Number: 1973

Large: 1430 m<sup>2</sup>

**Cadastral data:**

Cadastral municipality: Sloten Noord-Holland

Section: I Number: 4771

Large: 1 m<sup>2</sup>

**Cadastral data:**

Cadastral municipality: Sloten Noord-Holland

Section: I Number: 3014

Large: 122 m<sup>2</sup>

**Cadastral data:**

Cadastral municipality: Sloten Noord-Holland

Section: I Number: 4774

Large: 27 m<sup>2</sup>

**Cadastral data:**

Cadastral municipality: Sloten Noord-Holland

Section: I Number: 4452

Large: 1718 m<sup>2</sup>

**Property**

- All objects are on private land.

**Special and general provisions apply to this sale:**

- The sales conditions apply to this sale. These are on our website at the property under the general information tab. Also the special described there clauses apply.
- The disclaimer described on our website also applies to this sale;
- We also refer with regard to this sale to the privacy statement described on our website website.

**Below are the costs of this property known to us by the seller at the start of sale:**

- The property tax based on reference date 01-01-2018 amounts to: € 463.77
- The sewerage right based on reference date 01-01-2018 amounts to: € 131.12
- The water board charges (water system levy for owners) based on reference date 01-01-2017 amount to: € 161.78

**These costs above are business costs that have already been paid by the seller and that will be settled with the buyer in the event of sale on the transfer date. This means that these will be paid back to the seller by the buyer up to the end of the year;**

**The charges below are (not to be settled) user charges:**

- The waste levy amounts for these owners for the period 01-01-2019 up to and including 31-12-2019: € 276.-
- The water system levy resident at 01-01-2017 amounts to: € 110.02 per living space
- The treatment levy for living space is € 56.30 per pollution unit for the period 01-01-2018 up to and including 31-12-2018 for the current owners: € 53.18

## Conditions of sale:

### The following terms and conditions of sale apply to this sale:

- We advise potential buyers to use a sworn or certified broker;
- Bids must at all times be declared in writing to the selling broker;
- Under the Compulsory Identification Act, a prospective buyer must identify himself;
- In the context of the Wwft (Money Laundering and Counterterrorism Act), we as a broker must do research into potential buyers. We must also investigate the origin of the funds used to finance this object;
- The seller and the broker seller have a duty to disclose;
- The prospective buyer has an extensive research obligation;
- The buyer (or his broker) must himself investigate the presence or absence of permits of any present or outbuildings, dormer windows and / or extensions. The buyer must always carry out his own investigation into the completeness and / or correctness of this information.
- Seller and broker-seller explicitly declare that they have not investigated the current zoning plan. We advise the buyer to do this. This is possible via the website [www.ruimtelijkeplannen.nl](http://www.ruimtelijkeplannen.nl)
- The potential buyer must indicate in his proposal (bid) whether or not a building inspection will take place;
- The (construction) technical inspector must be selected in consultation with the selling broker;
- If the seller agrees to a building inspection, the potential buyer declares, irrespective of the outcome of this inspection, not to disclose the content, as well as the privacy of the sellers and the tested object;
- The prospective buyer must demonstrate, at the discretion of and to the selling broker, that his or her proposal is sufficiently financially guaranteed;
- The prospective buyer must indicate to the selling broker in his or her proposal whether the financing requirement is in- or exclusive a bridging mortgage;
- The purchase of a home (by the consumer) is only concluded (legally valid) if the purchase deed has been signed by both the buyer and the seller;
- After the moment of receipt of a purchase agreement signed by both parties, the buyer has three days to change his mind. In these three days he can still cancel the deed of sale without giving a reason.
- The agreement will be recorded in a deed of sale (according to the model of the Royal Notarial Professional Organization, Ring Amsterdam), by a notary to be designated by the buyer and having offices in the Haarlemmermeer region or Amsterdam or within a radius of 10 km of the property offered for sale. object. If there are different reasons for this, the buyer will owe the broker the seller a travel allowance for both the outward and return

journeys of € 75 per half hour excl. VAT, starting 15 minutes after departure. The choice of the notary must be submitted to the seller for approval, by means of an overview of the notary fees charged to the seller;

- It is advisable for the buyer of the home to take out a life insurance policy;
- Onkenhout Makelaars BV reserves the right to test prospective buyers and tenants with various government registers to test creditworthiness and reliability.
- If the seller resells the item to be sold within the set (return) period for tax purposes and there is a so-called "transfer tax benefit", this benefit will always be for the benefit of the seller. Even if this has not been discussed in the negotiation process.
- This information has been compiled as carefully as possible in collaboration with and on behalf of the sales client. However, it is possible that this information is incorrect, outdated or possibly missing. Interested parties will also have to do their own research;
- The NVM 2010 General Terms and Conditions apply;

## **Registration of signed deed of sale in the public registers**

Both seller and buyer have the option to instruct the notary to register the deed of sale signed by both parties in the public registers of the Land Registry Service and the public registers intended for this purpose. This is done by offering a \* copy \* extract of this purchase contract to the depositary of the aforementioned Service.

In order to explain the choice of whether or not to register the purchase in the public registers provided for this purpose, the buyer was informed of the following:

Pursuant to Article 7: 3, paragraph 3 of the Dutch Civil Code, the following cannot be invoked against the buyer whose purchase is registered:

- alienation or encumbrance by the seller after registration of that purchase, subject to the exceptions in that paragraph;
- alienations or encumbrances that take place as a follow-up to the alienation or encumbrance referred to in a) by the seller;
- an administration order that came into existence after the registration of the purchase or which, if it had been concluded beforehand, when it was not registered in the public registers, the latter unless the buyer knew it at the time of registration of the purchase ;
- a lease or lease concluded after the registration of the purchase;
- a stipulation registered after the registration of the purchase as referred to in Article 252 of Book 6;
- an enforceable or conservatory seizure, the official report of which is registered after the purchase has been registered;
- bankruptcy or suspension of payment of the sellers or application with regard to him of the debt rescheduling scheme for natural persons, pronounced after the day on which the purchase was registered.

The right as referred to in paragraph 1 of this article does not belong to the buyer if it appears that he has already made use of this within six months prior to the signing of this purchase contract with regard to a purchase agreement with regard to the sale between the same parties.

The costs of registering the purchase, such as the investigation and registration costs of the Land Registry Office and the public registers, and the sales tax due on those costs, are for the account of the person who wishes to register.



**The seller has indicated that he has no reason to register the deed of purchase. If the buyer wishes to register the purchase deed, he can indicate this beforehand or during the purchase deed discussion. The costs of this (on average between € 200 and € 300) are in that case for his account.**

#### **Environmental clause**

**The following provision applies to the sale of this item. As soon as a candidate becomes a buyer, he declares to be familiar with this provision when entering into the agreement. If desired by the seller, the following provision may be included in the purchase deed to be drawn up.**

#### **Environmental clause**

The seller declares that with regard to the soil / groundwater belonging to or forming part of the sold, no research has been carried out into contamination and possible restrictions on use, unless stated otherwise and possibly described in the sales information under 'known details'.

Any liability of the seller towards the buyer, by whatever name and under whatever title, for any contamination of the soil and / or groundwater of the entire immovable property is excluded. The buyer also indemnifies the seller against all liability, by whatever name and under whatever title, that may arise from the presence of soil and / or groundwater pollution in the property.

It is not known to the seller whether (a) underground tank (s) intended for the storage of (environmentally unfriendly) (liquid) substances is present or has been present in the immovable property sold, other than possibly described in the sales information under "known details" ..

The buyer indemnifies the seller against any liability, by whatever name and by whatever title, arising from the presence and / or [the removal / remediation \*] of (an) underground tank (s) intended for the storage of (environmentally unfriendly) (flow) substances may result.

Moreover, the above statements do not provide complete certainty.

With regard to the garden and / or surrounding and associated land, the seller also declares that as far as he is aware there are no restrictions on the use as a garden. If the buyer intends to use the garden partly or entirely as a vegetable garden, the seller cannot guarantee that the garden is suitable for this. If the buyer wants more information about the soil situation and / or any (underground) tanks, it is of course possible that he can have an investigation conducted at his own risk and expense in consultation with the seller and / or his broker.

If the seller has requested environmental information, the seller will make it available to the buyer. Any statements issued by municipalities, provinces or other authorities do not provide complete certainty.

**On the basis of this environmental clause, the parties agree that underground tank (s) and / or ground, soil and / or groundwater pollution to be discovered after delivery are for the account and risk of the buyer.**

#### **Build quality**

**The following provision applies to the sale of this item. As soon as a candidate becomes a buyer, he declares to be familiar with this provision when entering into the agreement. If desired by the seller, the following provision may be included in the purchase deed to be drawn up.**

## **Build quality**

The buyer declares that he is aware that the home in question cannot be a recent home and that the requirements that may be imposed on the building quality are (considerably) lower than with new (er) homes. In addition, there is a continuous development of different building methods and visions of different building methods, whereby advancing insights can arise that can judge a previous building method as qualitatively less.

Unless the seller has guaranteed its quality, he is not responsible for the foundations, the floors, the renovations, the pipes, for the electricity, water and gas, the sewage system, the absence of bursting or rising moisture and the absence of any vermin. or fungi (such as woodworm, boktor, fungus etc.). Structural quality defects are considered not to have a restrictive effect on what is described in the purchase deed to be drawn up.

The buyer declares to be aware of this and also to the fact that the seller does not want to accept any liability with regard to visible and invisible / hidden defects of any renovation, renovations, building or building of a more recent date.

In deviation from the deed of purchase to be drawn up and Article 7:17, paragraphs 1 and 2 of the Dutch Civil Code, the total or partial lack of one or more properties of the immovable property for normal and special use and any other non-acceptance of the item the agreement at the expense and risk of the buyer.

With this sale it is assumed that the buyer intends to use the immovable property as a residential home, so that the immovable property, contrary to the first and third sentence of the aforementioned, only has its actual properties after demolition / renovation / renovation / restoration owning those required for normal use. This demolition / renovation / renovation / restoration is entirely at the expense and risk of the buyer, as well as the total or partial lack of one or more properties for normal use, which only become apparent at the time of or after demolition / renovation / renovation / restoration. The consequences of applying for and obtaining or not obtaining permits, permissions, exemptions, exemptions and the like that have to do with this demolition / renovation / renovation / restoration are also entirely at the expense of the buyer.

This includes, among other things, visible and invisible defects that are the result of not building in accordance with building regulations / building permits / zoning plan provisions and the like.

In this context, the buyer also declares, in agreement with the fact, that the model text from the deed of sale to be drawn up will not apply.

The seller warrants that he has provided the buyer with all information / facts that the seller ought to convey to the buyer in the context of the duty to disclose, on the understanding that information / facts that are known or known to the buyer at the time of conclusion coming from the purchase agreement need not be provided by the seller.

If the buyer wants more information about the structural condition, it is of course possible that he can have an investigation conducted at his own risk and expense in consultation with **the seller and / or his broker**.

**On the basis of this clause, the parties agree that (hidden) defects to be discovered after delivery are for the account and risk of the buyer.**

**Explanation clause Measurement instruction**

**The following provision applies to the sale of this item. As soon as a candidate becomes a buyer, he declares to be familiar with this provision when entering into the agreement. If desired by the seller, the following provision may be included in the purchase deed to be drawn up.**

The broker has (through and on behalf of his seller) outsourced the NEN-2580 measurement to an external, professional and specialized party and aims to inform the buyer as well as possible about the correct dimensions of the object. Nevertheless, the (possible dimensions in the) floor plans are only an indication of reality and may deviate from the actual situation.

#### **Explanation clause Measurement instruction**

The Measurement instruction is based on the NEN2580. The Measurement Instruction is intended to apply a more unambiguous method of measurement for giving an indication of the usage surface. The Measurement Instruction does not completely exclude differences in measurement results, for example due to interpretation differences, rounding off or limitations when performing the measurement.

**On the basis of this Explanation Clause, the parties agree that deviations in the dimensions to be discovered after delivery are for the account and risk of the buyer.**

**If the buyer wishes, he can include in his bid a resolute condition for an "own" NEN-2580 measurement.**

#### **Non-self-employment clause**

**The following provision applies to the sale of this item. As soon as a candidate becomes a buyer, he declares to be familiar with this provision when entering into the agreement. If desired by the seller, the following provision may be included in the purchase deed to be drawn up.**

#### **Non-self-employment clause**

The buyer declares that he is aware that the seller has not occupied the immovable property (recently) and that the seller cannot therefore inform the buyer about properties or defects to the goods that the seller could have been aware of if he had actually used the property sold. . In connection with this, the parties have agreed, contrary to the relevant article in the purchase deed to be drawn up and article 7:17, paragraphs 1 and 2 of the Dutch Civil Code, that such properties or defects are for the account and risk of the buyer and that here when determining the purchase price has been taken into account. The buyer indemnifies the seller against all third-party claims.