



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: Spacious, modern, a lot of natural light, many possibilities. In sailing condition with bow thruster and CVO certificate including the Rhine river. Let us know if you need more information or maybe want to make an appointment view "Flow"? Viewing possible by appointment, "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 | € 950.000 (VAT Paid) | Lying | contact Monnickendam |

CONTACT

| | | | |
|---------------------|--|------------------|------------------------|
| Sales office | De Valk Monnickendam | Telephone | +31 299 65 63 50 |
| Address | Hoogedijk 6 1145 PM Katwoude The Netherlands | 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 |



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| 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 |



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| 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 |



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| 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

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| Navigation lights | yes |
| Searchlight | 2x |

EQUIPMENT

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| 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 |



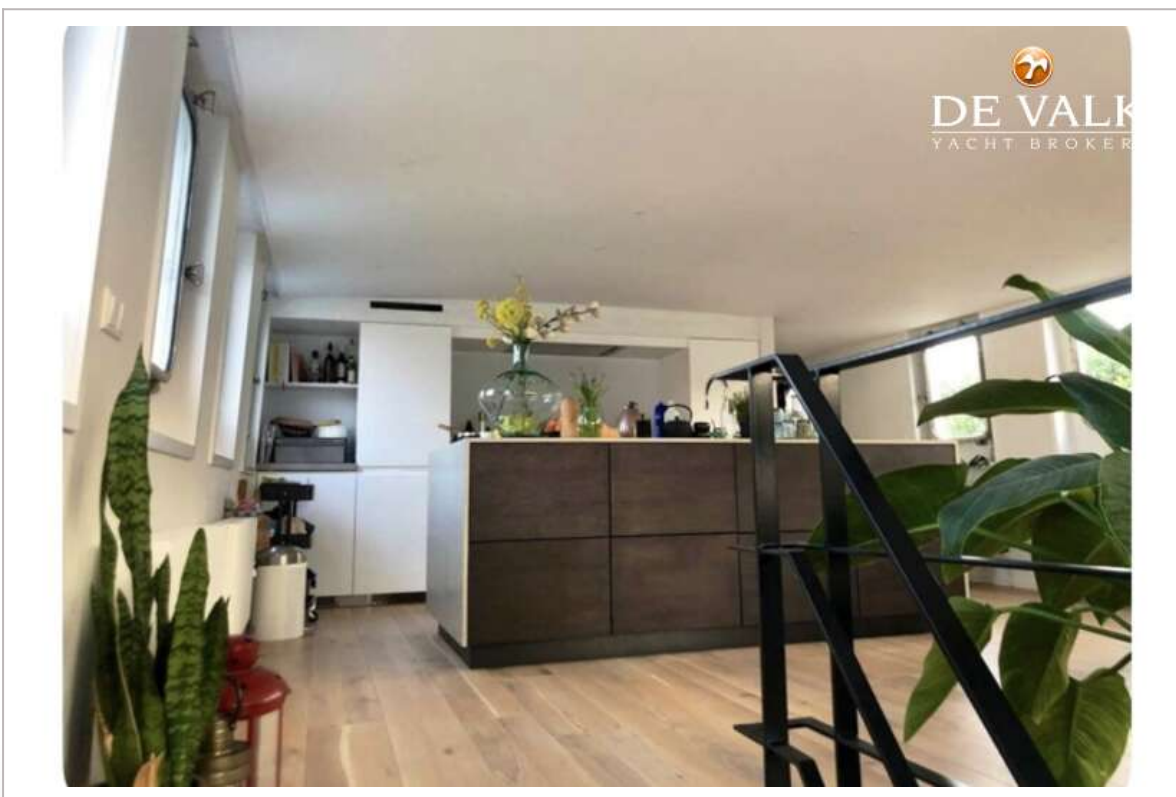
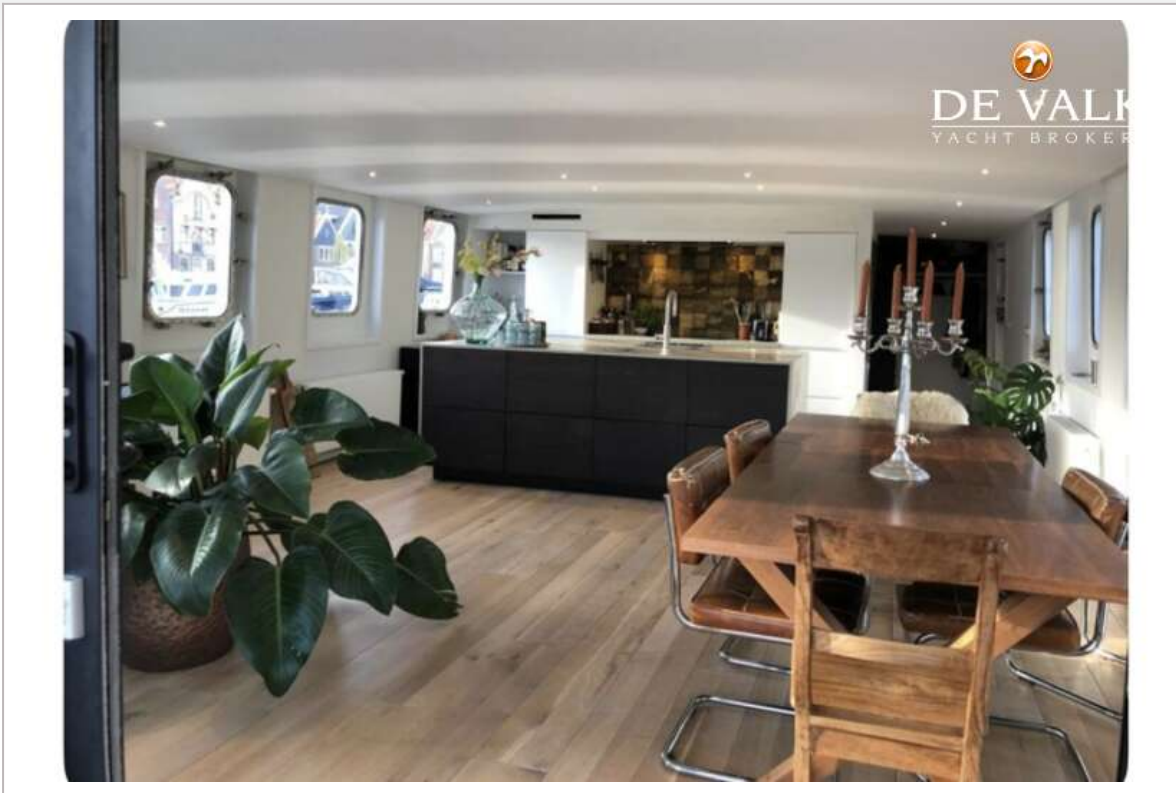
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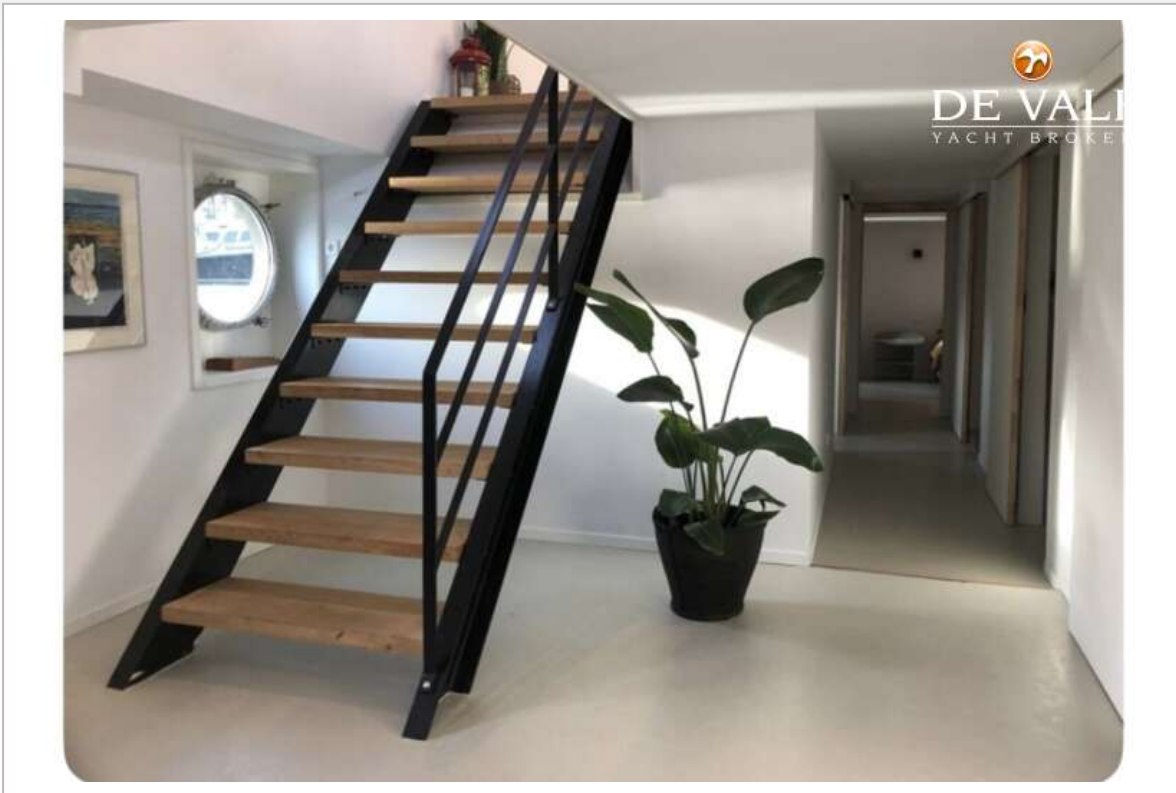
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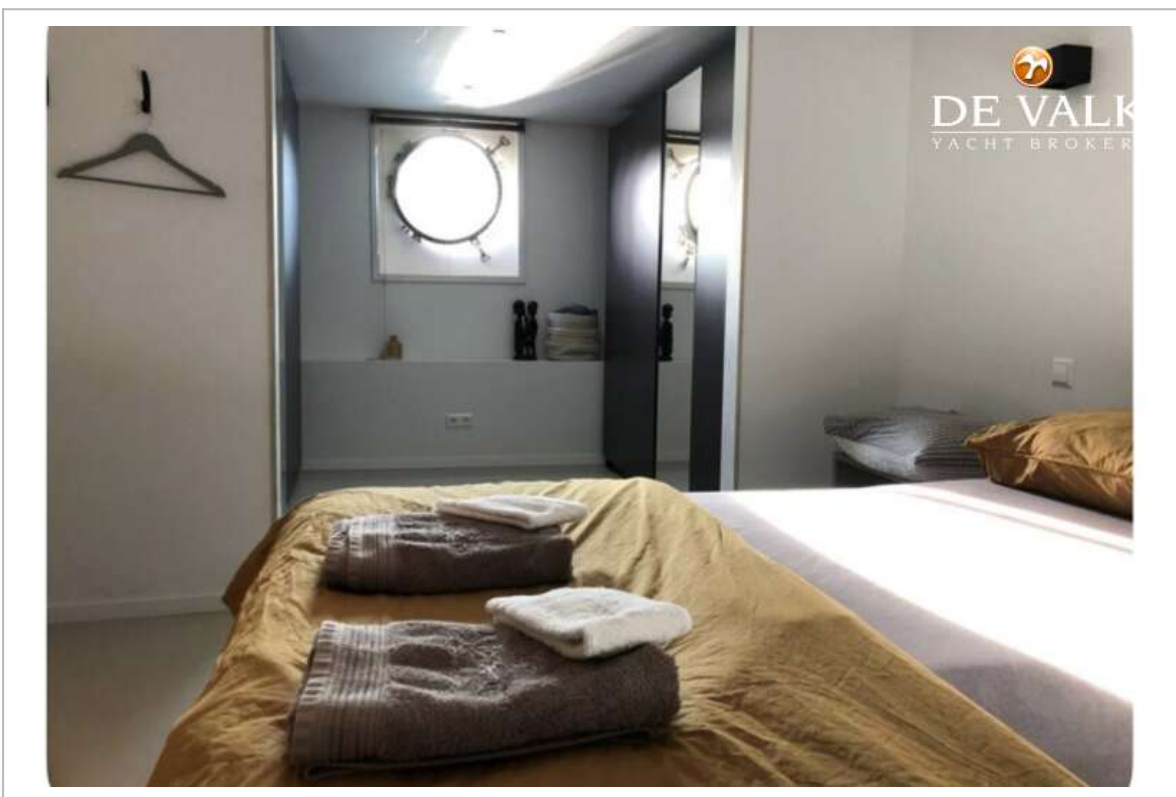
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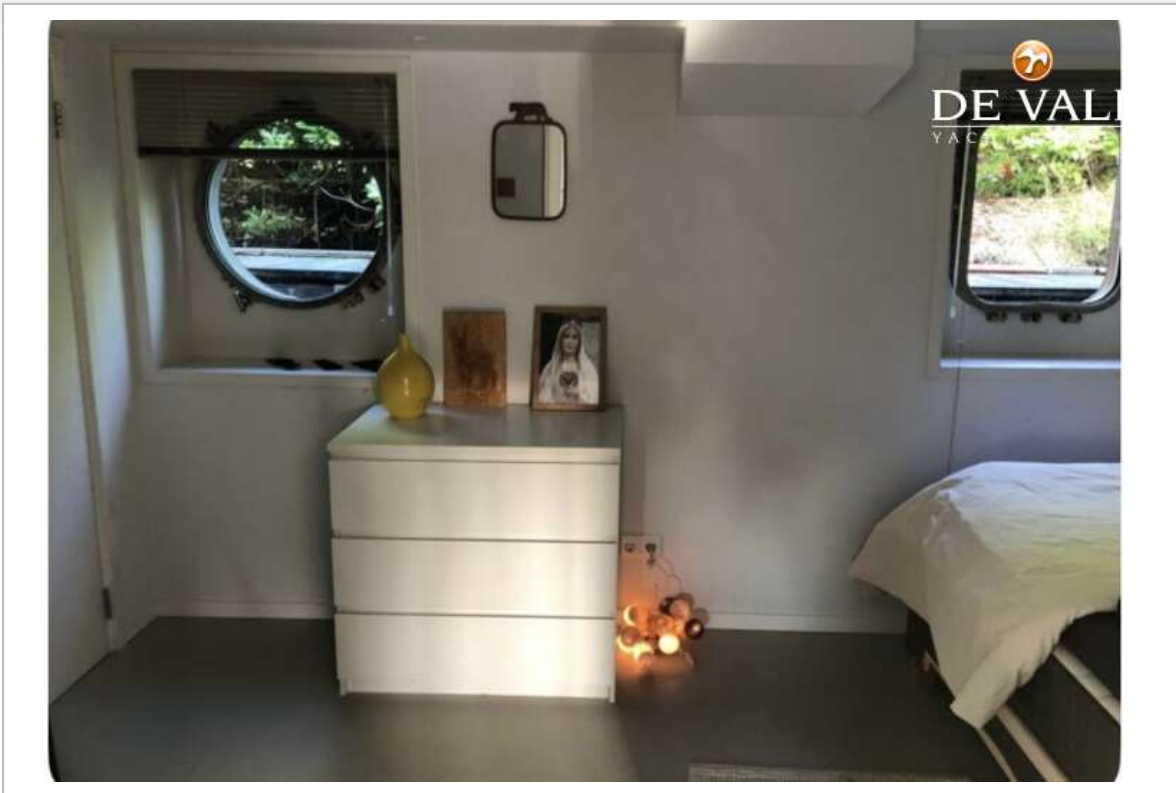
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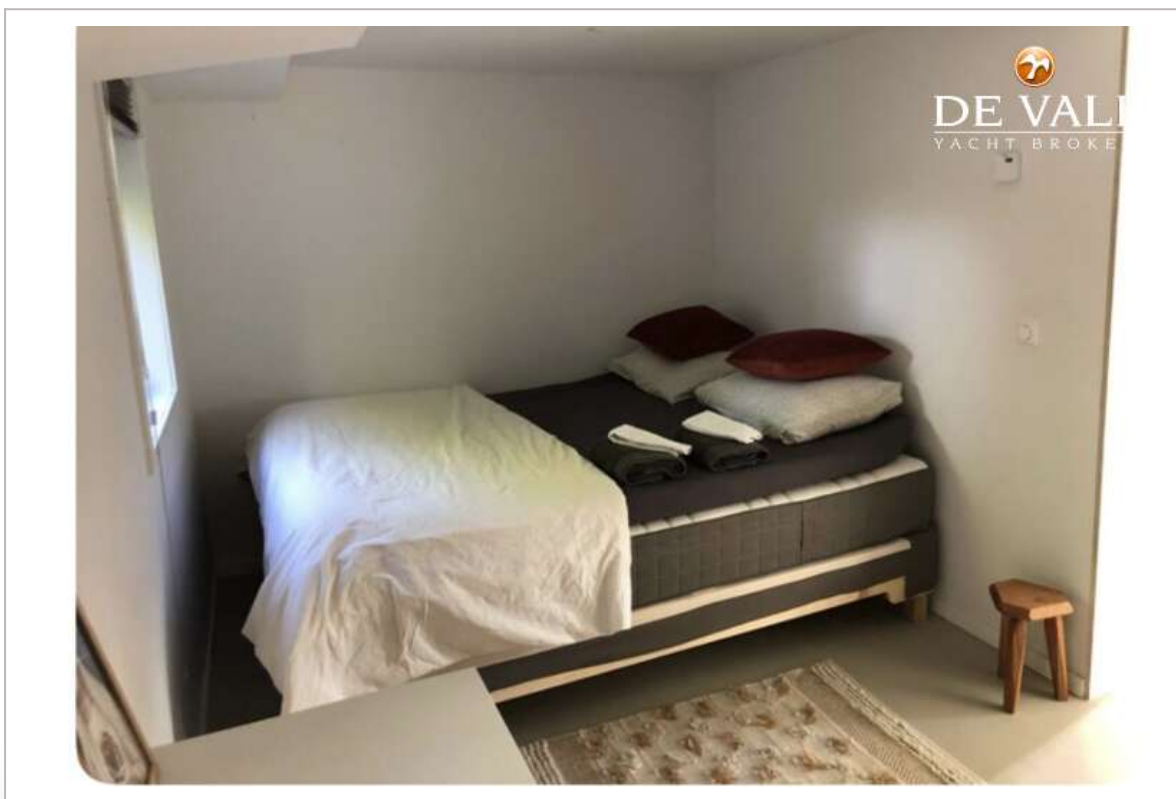
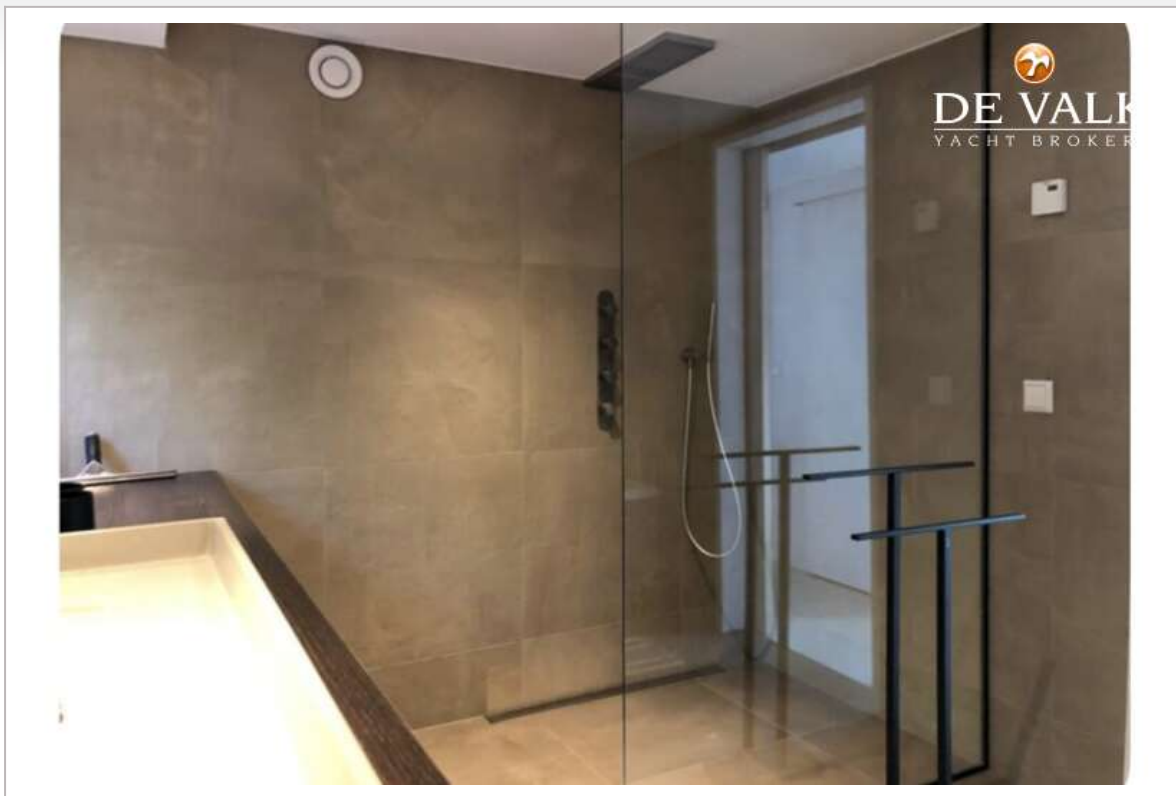
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