

3.09.06



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**SOUTH-WEST FACING CORNER APARTMENT**

# Panoramic Living. All-Day Natural Light.

Corner-wrapped floor-to-ceiling windows give you 270-degree panoramic horizon views from a rare, spacious 5-corner living room.

**Eiffelstraat 307, 2132 HS Hoofddorp**

Hyde Park 03.09.06 • Building 3 • New Build 2026

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# Apartment Overview

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|----------------|-----------------------------------------------------------|
| Address        | Eiffelstraat 307, 2132 HS Hoofddorp                       |
| Building       | Knightsbridge (Blok 3) · 9th floor · Unit 06              |
| Type           | 2-bedroom corner apartment, new build                     |
| Completion     | June 1, 2026                                              |
| Land           | Ownership included — no ground lease (erfpacht)           |
| VvE fees       | € 220 / month                                             |
| Property tax   | ~€ 500 / year (estimated)                                 |
| Condition      | Excellent — new build                                     |
| Customizations | € 15,000+ in owner-grade upgrades                         |
| Finishing      | Kitchen & bathrooms done · floors & walls: buyer's choice |
| Parking        | Bicycle parking included · car spot reserved (extra cost) |



*Hyde Park Knightsbridge — Inner Garden (Architectural Render)*

# Apartment Plan & Customizations

- **Customized kitchen** — extra storage, taller countertop, and wrap-around counter
- **Electrical planning** — custom wall outlets marked for flexible daily use
- **Buyer-ready shell** — finished kitchen, bathroom, and toilet; floors and walls stay your choice



Apartment plan — customized kitchen and electrical outlet markings

# Elevated Position

Near the top of the tallest building in the complex — above every surrounding structure. Unobstructed horizon views from all windows. No comparable unit above or below is on the market.



*Aerial view — Building 3 marked with arrow*

- **South side** — faces the roof of the adjacent building — no overlooking neighbors
- **West side** — overlooks the complex's landscaped inner garden
- **Shielded from noise** — quiet throughout the day and especially at night
- **No construction south or west** — complex sits at the corner of the redevelopment zone

# Living Room Light

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- **South + west glass** — light from morning into evening
- **Rare 5-corner room** — more open than a standard square layout
- **Corner-wrapped views** — wide outlooks from the main living space



*Living room — south and west floor-to-ceiling window surfaces*

# Kitchen Practicality

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- **Extra counter space** — main prep area plus wrap-around surface
- **Practical drop zone** — space for groceries, keys, bags, and quick meals
- **Built for real cooking** — more useful than a minimal rental kitchen



*Kitchen area — extra storage and flexible wrap-around counter*

# Private Covered Balcony

- **Covered west side** — usable in rain and protected from harsh sun
- **Privacy wall** — more sheltered than exposed open balconies
- **Direct living-room access** — extends the main room toward evening light



*Balcony — covered, west-facing, and directly connected to the living room*

# Balcony Views

- **Inner-garden outlook** — west side faces away from street noise
- **Open horizon feel** — upper-floor position keeps views wide
- **Construction shielded** — future work sits outside the south/west view



*Balcony views — inner garden, western outlook, and open sky*

# Bedrooms

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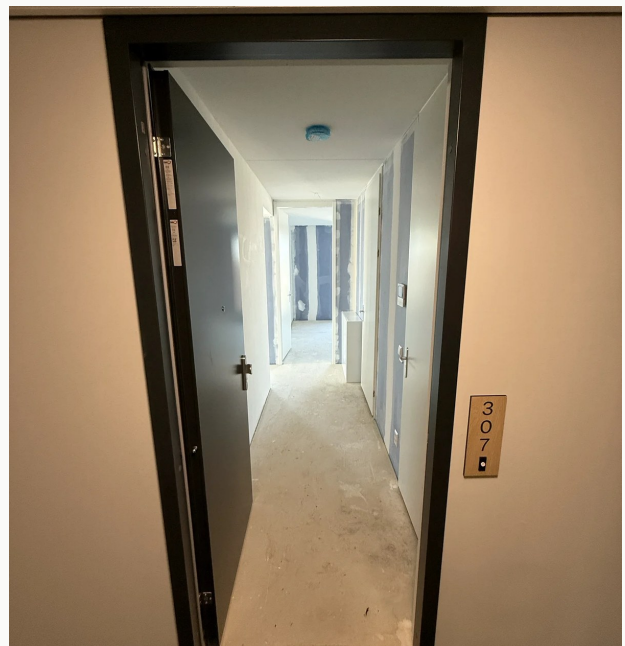
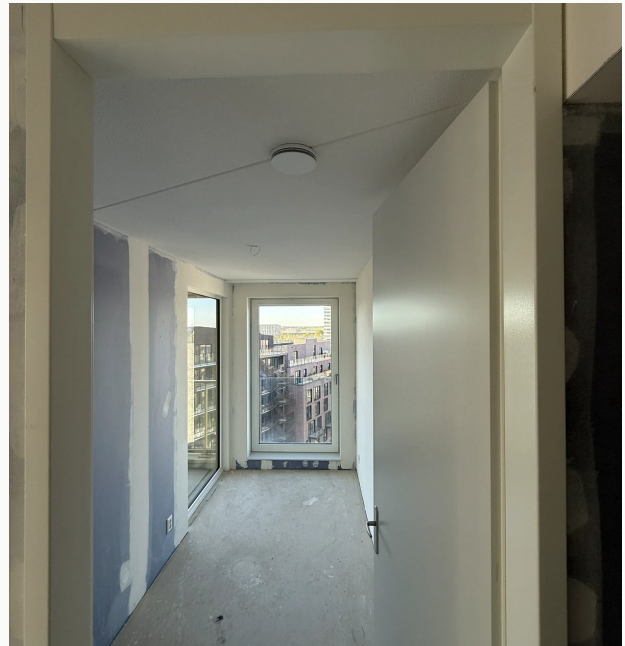
- **Second bedroom light** — west window plus south glass toward the balcony
- **Upper-floor advantage** — this daylight layout is not available below
- **Flexible finish** — floors and walls are ready for buyer's taste



*Bedrooms — daylight, balcony-side glass, and unfinished surfaces*

# Hallway & Finish Flexibility

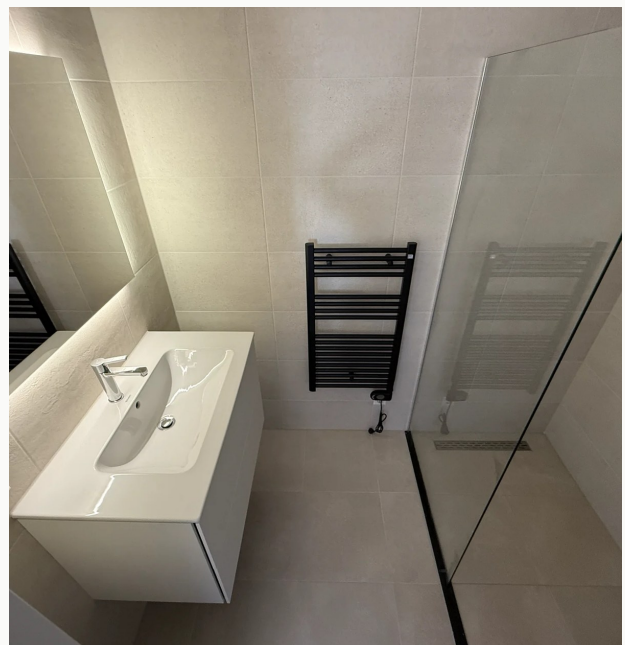
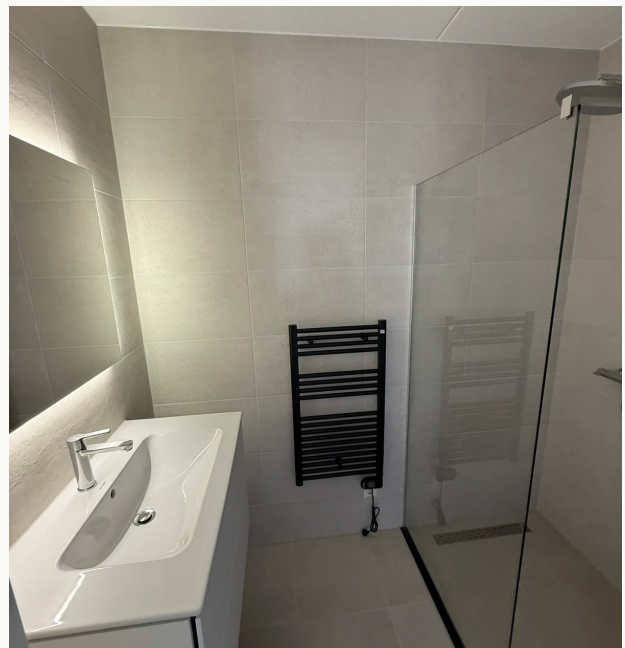
- **New-build shell** — clean base ready for final floor and wall choices
- **Nearly finished ceiling** — flat white surface already in place
- **Clear circulation** — hallway connects bedrooms, bathroom, toilet, and living room



*Hallway — new-build condition and buyer-selected finishing potential*

# Bathroom Upgrades

- **Wider shower glass** — more practical separation than minimal screens
- **Floor lip in shower** — helps keep water inside the shower area
- **Built for comfort** — higher-than-standard sink and owner-grade finish



*Bathroom — upgraded shower, wider separator, floor lip, and higher sink*

# Separate Toilet

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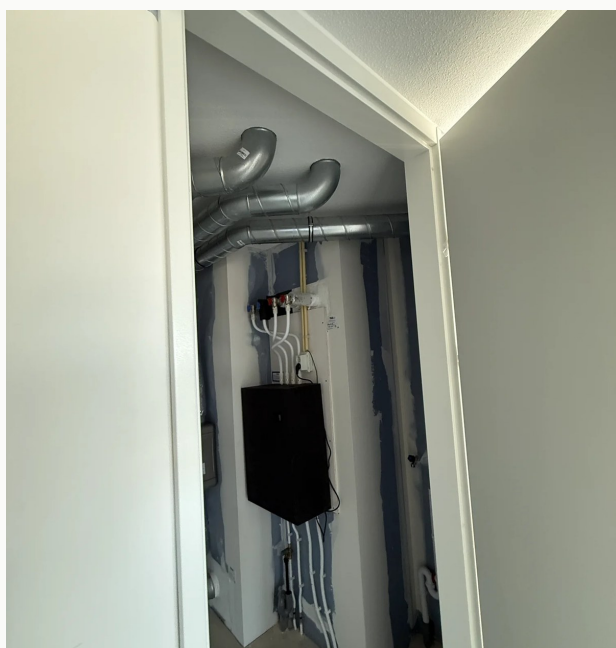
- **Finished and ready** — separate toilet is already completed
- **Practical layout** — keeps bathroom and toilet use independent
- **Owner-grade upgrades** — part of the EUR 15K+ customization package



*Separate toilet — completed finish, independent from the bathroom*

# Storage & Comfort Systems

- **Per-room thermostat** — separate climate control in every room
- **Heat pump heating** — modern new-build comfort system
- **Sound-proof ventilation** — system visible in the storage/laundry room



*Storage/laundry room — ventilation, heating, and comfort systems*

# Location & Neighborhood

A newly redeveloped neighborhood just outside Amsterdam city limits — fast airport and city access, daily essentials nearby, and a growing district around the building.

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Neighborhood | Whole area being redeveloped into a new Hyde Park district         |
| Supermarket  | Albert Heijn planned right across the street                       |
| Park         | 5-minute walk to city park with canal                              |
| Transit      | 5-minute walk to train and bus station                             |
| Schiphol     | 10 minutes by public transport                                     |
| Amsterdam    | 20-minute drive to Amsterdam city center                           |
| Flight paths | Close to Schiphol, without direct overhead flight path disturbance |



*Knightsbridge — garden aerial and street-side render*

# Delivery & Contact

## UNIQUE HANDOVER OPPORTUNITY

### Agree before June 1 and join the official handover

Walk through the apartment with the current owner and have important delivery issues noted for developer follow-up.

## Clear Purchase Picture

- **Move-in essentials are ready** — kitchen, bathroom, toilet, heat pump, and climate control
- **Personal finishes stay yours** — choose the floors, walls, and lighting yourself
- **Parking choice** — reserved underground car spot available separately

## CONTACT

**[hydepark\\_03\\_09\\_06@fastmail.com](mailto:hydepark_03_09_06@fastmail.com)**

Full photos of this apartment on the landing page and upon request.

See more about the project and the neighbourhood:

**[hydeparkishere.nl/woningaanbod/blok-knightsbridge](https://hydeparkishere.nl/woningaanbod/blok-knightsbridge)**

Photos taken May 2026. New build; completion June 2026. Verify all details independently before purchase.