


A photograph of a modern office interior. The space is characterized by large glass walls and partitions, creating a bright and open atmosphere. In the background, there are wooden wall panels and white office chairs. The overall aesthetic is clean, professional, and contemporary.

# AMSTELIUS

VASTGOED

All-round professionals  
in property management  
and advisory services



*'Working together to create and stimulate growth in value. That's our commitment'*

## Amstelius Property

Amstelius is an independent all-round provider of property management and advisory services. With many years of experience working with a wide range of property portfolios, we are specialists in managing commercial real estate. We work for the owners of buildings, private investors, institutional property funds and property developers. Tenants and end-users of commercial property will also find us an excellent partner. Are you seeking to grow the value of your property holdings? Or perhaps as a tenant your interest is the carefree enjoyment of your leased space. Do you need a reliable and professional partner with thorough market knowledge, a clear-cut approach and a national network? A partner with commitment, a proactive attitude and a personal approach? Welcome to Amstelius. We would be only too glad to help you effectively operate, manage, develop or redevelop your property.

## Full service

You want the highest potential yields from your property. You can achieve that goal thanks to our full-service offering. Our comprehensive style of working ensures a continuous and optimum return on your investment. The choice is yours. Would you like to leave your commercial, financial and technical property management entirely in our hands so that you can focus on your core activities? Alternatively, perhaps you have a more limited role in mind? Whatever you prefer, Amstelius will provide you a customised solution. We will work closely with you to identify your individual needs and put together a package of services that is perfectly tailored to your requirements.

# Put your property in trusted hands

## **Commercial property management**

Amstelius will draw up with you a letting strategy and we will monitor the progress of the leases, keeping a sharp eye on your rent developments, contract terms and expiry dates. On your behalf we will draw up clear agreements on lease terms and conditions so as to totally preclude any kind of misunderstanding. Satisfied low-risk tenants with multi-year leases always raise the value of your property holdings. Amstelius guarantees excellent service, clear communication and satisfactory handling of tenant queries. We are the point of contact for tenants and other parties involved with the leased property. This is how we can take care of your full property portfolio should you so desire.

## **Office property management**

We keep clear records of all agreements made between the tenants and the lessor, so that all parties know exactly what is expected of them. We also ensure that all agreements are concluded and performed correctly. You can also rely on us to manage your rent and service charge collections or even assume responsibility for your entire financial administration. Amstelius can also assume the management of your owners' association. With our fully automated property management system, you need never worry about matters such as rent invoicing and collection. Moreover, our service also includes the minimisation of risks, such as late rent payments, lapsed expiry dates and payment arrears. We will provide you financial reports on a regular basis. These reports are also available for downloading at all times on our intranet portal.

## **Technical property management**

Your property needs to be well maintained so that it will retain its value in the years ahead. This is also true of the condition of the site itself and landscaping. You can rest assured that Amstelius will be keeping a sharp eye on your property. We will constantly monitor the technical condition of your property and draw up a maintenance projection report each year so that you know exactly what to expect.

*'Clear and short lines of communication with clients and tenants are essential'*





A choice for Amstelius is a choice for:

- Independent advice
- Extensive expertise
- A proactive attitude
- A personal approach
- Clear communication
- Competitive rates




*‘Realism and creativity are two key ingredients of what we do’*

## Valuable property advice

Ensuring that your property keeps on turning a healthy profit over the long term is an ongoing challenge. And access to expert advice from a partner with a committed sense of involvement is essential in meeting that challenge. If the advice you seek relates to property strategy, finance, law, taxes or to actual buildings, Amstelius is the perfect sparring partner. Amstelius provides independent and professional advice on all conceivable property-related matters. Thanks to our extensive expertise in the field of property, we know what you need to be thinking about when considering investing in, utilising, developing or redeveloping property. We know how to seek out the opportunities and avoid the pitfalls. In short: with Amstelius, you have the right partner for finding the perfect solution to your property issues – every time.

## The team at Amstelius looks forward to hearing from you

The property market is continuously evolving and developing. Our experienced property managers keep a close track of those developments. They bring together various specialist areas of knowledge such as construction, finance and the law. That is why they are your perfect sparring partners, who are able to see things from your perspective, spot opportunities and deliver sound advice. Opting for Amstelius is choosing professionals with a sharp eye for creative and innovative property solutions. We are at your service.



*'Your property portfolio is in  
experienced hands with Amstelius'*

## No obligation

Are you interested in learning more about what Amstelius can do for you? We invite you to come and talk to us, without any obligation. Call us on **+31 (0) 20 891 25 25** or send an e-mail to **receptie@amstelius.nl**. We look forward to hearing from you.

For more detailed information, please visit our website **www.amstelius.nl** or use the QR code below. You can download a digital version of this brochure from our website.



**AMSTELIUS**  
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Anthony Fokkerweg 1  
1059 CM Amsterdam

T +31 (0)20 891 25 25  
F +31 (0)20 891 25 22