



CARLA
VAN DEN BRINK

PONTSTEIGER 131
AMSTERDAM

Fantastic 2-room apartment with 2 parking spaces in the garage below.

The view is phenomenal from the 21st floor of the iconic Pontsteiger.

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



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PONTSTEIGER

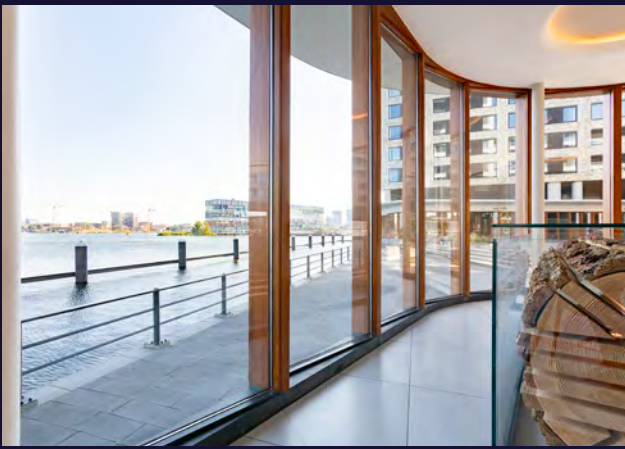
The Pontsteiger is an icon in the field of architecture and radiates international allure. This high building provides an exceptional view over the city and the IJ. The impressive eight-storey “bridge section” begins at a height of 60 meters, with views all the way to the coast. The impressive dimensions and shiny appearance of the building make it the new eye-catcher of the city. The building is extremely sustainable and energy efficient. The apartment is heated by district heating and the air quality is constantly monitored by a first-class air exchange system. There is an underfloor heating and cooling system. The house also has solar panels.



SURROUNDINGS

The Pontsteiger is located on the eastern border of the Houthaven, one of the four ports that form the Western Docklands area. On the right, the Silodam extends to the IJ and on the other side of the river the NDSM wharf does the same. Pontsteiger was built on the spot where the ferry from the Houthaven to Amsterdam-Noord moored for years.

This former harbor has been transformed into the city's first climate-neutral district. Characterized by different building types and styles, this high-quality built environment offers abundant access to water and greenery. The area not only provides access to important services such as schools, daycare centers and medical services, but also hotels, restaurants and other commercial functions. And in true Dutch style, the historic city center and charming canals are just a 10-minute bike ride away.





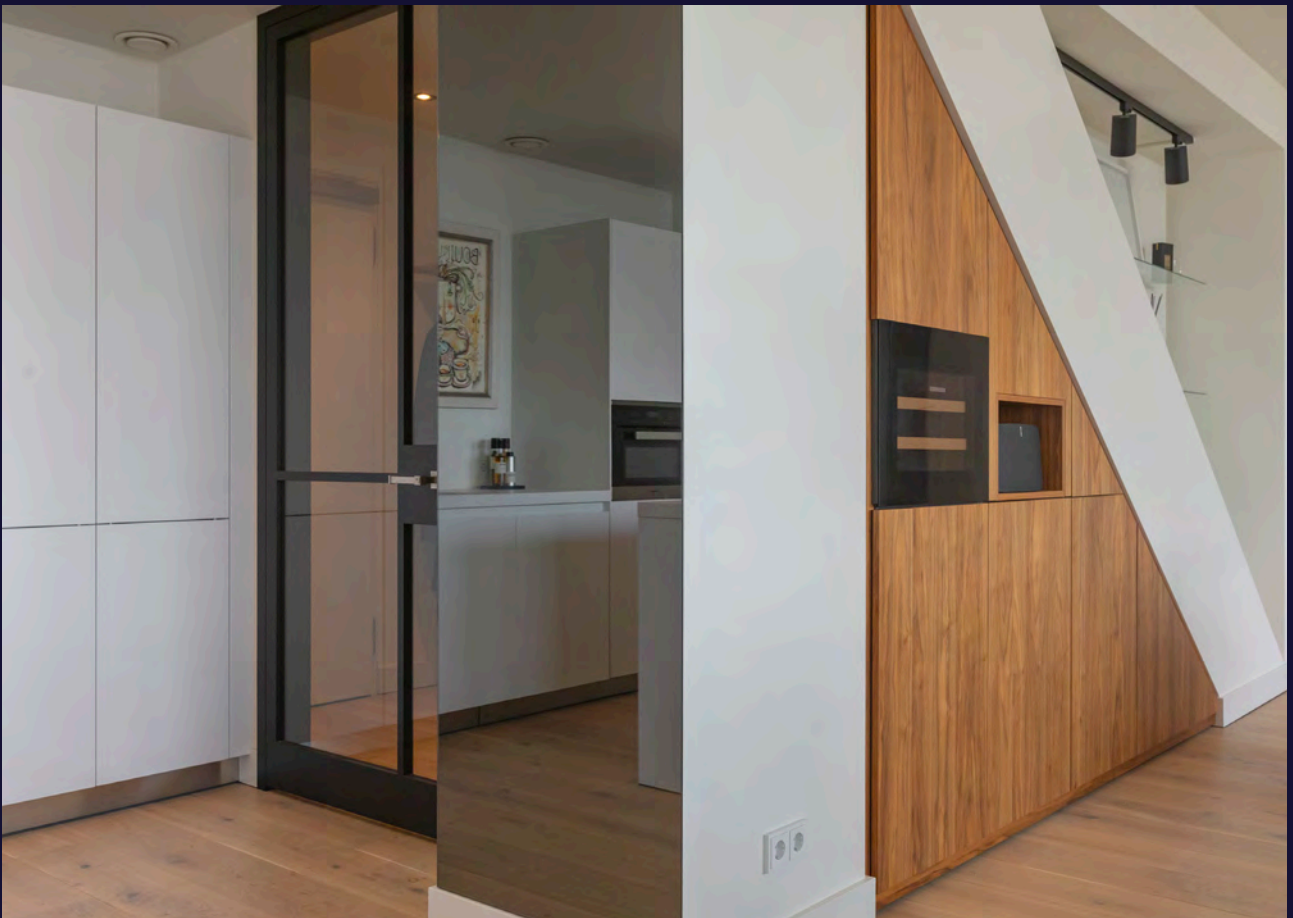
LAYOUT

Elevator to the 21st floor. You enter the house into a spacious hall with separate toilet with fountain and separate laundry room. Steel pivot door to the living area with ceiling high wide windows which provides lots of light and a beautiful view over the water, the Houthavens and the historic center of Amsterdam. This view is never boring with its changing faces. A beautiful built-in cupboard has been created in the living room with a wine climate cabinet.

The luxurious kitchen is equipped with a cooking island and all built-in appliances; combination oven/microwave, fridge/freezer, dishwasher, induction hob with integrated extractor system, Quooker and a cozy bar.

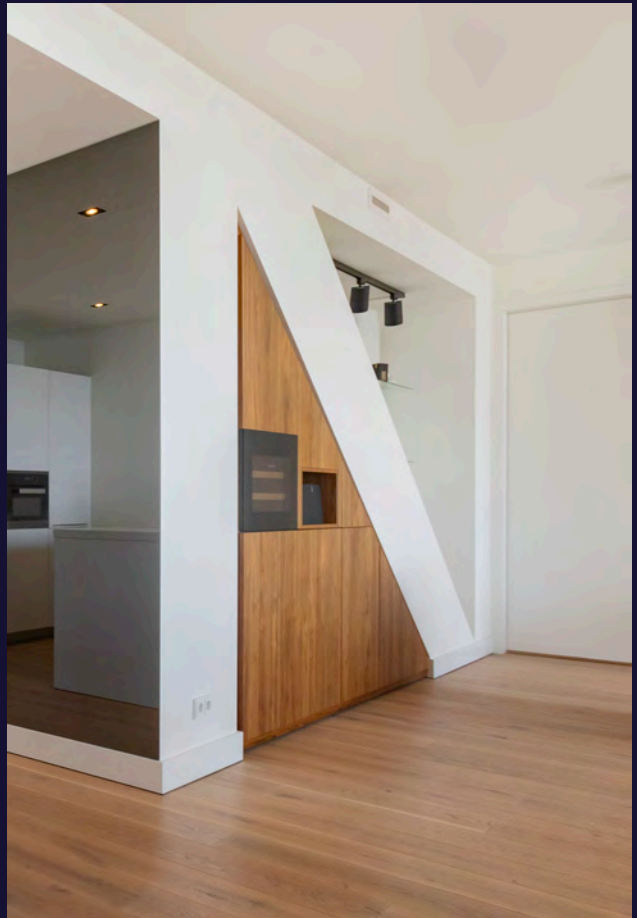
The spacious bedroom also has this beautiful view and has a spacious walk-in closet with a guest bed.

The luxurious bathroom has a spacious walk-in shower, double sink with furniture, second toilet, handy built-in wardrobe and underfloor heating.











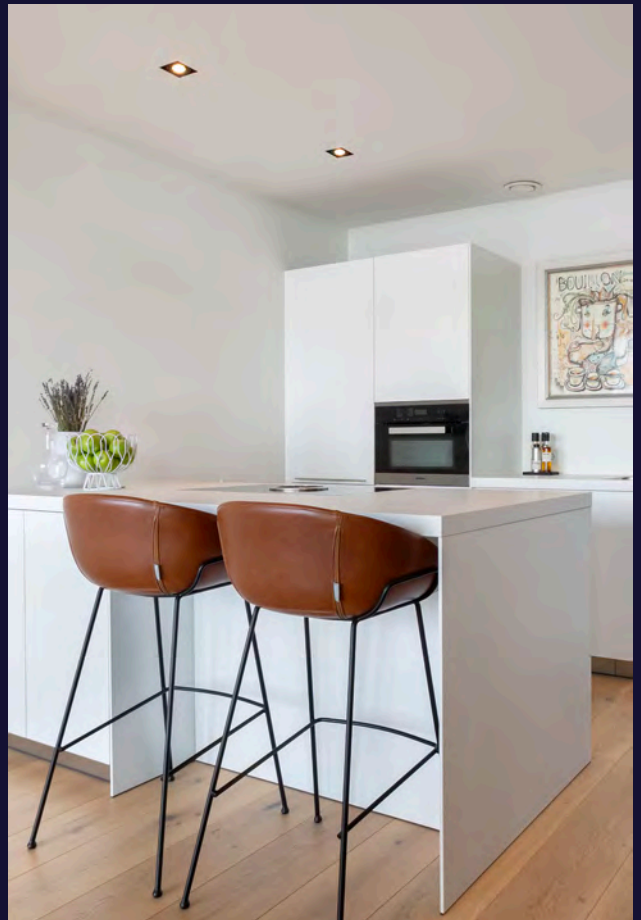
THE VIEW IS
PHENOMENAL
FROM THE
21ST FLOOR
OF THE ICONIC
PONTSTEIGER.





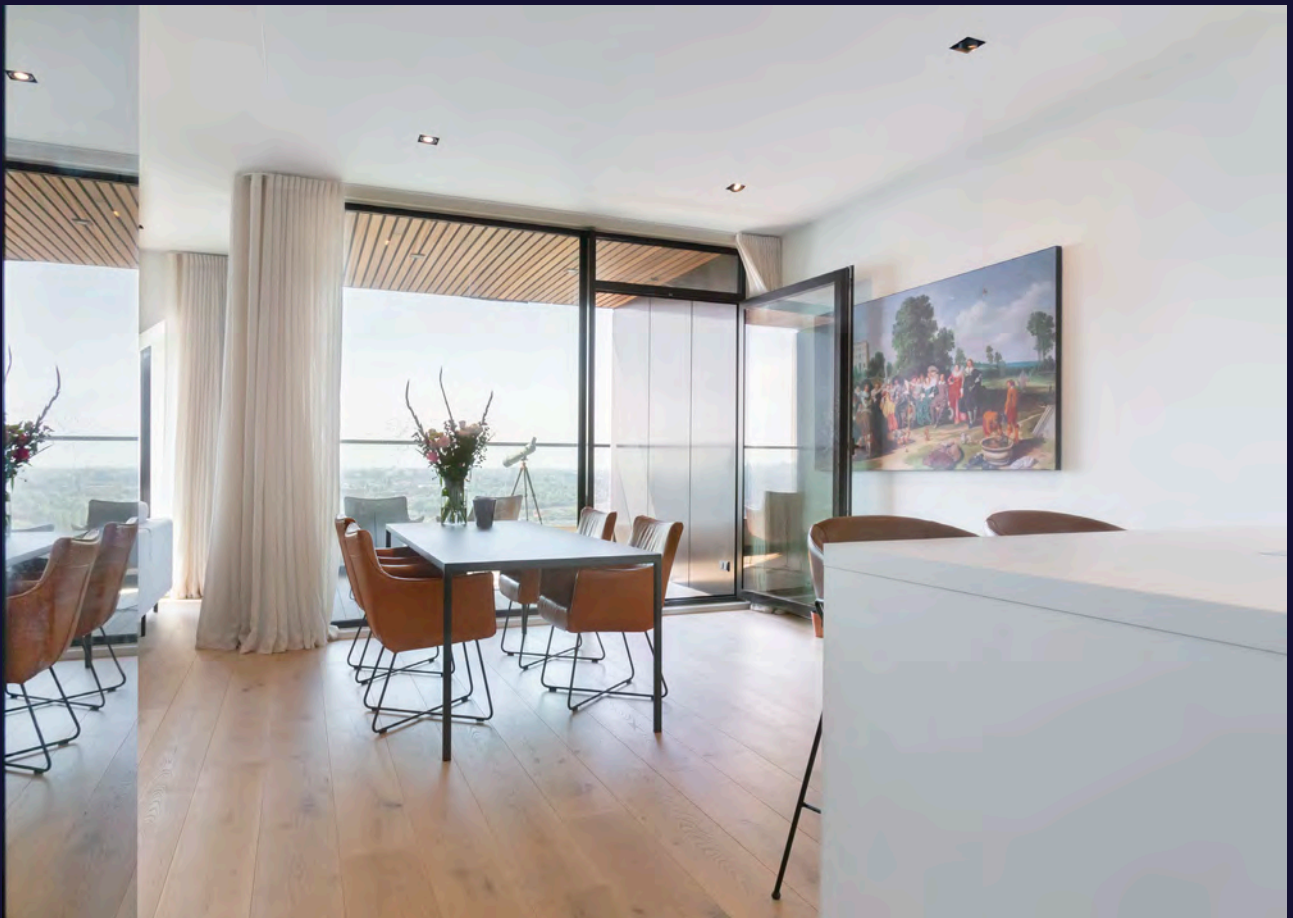
THE LUXURIOUS KITCHEN IS EQUIPPED WITH A COOKING ISLAND AND ALL BUILT-IN APPLIANCES; COMBINATION OVEN/MICROWAVE, FRIDGE/FREEZER, DISHWASHER, INDUCTION HOB WITH INTEGRATED EXTRACTOR SYSTEM, QUOOKER AND A COZY BAR.





A BEAUTIFUL
BUILT-IN CUPBOARD
HAS BEEN
CREATED IN
THE LIVING ROOM
WITH A WINE
CLIMATE CABINET.

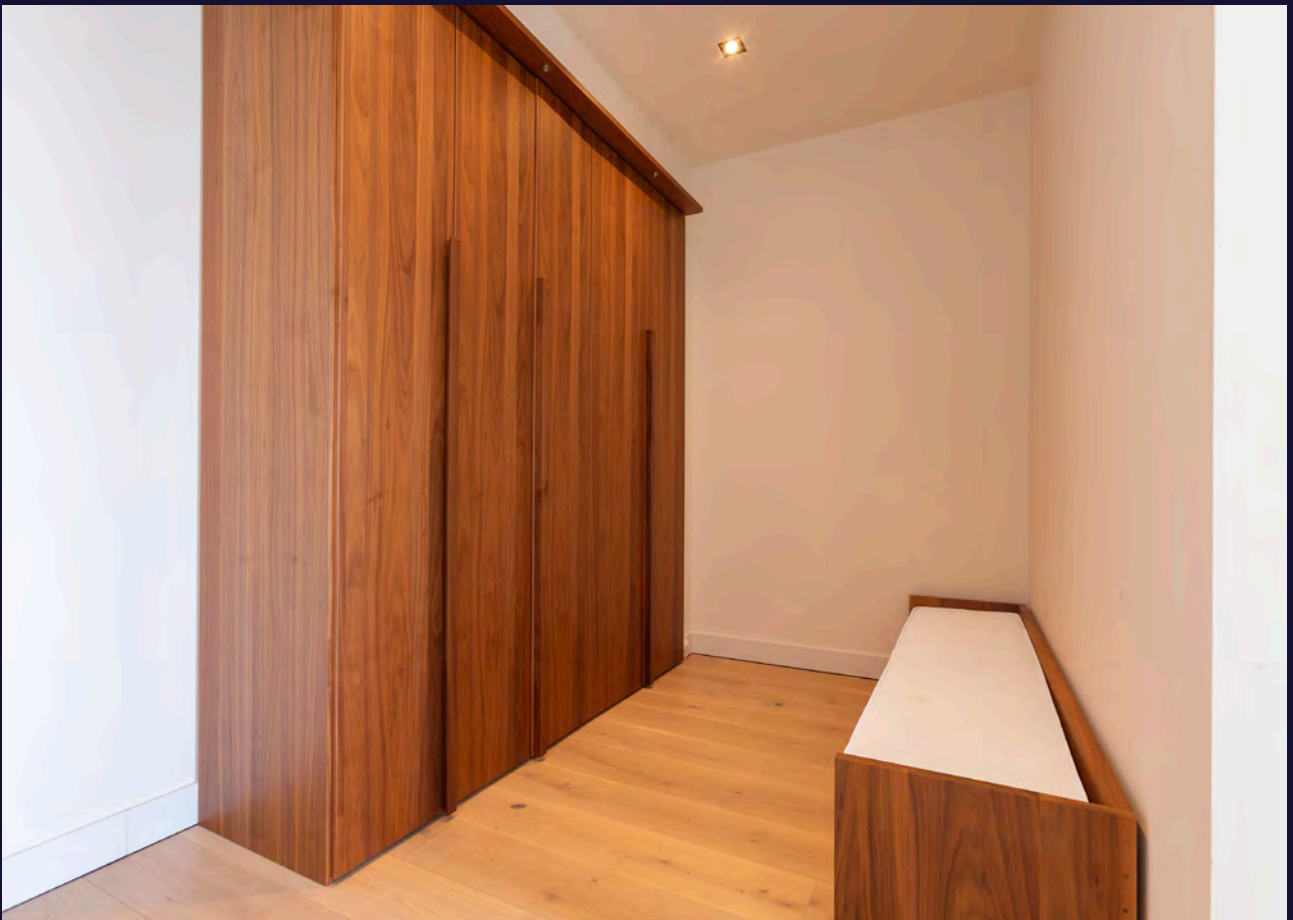






THE SPACIOUS BEDROOM ALSO HAS A BEAUTIFUL VIEW AND HAS A SPACIOUS WALK-IN CLOSET WITH A GUEST BED.



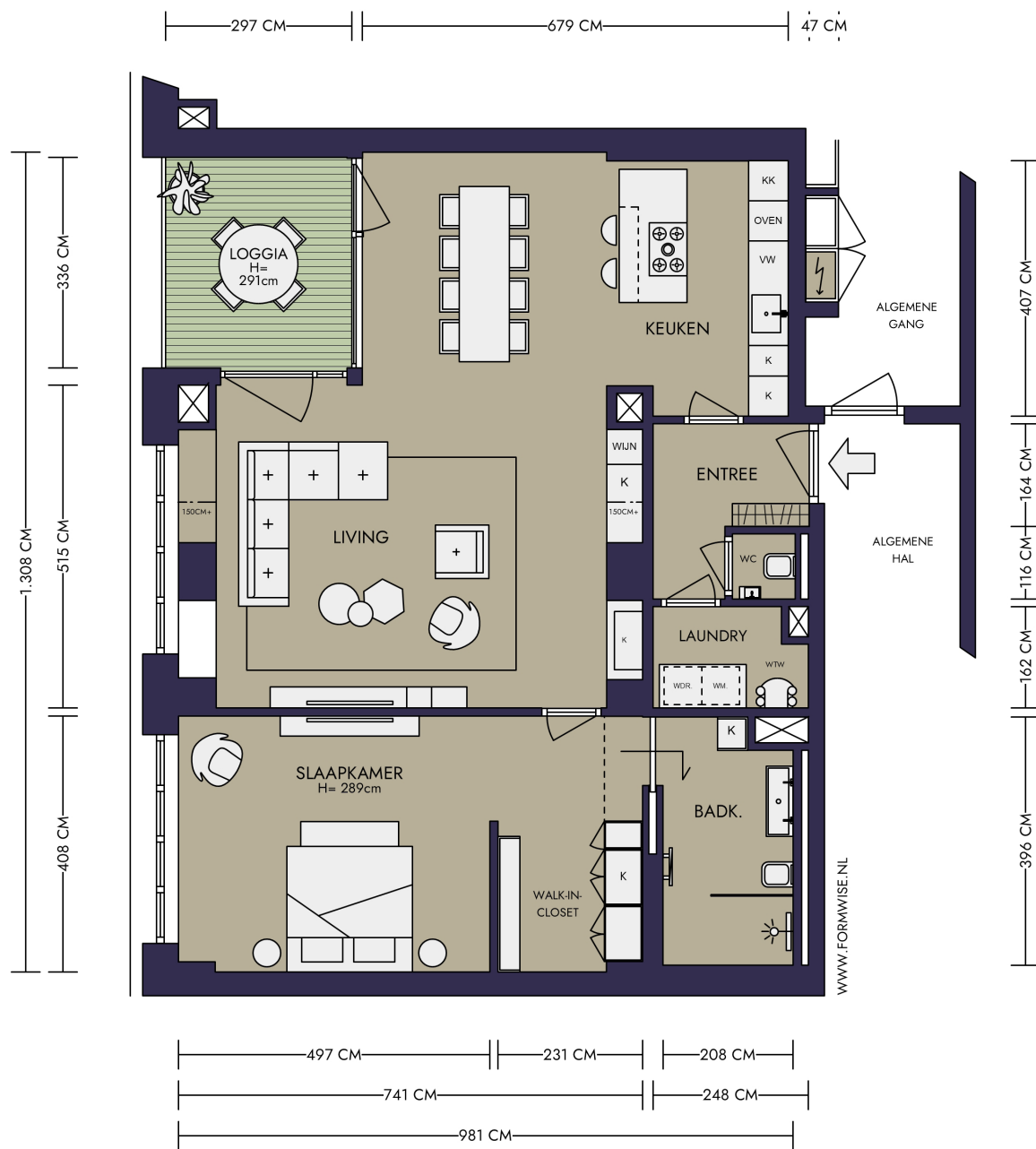






THE LUXURIOUS BATHROOM HAS A SPACIOUS WALK-IN SHOWER, DOUBLE SINK WITH FURNITURE, SECOND TOILET, HANDY BUILT-IN WARDROBE AND UNDERFLOOR HEATING.



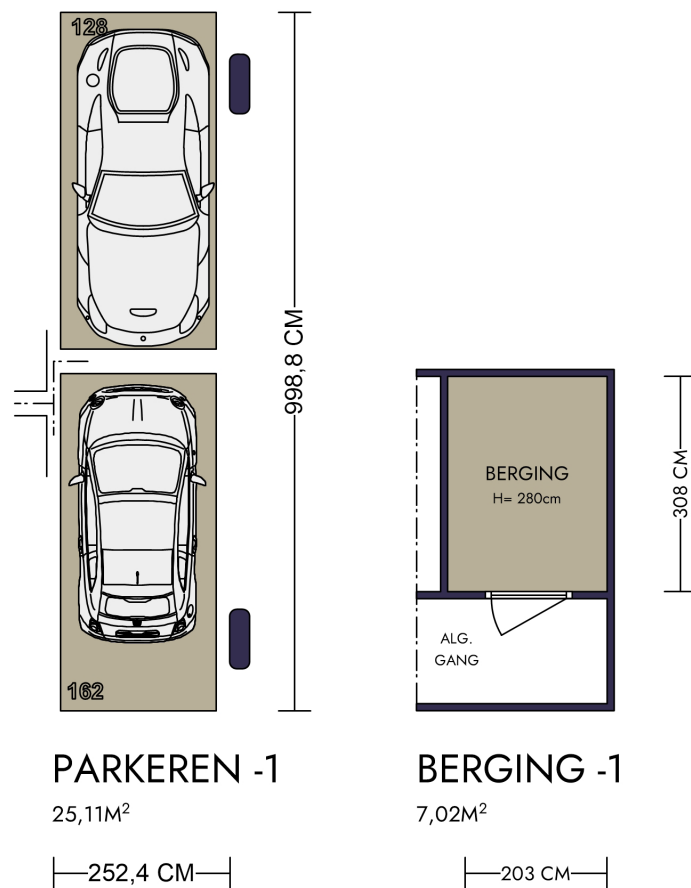


NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	112,88 m ²
OVERIGE INPANDIGE RUIMTE	0,35 m ²
GEBOUWGEBONDEN BUITENRUIMTE	9,99 m ²
EXTERNE BERGRUIMTE	N.V.T.

PONTSTEIGER 131 te AMSTERDAM
21^e VERDIEPING

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	32,13 m ²

PONTSTEIGER 131 te AMSTERDAM
PARKEREN + BERGING -1

De op de tekening aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

SPECIFICATIONS

OBJECT

Type:	apartment
Type:	The apartment is situated on the 21st floor
Year of construction:	2019
Current use:	Living space
Current destination:	Living space

DESTINATION

- + Destination of this property is living space
- + There are similar homes in the area
- + Shops and public transport are within walking distance

PARTICULARS

- + approx. 113 m² living space;
- + The asking price includes 2 parking spaces;
- + Separate storage room in the basement;
- + Phenomenal view over the city and the IJ;
- + Covered terrace;
- + The entire house is luxuriously finished;
- + The entire house has underfloor heating and cooling system.

MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons
- + No known negative information about the foundation

CHARACTERISTICS

Living area:	113 m ²
Number of rooms:	2
Number of bedrooms:	1
Volume:	442 m ³
Building-related outdoor space:	33 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	K
Index number:	2129,1622, 1655
Plot Number:	9691
Share:	117/11232e, 2/664e

OWNERSHIP

- + The house is located on leasehold land issued by the municipality of Amsterdam.
- + The current period runs until 31-01-2065.
- + The annual rent for the house from 01-02-2023 to 31-12-2024 is € 1,911.77, which is indexed annually.
- + The annual rent per parking space from 01-02-2023 to 31-12-2024 is € 32.18, which is indexed annually.

VVE

- + The VvE is healthy and professionally managed. There is an MJOP (maintenance plan) and meetings are being held.
- + The VvE contribution for the house is € 330,12.
- + The VvE contribution for the 2 parking spaces is € 89.26.



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