

Address	Type	Floor	Residential sqm	Outdoor space	Outdoor sqm	Storage sqm	Price residence	Parking space no.	Price parking space	HOA charges	Status
Dora Tamanaplein 85 <i>model home</i>	A	1	174	loggia/sunroom	9	9	€ 1,780,000	20	€ 65,000	€ 382	available
Dora Tamanaplein 83	B	1	195	2x loggia/sunroom	18	11	€ 1,950,000	21	€ 65,000	€ 430	available
Dora Tamanaplein 75	C	1	155	loggia/sunroom	9	12	€ 1,550,000	15	€ 65,000	€ 351	available
Dora Tamanaplein 73	D	1	164	loggia open	15.7	9	€ 1,685,000	17	€ 65,000	€ 361	available
Dora Tamanaplein 89	A	2	174	loggia/sunroom	9,3	8	€ 1,730,000	18	€ 65,000	€ 380	available
Dora Tamanaplein 87	B	2	195	2x loggia/sunroom	18.4	9	€ 2,000,000	22	€ 65,000	€ 428	available
Dora Tamanaplein 79	C	2	155	loggia/sunroom	9.3	14	€ 1,590,000	16	€ 65,000	€ 353	available
Dora Tamanaplein 77	D	2	164	loggia open	14.5	9	€ 1,740,000	19	€ 65,000	€ 363	available
Dora Tamanaplein 93	Penthouse	3+4	264	roof deck	54	11	€ 2,695,000	23 & 24	€ 130,000	€ 576	available
<del>Dora Tamanaplein 91</del>	<del>Penthouse</del>	<del>3+4</del>	<del>295</del>	<del>roof deck</del>			<del>€ 2,975,000</del>				not available
Dora Tamanaplein 81 <i>model home</i>	Penthouse	3+4	245	roof deck	54	15	€ 2,575,000	59 & 60	€130,000	€ 543	available
<del>Dora Tamanaplein 71</del>	<del>Penthouse</del>	<del>3+4</del>	<del>374</del>	<del>roof deck</del>			<del>€ 4,500,000</del>				not available

This price list was drafted with the utmost care. No rights may be derived from this price list. May be subject to modification.

## Explanation

From November 15 until November 26, 2019, 4.00pm, you can express your interest in purchasing a property. To do so, please log on to your personal account on the Diamantfabriek website ([account.diamant-fabriek.nl/inloggen/](https://account.diamant-fabriek.nl/inloggen/)). More information is given in the attachment 'registration and allocation'. These and the other referenced documents are in your personal account under 'Downloads'.

### FLOOR AREA

Given sqms are approximations. The apartments have been surveyed in accordance with the NEN 2580 measurement code for the Real Estate sector. The measurements stated in the brochure and on the scale-drawings may deviate slightly from the actual size of the completed apartments.

### PRICE, EXPENSES AND TRANSFER TAX

The purchase price includes notary and land registry fees for the transfer of ownership.

The purchase price includes a 50-year ground lease settlement for the apartment. Annual ground lease is due for the parking space. The buyer must pay (2%) transfer tax on the value of an apartment and parking space. Any further fees for a mortgage deed (notary and land registry) are also at the expense of the buyer. In principle, these expenses are income tax deductible. The notary has already submitted a fee quote for establishing a right of mortgage where necessary.

### CIVIL-LAW NOTARY

The transfer of ownership will take place with Buma Algera Notariaat, Prins Hendriklaan 27-29 in Amsterdam.

### FINISH STANDARDS

The apartment finishes will include oak flooring, smooth plaster wall and ceiling finishes, wall and ceiling paint and bathroom fixtures and fittings. The apartments will feature a Led-lighting plan. More information is given in the 'general technical specifications of the residential units'. Two model homes have been completed and include a luxury custom kitchen, fitted wardrobes and wall and ceiling finishes according to the plans drafted by an interior architect.

The purchase price of a model home includes the kitchen and fitted wardrobes (excluding furnishings). For all other apartments, a budgeted amount of € 45,000 for a kitchen is included in the purchase price. **More information about the budgeted amount is available via the real estate agent.**

### PARKING

Buyers of an apartment is Diamantfabriek also have the option of purchasing a parking space in the garage situated under Dora Tamaraplein with an entrance on Tolstraat. One parking space has been reserved for each apartment, two for the penthouses. There are a few extra parking spaces available in the garage. When registering for a property online, you can indicate whether you would like to purchase an extra parking space. There is a separate HOA for the garage, the HOA charges amount to € 45.61 per month (2019).

### GROUND LEASE

The land on which Diamantfabriek is built was issued into continuous ground lease by the municipality of Amsterdam. The ground lease took effect on May 16, 2013, the current lease period is applicable until May 15, 2063. Given prices include a 50-year ground lease settlement. You cannot opt for annual ground lease payments. The land on which the parking garage was built was also issued into continuous ground lease by the municipality of Amsterdam. The ground lease took effect on December 16, 2012, the lease period applies until December 15, 2062. The index lease per PS amounts to € 93.74 per year. The lease is subject to annual indexation, the next indexation will take place on December 16, 2019. Prepayment of the lease (50-year settlement) amounts to € 3,730.

### PERPETUAL GROUND LEASE

Leaseholders have the option to switch to everlasting ground lease. The municipality of Amsterdam offers leaseholders a transitional arrangement, which has extremely favorable conditions until the end of 2019. In order to ensure that you will be able to take advantage of these favorable conditions, the project developer will apply for the everlasting ground lease offer on behalf of all future owners. Although the offer itself is not available to date, all rights from the application are transferable.

### HOMEOWNERS ASSOCIATION (VVE) CHARGES

Newomij BV is a company specialized in HOA management and as such has drafted a preliminary HOA budget with an indication of the monthly contribution per apartment. This indication is based on currently available information. The definitive monthly HOA contribution which will be payable by the residents will be adopted jointly by the members of the HOA at a later stage.

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