

# VILLA VONDEL

## PRICE LIST

Version: DRAFT

Address	Type	Floor	Living area in m <sup>2</sup>	Outdoor space	Outdoor space in m <sup>2</sup>	Property price	Parking space price
Zandpad 3A-1	Double ground floor apartment	0 + 1	214	Garden	113	€2,250,000	€100,000
Zandpad 3A-2	Double ground floor apartment	0 + 1	214	Garden	174	€2,790,000	€100,000
Zandpad 3B	Apartment	2	171	Terrace	38	€2,320,000	€60,000
Zandpad 3C	Penthouse	3	191	Rooftop terrace	156	€3,120,000	€80,000

This is a provisional price list. The definitive price list will be available when the sale starts. This information has been compiled with the utmost care. No rights may be derived from this price list. Subject to changes.

## Particulars

### LEVEL OF OUTFITTING INCLUDING FINISHING

The apartments as offered include provisional estimates for the overall finish, such as a bespoke kitchen, bathrooms and wall/floor finishing, based on a preliminary design by Just Design. Completion has been divided into two phases: the building shell and finishing. You will find more information about this in the detailed documentation: the technical description of building shell and finishing, together with the sales drawings.

### PENTHOUSE XL

There is an option to combine the two uppermost apartments to create an extra-large penthouse. Just Design has completed a design for various layout options.

### PARKING

For each apartment, a parking space is available for sale on the grounds of Villa Vondel, behind the access gate. For the precise location of the parking space for each apartment, see the site plan.

### SURFACE AREA

The approximate dimensions are given in square metres. The apartments were measured in shell building condition in accordance with the surveying instructions for the Dutch Real Estate sector based on NEN 2580. The dimensions indicated in the brochure and on the drawings may deviate from the final result. The penthouse features its own entrance on the first floor and lift access to the roof terrace. This area has been included in the total usable floor space for the penthouse.

### TRANSFER TAX AND CONVEYANCING COSTS

The purchase price excludes transfer tax on part of the purchase price, payable by the buyer. VAT and civil-law notary costs and land registry costs for the transfer of ownership have been included in the purchase price.

Any costs for a mortgage deed (civil-law notary and land registry) are payable by the buyer. In principle, these costs are tax-deductible.

### LEASE

The land on which Villa Vondel stands has been allocated for continuous ground lease by the Municipality of Amsterdam. The ground lease expires on 15 November 2044. The prices indicated include the paid-up leasehold for the remaining period. It is not possible to opt for an annual ground rent.

### CIVIL-LAW NOTARY

Holdinga Matthijssen Kraak Notarissen is the civil-law notary for this project. The transfer of ownership will take place at this office.

### HOMEOWNERS' ASSOCIATION CONTRIBUTION

A provisional budget has been compiled for the homeowners' association by a specialist management company. The definitive monthly contribution to the homeowners' association will be determined by its members in due course.

### PURCHASE AND CONTRACTING AGREEMENT

The purchase will be laid out in a purchase agreement and a separate contracting agreement for the finishing work. The purchase price will be divided into development and construction costs for the purchase of the apartment right in shell building condition and the contracting price for the finishing work. The purchase price for the apartment right is payable on transfer of ownership and the contracting price will be charged in instalments by the contractor based on the payment schedule included in the contracting agreement.

### ADDITIONAL INFORMATION

You will find more information in the detailed project documentation, including the technical description of finishing work including all provisional estimates, the contract drawings, the budget for the homeowners' association and the deed of division.