



DE VALK
YACHT BROKERS



HOUSEBOAT WATERLOFT LUXEMOTOR



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BROKER'S COMMENTS

"Flow": Houseboat, Waterloft, luxe motor, floating office, floating apartment or B&B there are so many possibilities! Two separate living areas the large main living in the front and the smaller apartment in the aft with own entrance. A few keywords: Specious, modern, a lot of natural light, many possibilities. In sailing condition with bow thruster and CVO certificate including the Rhine river. Delivery excluding VAT possible. Let us know if you need more information or maybe want to make an appointment view "Flow"? Viewing possible by appointent, "Flow" is not located in our sales marina.

Arne Doodeman

SPECIFICATIONS

Dimensions	39.98 x 6.60 x 1,40 / 0.00 (m)	Builder	Built in Geertruidenberg, yard unknown
Built	1913	Cabins	4
Material	Steel	Berths	10
Engine(s)	1 x Caterpillar 3306B D.I. diesel	Hp/Kw	190.00 (hp), 139.84 (kw)
Asking price	€ 795.000 (VAT Paid)	Lying	contact Monnickendam

CONTACT

Sales office	De Valk Monnickendam B.V.	Telephone	+31 (0)299 65 63 50
Address	Hoogedijk 6 1145 PM Katwoude NL	E-mail	monnickendam@devalk.nl

DISCLAIMER

These particulars are given in good faith as supplied but cannot be guaranteed.



HOUSEBOAT WATERLOFT LUXEMOTOR

GENERAL

Model	HOUSEBOAT WATERLOFT LUXEMOTOR
Type	motor yacht
LOA (m)	39,98
Beam (m)	6,60
Draft min (m)	1,40
Air draft (m)	4,65
Year built	1913
Builder	Built in Geertruidenberg, yard unknown
Country	The Netherlands
Ballast (tonnes)	There is no ballast, no concrete in the bilge.
Hull material	steel
Hull colour	black
Hull thickness (mm)	approx: 5 till 6 mm
Hull shape	flat bottom
Superstructure material	steel
Superstructure (mm)	approx. 5 till 6 mm
Deck plate thickness (mm)	approx. 6 till 8 mm
Rubbing strake	steel
Deck material	steel
Deck finish	non-skid paint
Superstructure deck finish	paint
Antifouling (year)	11-2022 new antifouling and anodes
Window material	tempered glass - and double glazed windows
Deckhatch	Many windows in the roof
Portholes	copper
Insulation	foam Main living, foam insulated. Second living is probably rockwool.
Radar arch	non collapsible Stainless steel radar arch
Fuel tank (litre)	steel 2 x approx. 800 liter in front ship
Fuel tank 2 (litre)	steel 1 x approx. 2500 liter in aft ship



HOUSEBOAT WATERLOFT LUXEMOTOR

Freshwater tank (litre)	polyethylene Approx. 3000 litre in front ship, Approx. 1500 liter in aft ship
Blackwater tank (litre)	polyethylene 2 x approx. 150 liter
Wheel steering	hydraulic
Inside helm position	yes
Extra info	Water connection to shore.
Extra info	Delivery excluding VAT possible.

ACCOMMODATION

Cabins	4
Berths	10
Interior	Modern style specious interior with a lot of light.
Layout	Large area with fully equipped kitchen island and dinette, opening doors to the rooftop terras, extra storage/bedroom. Via the stair down to the large living space with loft. Three bedrooms, separate bathroom (bath, washbowl, shower), separate toilet. A separate living space in the aft ship with dinette, galley, cabin and living space. At this moment separated from eachother (can be rented out for B&B) but easy to connect to the main living. Specious with 4 bedrooms
Floor	Concrete finish with floorheating
Open cockpit	Rooftop terrace
Saloon	Large saloon with a lot of natural light, loft and wood stove.
Heating	central heating Eta pallet central heating sytem.
Heating 2	central heating Second diesel central heating system for the second living.
Dining room	A large dining room with island kitchen on the upper level.
Opening door to cockpit	Double opening doors to the rooftop terrace.
Galley	Large kichen island
Countertop	Beton cire
Sink	yes
Cooker	induction Siemens
Extractor	yes



HOUSEBOAT WATERLOFT LUXEMOTOR

Fridge	Siemens
Freezer	Siemens
Hot water system	on central heating 500 litre on the pallet central heating system.
Water pressure system	electrical
Dishwasher	Siemens
Owners cabin	yes
Bathroom	separate Large modern bathroom with bath, washbowl and shower
Wash basin	yes
Shower	yes
Bath tub	yes
Guest cabin 1	yes
Toilet	separate Modern style separate toilet
Guest cabin 2	yes
Guest cabin 3	yes
Guest cabin 4	In the aft appartement
Washing machine	Indesit
Dryer	Indesit

MACHINERY

No of engines	1
Make	Caterpillar
Type	3306B D.I.
HP	190
kW	139.84
Fuel	diesel
Engine cooling system	freshwater heat exchanger
Drive	shaft
Engine controls	bowden cable Morse
Gearbox	hydraulic Twindisk
Bowthruster	DAF 1160 engine on the bowthruster



Propeller type	fixed
Propeller shaft material	stainless steel
Shaft lubrication	grease
Generator	Hatz engine on 25 Kva Stamford generator
Batteries	yes
Battery charger	yes
Inverter	yes
Shorepower	with cable
Extra info	"Flow" is ready to sail, 190HP Caterpillar diesel engine and DAF1160 on the bowthruster. CVO certified including the rhine river (CVO valid till 2029).

NAVIGATION

Navigation lights	yes
Searchlight	2x

EQUIPMENT

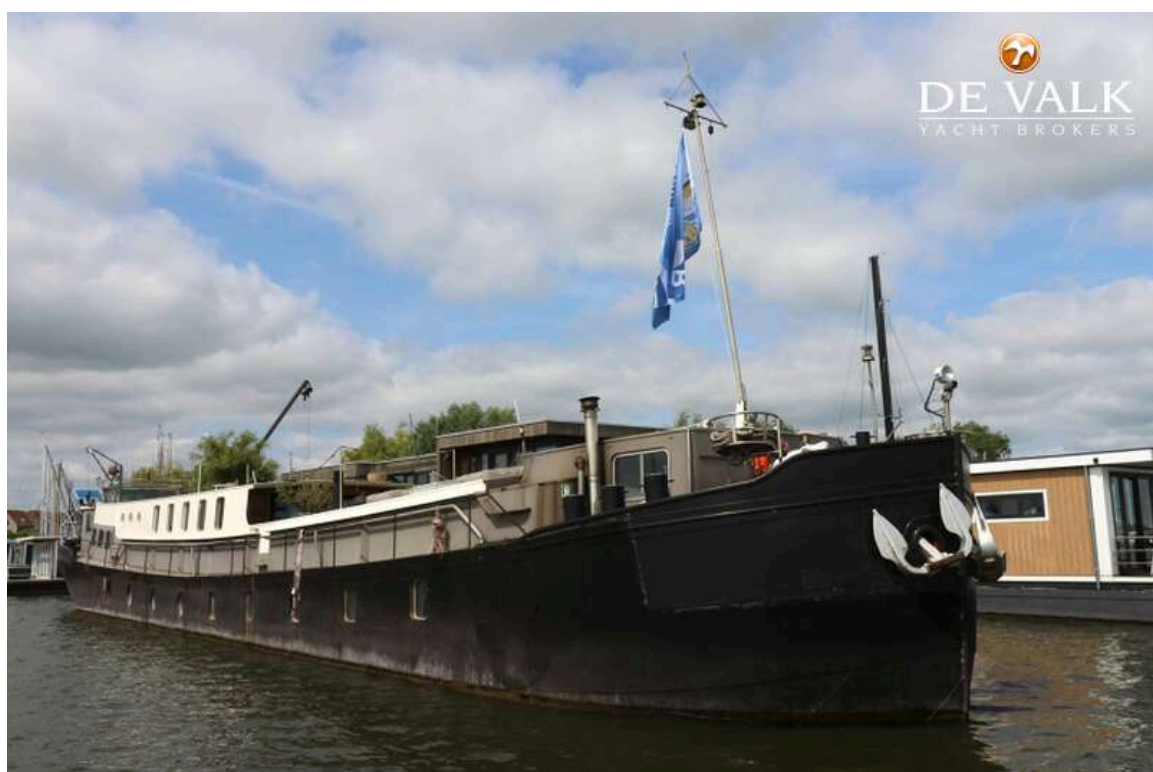
Boarding ladder	stainless steel 2x stainless steel boarding ladder
Anchor	Achor on the bow and stern
Anchor chain	yes
Windlass	manual
Deck crane	2 x deck crane
Sea railing	steel
Wiper	2x
Horn	yes
Fenders	yes
Mooring lines	yes



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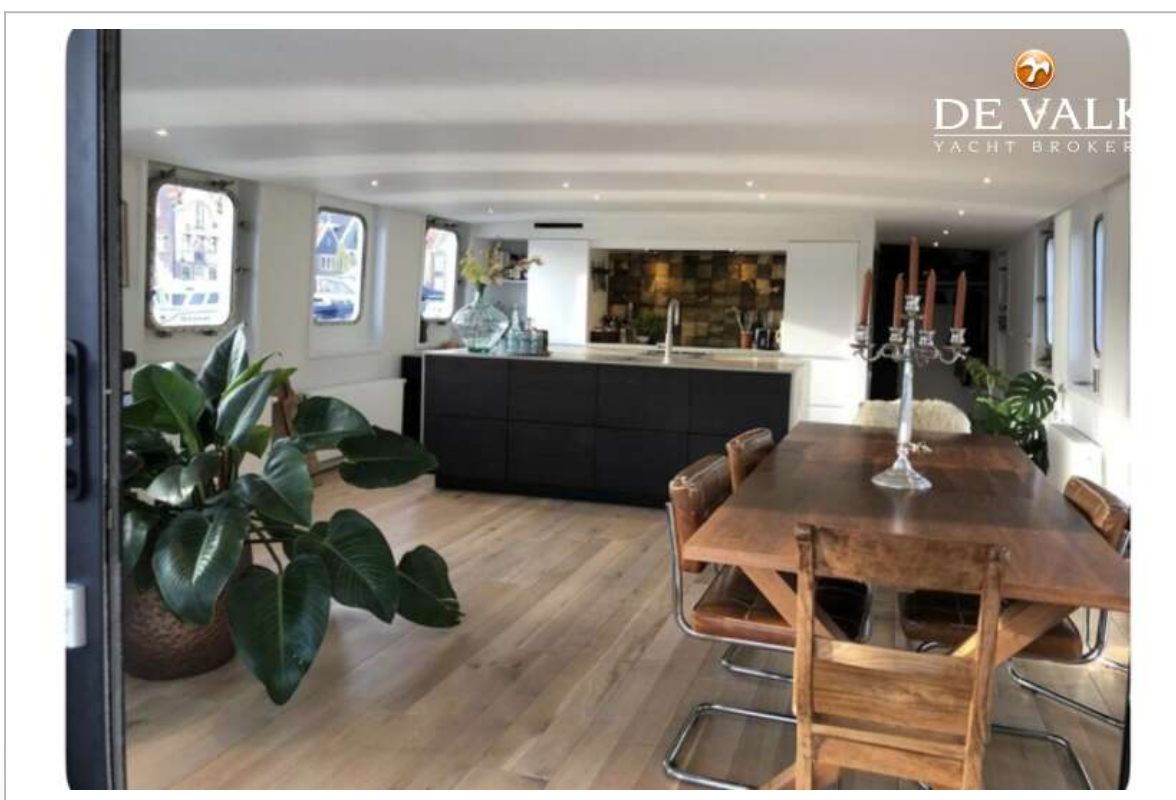
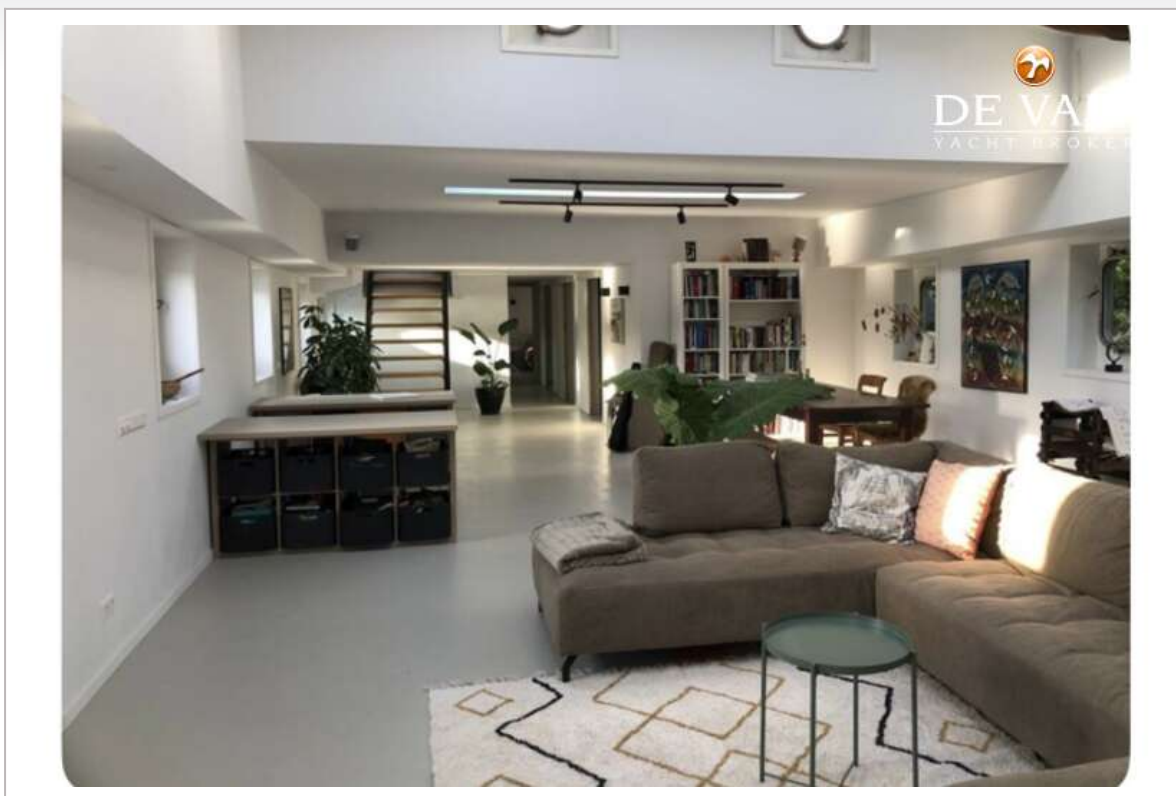
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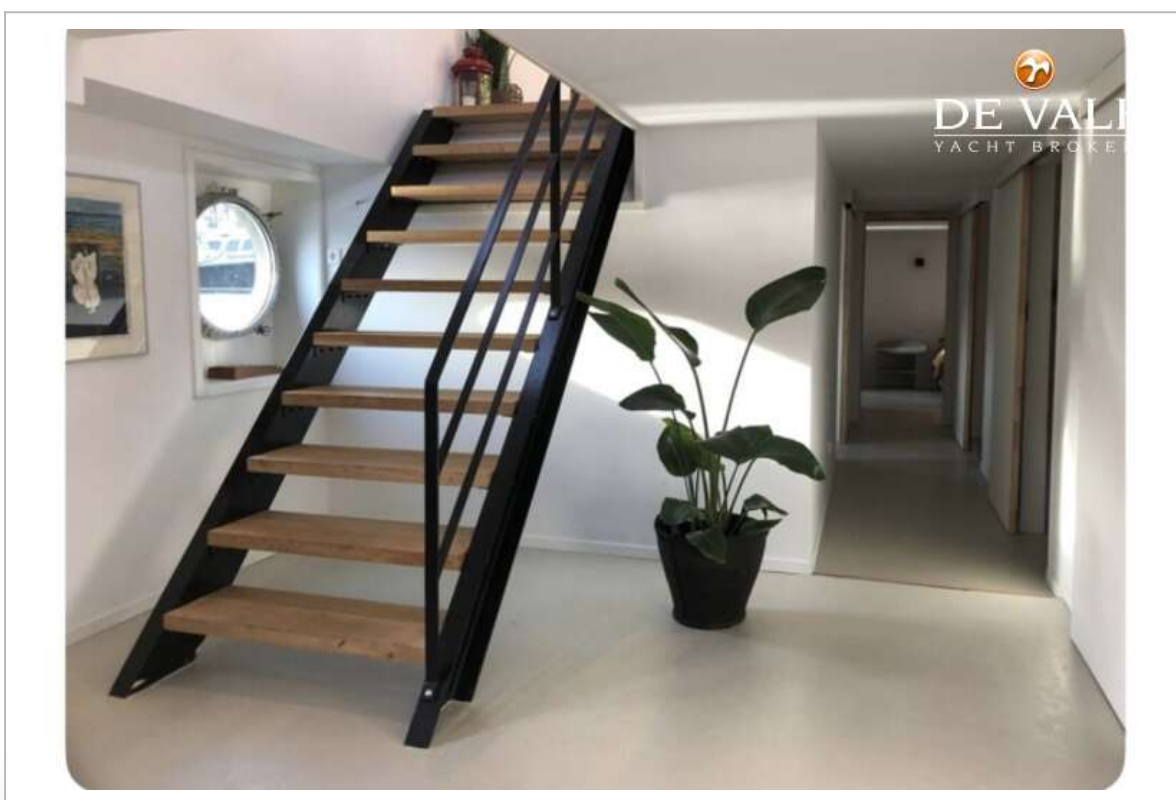
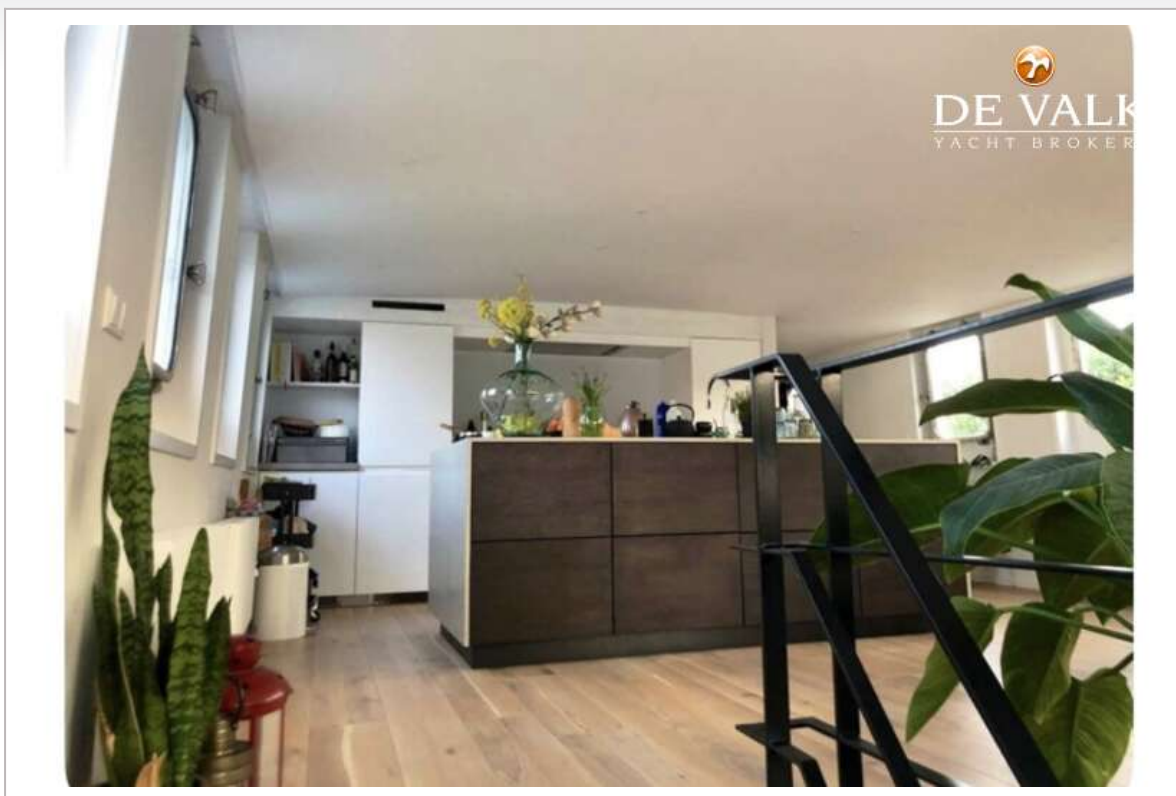
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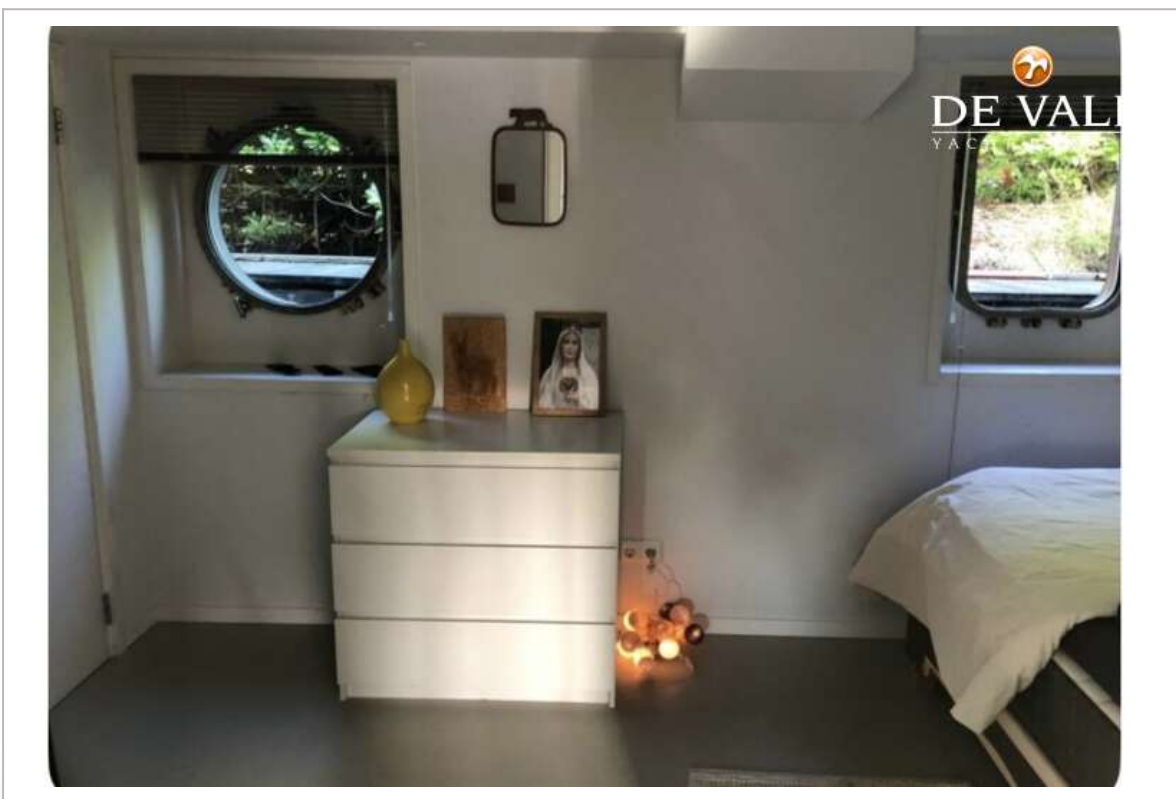
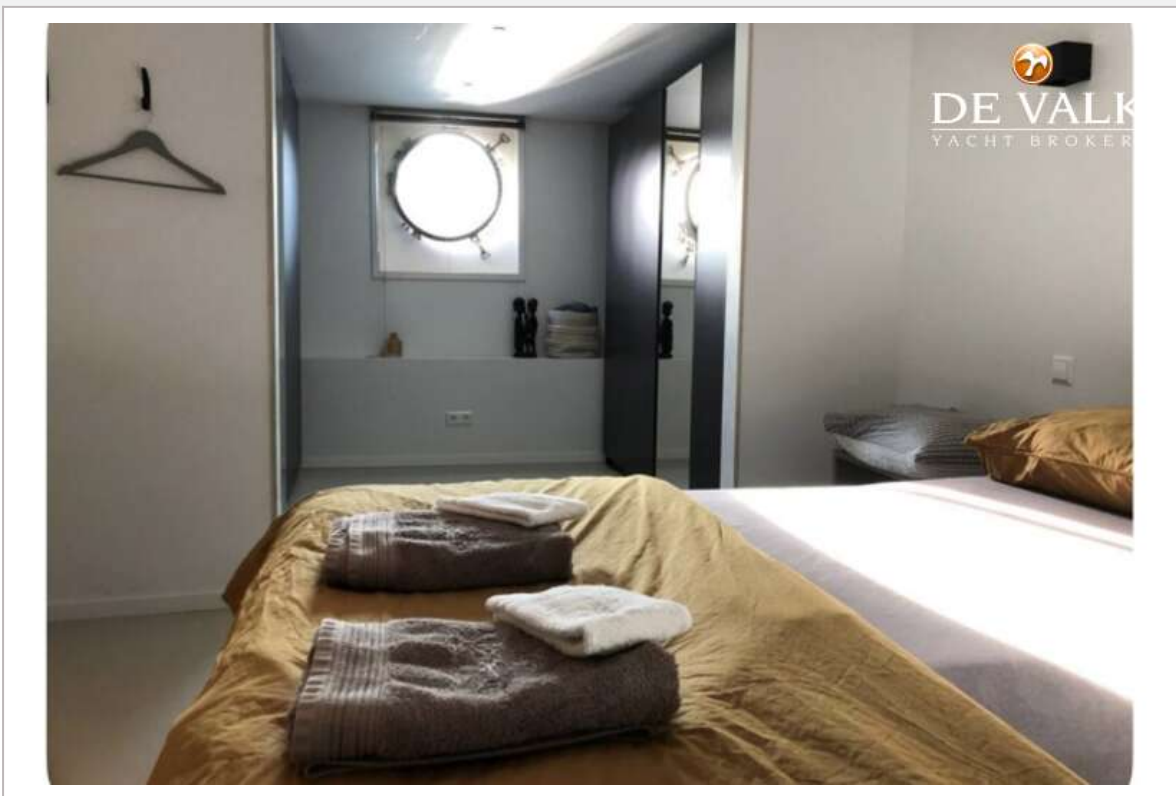
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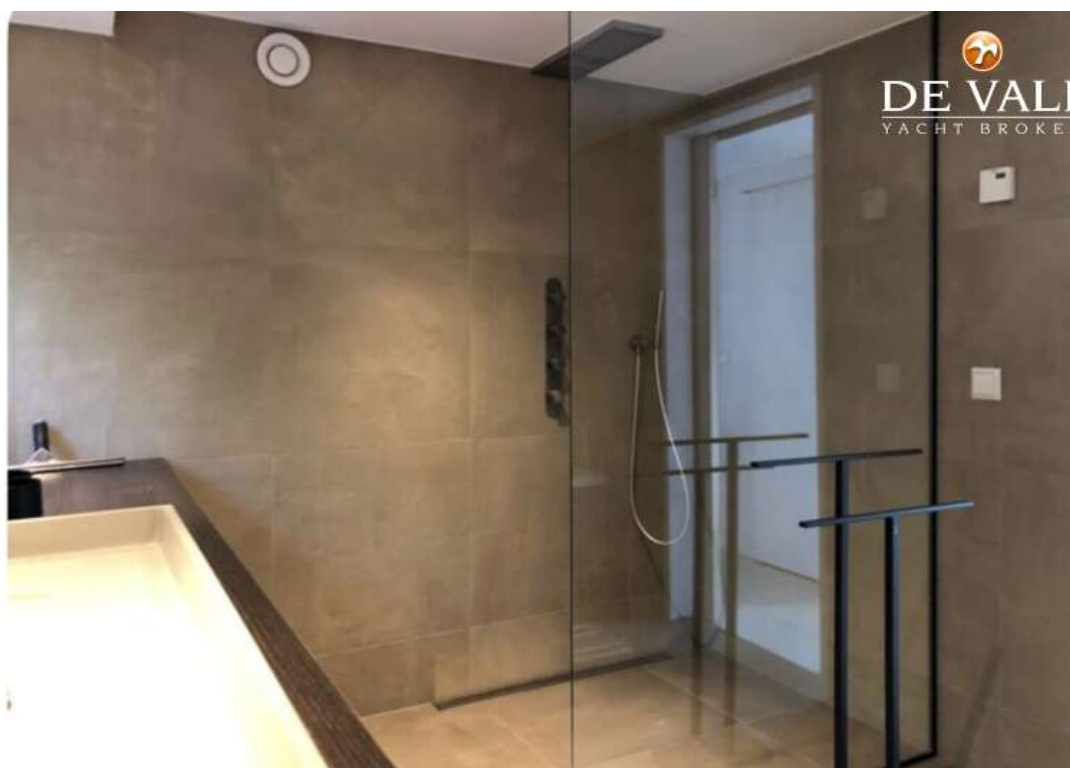
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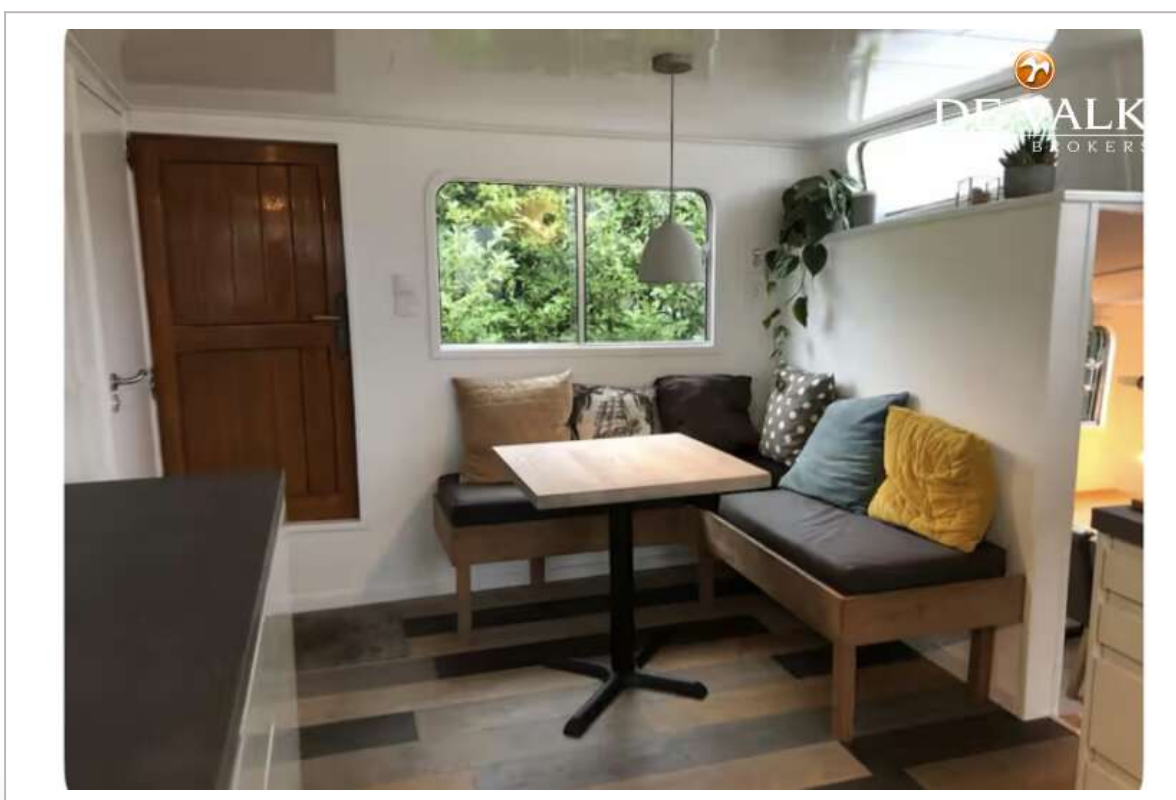


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