

Type	Floor	Living space sqm	Storage sqm*	Outdoor space	Total price (purchase price, shell construction and finishing works)	Price shell construction (purchase price and shell construction)	Purchase price (closing costs to buyer)	Shell construction incl. VAT	Contract agreement finishing works incl. VAT
The Double No.1 (in escrow)	Raised ground- floor/ garden floor and basement	313	16	Garden	-	-	-	-	-
The Double No.2 (in escrow)	Raised ground- floor/ garden floor and basement	277	10	Garden	-	-	-	-	-
The Double No.3 (reserved)	Raised ground- floor/ garden floor and basement	356	17	Garden	€ 5.700.000,-	€ 4.135.000,-	€ 2.305.000,-	€ 1.830.000,-	€ 1.565.000,-
The One Floor No.4	2	329	15	Terrace	€ 7.600.000,-	€ 6.360.000,-	€ 4.475.000,-	€ 1.885.000,-	€ 1.240.000,-
The One Floor No.5	3	329	16	Terrace	€ 7.800.000,-	€ 6.560.000,-	€ 4.675.000,-	€ 1.885.000,-	€ 1.240.000,-
The Penthouse No.6	4 and 5	387	16	Roof patio	€ 9.000.000,-	€ 7.635.000,-	€ 5.450.000,-	€ 2.185.000,-	€ 1.365.000,-

Square meters

All given square meters are approximations. The basic shell floorplans of the apartments are measured in accordance with the measurement code for the Real Estate sector, based on NEN 2580. The dimensions cited in the brochure and on the sketches may deviate from the final completed property.

* Storage: where the storage unit is directly accessible from the residential unit, it is included in the residential floor area of the living space. This applies for The Double 1, 2 and 3

Freehold land

Kings/Lane properties are not ground lease properties. The building is situated on freehold land.

Purchase including finishes (see column total price purchase and building sum shell and finishing works)

Buyers may opt to implement the finishes of the Framework design. This Framework design is detailed in a finishing work quote and the technical description of the finishes. For the finishes, you will conclude a separate work agreement with the project contractor. If you decide to implement your own design, you may also agree to have the necessary work carried out by the project contractor.

Purchase agreement and contract agreement shell construction and finishing works

The purchase will be recorded in a purchase agreement and a contract agreement for the completion of the shell of the residential unit and the building. The purchase price of the apartment right will be due upon legal transfer of title and is subject to transfer tax. The contract agreement will be invoiced in installments, as described in the contract agreement. An additional agreement for finishing works can be concluded with the project contractor.

Transfer tax, VAT and costs of the transfer of title

The purchase price does not include transfer tax levied on the purchase price (see column purchase price (closing costs payable by buyer)). This tax is charged to the buyer. The applicable transfer tax rate depends on the buyer's intended use of the property. The contract sums for the shell construction and finishes are not subject to transfer tax, these amounts include VAT. The VAT, notarial fees and land registry fees for the transfer of title are included in the purchase. Any potential further fees related to a mortgage deed (notary and land registry) will be charged to the buyer. In principle, these costs are income tax deductible.

Civil-law notary

The project notary is Mr. B. Buma of Buma Algera Notariaat, Emmaplein 5, Amsterdam. The transfer of title will take place at this office.

Homeowners Association (VVE) contribution

Delair Vastgoedbeheer, a company specialized in HOA management, will draft a preliminary budget for the HOA. An indication of the monthly contribution is given below. Together, the HOA members will determine the what the actual monthly contribution will be.

Type	Monthly HOA contribution
The Double No. 1	€ 417,87
The Double No. 2	€ 374,87
The Double No. 3	€ 469,01
The One Floor No. 4	€ 487,60
The One Floor No. 5	€ 488,76
The Penthouse No. 6	€ 564,31

Woningborg warranty

Construction of the properties will take place with a warranty certificate (Woningborg). This warranty certificate protects you from a number of risks associated with purchasing a new-build property. For example, Woningborg ensures that the properties will comply with quality requirements and also guarantees against contractor bankruptcy. This warranty applies only to the shell construction.

Parking

Parking is available on the public street in immediate proximity to the building. You can apply for a parking permit with the municipality. Parking permits cost € 177,08 per 6 months (for more information please consult the website amsterdam.nl/parkeren-verkeer/parkeervergunning/parkeervergunning-bewoners/). For a second car, applying for an annual business pass may be an option, more information is available on the [website of the municipality](#).

Additional information

More information can be found in the comprehensive project file, which includes a technical specification of the shell construction and finishing works, contract sketches, the draft of the HOA budget, the deed of division and a template of the purchase and contract agreement.