



For sale | Business space - Showroom - Restaurant - Office - Residential

'A monumental icon with potential on the Amstel'

De Oude Molen 5 in Amstelveen (1184 VW)

- multifunctional
- national monument
- own land
- centrally located
- size 489 m²
- plot size approx. 1,500 m²
- asking price: € 2,250,000,- buyer costs (K.K.)

General

A unique opportunity in a place full of history, character and future. *De Oude Molen 5* is a monumental building on the site of the former 'Kruitfabriek', right on the Amstel river. Now the beloved restaurant FÊTE Vis is ready for a new interpretation.

Whether you are looking for an inspiring workplace, an elegant showroom, an architect's studio or a special combination of living and working - this property offers the space and atmosphere to bring your plans to life.



A world of its own in the middle of the Randstad

With the Amstel River as its neighbour, Ouderkerk and Amsterdam just a stone's throw away and Amstelveen's Stadshart around the corner, this location combines tranquillity, nature and accessibility. On-site parking, a generous terrace, a playful layout and full ownership make *De Oude Molen 5* a rare offering.

The municipality of Amstelveen is considering our application to change the zoning to business/office/living (70%), which opens even more possibilities. The property will be delivered as shell - the freedom is yours. The attached renders give a taste of the potential.

Ambience, comfort and individuality

De Oude Molen 5 feels like a boutique hotel with a tough edge. Spacious, light, surprising. Here is something special - for yourself, your company or your customers.



Property description

In a picturesque and peaceful setting on the outskirts of Amstelveen, near the Amstel river, lies *De Oude Molen 5* - a special property with a rich history and many possibilities for the future. This monumental building from 1913, designed by architect B.J. Ouendag, originally served as a cowshed and wagon shed at the former gunpowder factory and is part of a rare industrial heritage ensemble. The building was fully restored in 2002. None other than Winy Maas of MVRDV drew for the 3 modern annexes.

Features & Potential

- National monument with original details such as stable windows, machine-made brick facades and characteristic gabled roofs.
- Approximately 489 m² floor area (including conservatory), divided over various multifunctional spaces, a rinse kitchen and technical facilities.
- Monumental conservatory at the rear with views of the surrounding greenery and water, suitable for reception, catering or light work.
- Very easily accessible, both by car and bicycle, with free location on a quiet street in the characteristic outskirts of Amstelveen.

Destination

The property currently has a restaurant destination. However, the municipality of Amstelveen has an initiative to change the zoning plan to a combination of living and working (70% living / 30% business space) or a full use as, for example, office, workshop or business space. This creates a rare opportunity to redesign a monumental building according to one's own views within a spatial and historical framework.



Heritage & location

The property is of cultural-historical and architectural-historical importance, partly due to its location within the original factory site of the gunpowder industry, one of the last in the Netherlands. Surrounded by greenery and water, it forms an attractive enclave between the Amstel River and the polders, with tranquillity, history and inspiration as natural ingredients.

Layout & Experience

Monumental living and working in green surroundings

De Oude Molen 5 is a building that surprises: tough and industrial on the outside, light and atmospheric on the inside. The central main entrance is located in the heart of the building and is framed by a robust brick façade with steel frames - a characterful entrance.



Behind the entrance is a spacious hall with cloakroom, giving access to an impressive open space. High ceilings, sightlines and monumental details create a sense of space and freedom - ideal for a large kitchen diner, a loft-like living room or just a studio, showroom or office space. To the side is a generous toilet group with five toilets, which is also very practical when used as work or reception space.

A fully glazed conservatory has been built at the rear: a lovely place to live, work or receive guests. The conservatory has skylights that can be opened and is shaded by a beautiful floating hay canopy that provides cooling in summer. Adjacent is a large living kitchen with lots of natural light. Right next door is a charming glass greenhouse, originally intended for garden herbs, but also suitable as a workplace, workshop or storage.



The outside area completes it all: a generous, sunny terrace with wooden decking under beautiful plane trees, bordering a pond. Here you are surrounded by greenery, with peace, privacy and space - a rare combination just a few minutes from Amsterdam.

A unique place for those who want stylish living and working in a monumental setting.

Excellent accessibility

By car

Oude Molen 5 is easily accessible by car. Via the N522 and the nearby A9, you can be on your way to Amsterdam, Schiphol, Utrecht or Haarlem within minutes. There is ample parking space on site and in the immediate vicinity.

By bicycle

The location is at short cycling distance from the centre of Amstelveen, Ouderkerk aan de Amstel and Amsterdam-Zuid. The Amsteldijk and the Bovenkerkerweg offer fast and green cycling routes. Cycling along the Amstel also makes the route particularly pleasant.

By public transport

Within walking distance are various bus stops with direct connections to Amsterdam-Zuid and Amstelveen Centre stations. The renewed Amstelveenlijn (tram line 25) is also easily accessible and connects the location to the Amsterdam metro network.

Total surface area

Business/office space: 489 m²

Measurement report available.

Asking price

€ 2.250.000,- K.K.

Zoning plan & use

Amstelveen Zuid-oost 2015, destination hospitality category 1 and 2.

There is, however, an initiative with the municipality of Amstelveen to change the zoning plan to a combination of living and working (70% living / 30% business space) or a complete filling as, for example, office, workshop or business space.

Van Riezen & Partners is discussing this with the Municipality of Amstelveen on behalf of the seller.

Kadaster

Municipality Amstelveen, section W, number 990, size approx. 1,500 sqm.

In connection with a pending zoning change application, the current plot (measuring 2,133 m²) will be split into two separate plots. The exact size of these plots will not be known until after the formal division.

Property charges 2025

WOZ value € 1,249,000

Property tax € 3,911.49

Sewerage tax € 211.05

Water board tax € 1,004.91 (provisional)

Insured value of buildings € 1,523,000 and € 494,000.

Acceptance

In consultation and 'as is where is'. Buyer will have the opportunity to examine the property both from a constructional and legal point of view. Seller will share all relevant documents and knowledge with the buyer by means of a data room.

Parking

On own grounds 5 parking spaces can be realised. There is ample free parking in the vicinity and on the site complex.

Notary

The acting notary will be appointed by the buyer to draw up the deed of sale and delivery. Preferably an Amsterdam notary.

It concerns commercial property. The transfer tax is 10.4% of the purchase price and there is no statutory cooling-off period!

Security

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

Details

The purchaser 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 purchaser 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 will be given the opportunity, after prior consultation with Yield Real Estate B.V. and up to the time of signing the deed of purchase, to examine the sold property extensively (architecturally 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 are expressly excluded, and also;
- no implicit or explicit warranties are granted by the seller with regard to the sold property except insofar as they are explicitly included in writing in the deed of sale.

The Buyer explicitly declares to accept the sold property upon delivery in the actual, technical, environmental and/or legal condition it is in at that time. The Buyer thereby accepts all 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 Subjects and a full commutation of all risks, defects and/or repairs (yet to be) carried out in relation to the Subjects, regardless of their nature and regardless 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 goods sold upon delivery. The Buyer furthermore indemnifies the Seller against any (invisible) defects that may appear later, whether of an architectural, environmental, factual or legal nature.

Seller's reservation

This sale is subject to the explicit reservation of:

- written approval from the seller's board.

Measurement instruction

The measurement instruction is based on NEN2580. The Measuring Instruction is intended to apply a more uniform way of measuring to give an indication of the (gross/lettable/usable) floor area. The Measurement Instruction does not completely rule out differences in measurement results, due to, for example, differences in interpretation, rounding off or limitations in carrying out the measurement.

Reservations Yield Real Estate B.V.

This non-binding information has been compiled with care. No liability is accepted by Yield Real Estate B.V. for its accuracy, nor can any rights be derived from it. This information is not intended as an offer. By accepting the conditions stated or making an offer which may or may not be different, neither Yield Real Estate B.V. nor its clients are bound in any way, not even to make a counter-offer. Yield Real Estate B.V. expressly acts only as advisor to its principal and not as authorised representative on its behalf. Furthermore, the parties can only be legally bound after definitive agreement has been reached in respect of all that 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 mutatis mutandis. Yield Real Estate B.V. is registered with the Chamber of Commerce under number 95430989. The general terms and conditions 2025 Yield Real Estate B.V. 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 B.V.'s liability in all circumstances and to any person is limited to the amount paid out by Yield Real Estate B.V.'s professional liability insurance in the case in question.

Privacy & Wwft

The Buyer expressly declares -in connection with this letting- in advance:

- consent to the processing of its data in accordance with the Yield Real Estate Privacy Statement, as well as;
- to cooperate fully and unconditionally with all possible necessary investigations on the basis of the applicable laws and regulations, including at least the Wwft.