



CARLA
VAN DEN BRINK

KONINGSLAAN 46 D AMSTERDAM

Beautiful and recently renovated three-layer upper house with elevator of 184 m²

located on the stately and very popular Koningslaan.

This prime location is characterized by its location right next to the Vondelpark and the beautiful stately buildings. There is only direct local traffic in the street and parking is almost always possible in front of the door.

All well-known shops are very close by in the chic Cornelis Schuytstraat.

*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.*



Pieter Joep van den Brink
Register Makelaar Taxateur

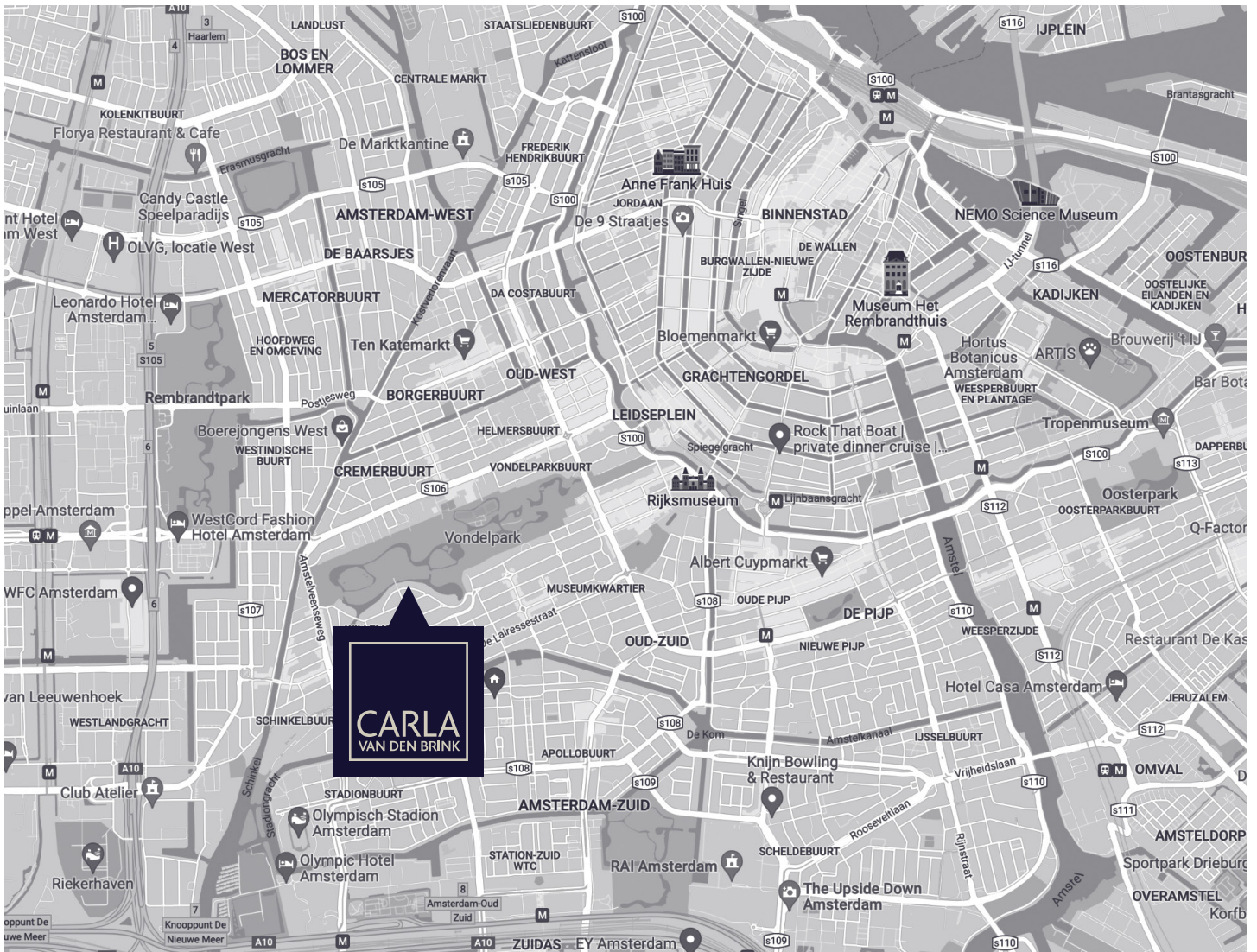
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THE APARTMENT

The apartment itself has an excellent finish and a very practical layout. There is a spacious living room, a wonderful kitchen, no fewer than 4 bedrooms, a roof terrace with pantry and access to air conditioning, a sauna and a wine climate cabinet. All luxury and comfort are incorporated in this beautiful apartment.



LOCATION

This beautiful upstairs apartment is in a good location in Amsterdam South on the popular Koningslaan, within cycling distance of the Concertgebouw and very close to the famous Cornelis Schuytstraat with its many specialty shops, boutiques and terraces. Well-known addresses are located here, such as brasserie (and butcher shop) De Schuyt and brasserie Joffers, restaurant Verhulst, floral art Menno Kroon, bookstore Mulder, the Organic food for You supermarket and Tom Ensink's fruit and vegetable shop.

All daily shopping can be done literally around the corner.

There are also a number of good (international) schools in the immediate vicinity. The luxurious shopping streets PC Hooftstraat and van Baerlestraat are a stone's throw away.

Due to its location near the Museumplein, the wide variety of restaurants and the many shops and specialty shops and the village feel, the van Breestraat is a very attractive location in Old South to live.

For relaxation, the Vondelpark is a few minutes' walk away, and every Saturday there is the Zuidermarkt with delicious fresh organic products, on the Zuidermarktplein, one street away in the Jacob Obrechtstraat.



The house is located on the third, fourth and attic floors and has the following layout:

THIRD FLOOR

The apartment is accessible via a lift or the stairwell; entry into the spacious entrance hall, which gives access through double doors to the spacious living room located at the front of the building. This attractive space is very nicely finished and has a spacious sitting area and double doors to the south-facing balcony.









KITCHEN

The very spacious kitchen is located at the rear and is finished in a beautiful white combined with a marble top. The kitchen has recently been installed and is equipped with every possible luxury and comfort. For example, there is a quooker, a dishwasher, large refrigerator and freezer, professional Wolf gas stove with various burners, teppanyaki plate and two ovens and integrated extraction.

The next room has been added to the kitchen and has been nicely finished as a walk-in wine climate cabinet.





THE KITCHEN
HAS RECENTLY
BEEN INSTALLED
AND IS EQUIPPED
WITH EVERY
POSSIBLE LUXURY
AND COMFORT.













FOURTH FLOOR

Access to the fourth floor via a staircase, landing with cupboard, access to the first bedroom at the front which has a built-in wardrobe. Second adjacent bedroom that now functions as a dressing room.

The Master Bedroom is located at the front and has its own ensuite bathroom. This has a luxurious version and is equipped with a bath, toilet, walk-in shower, design radiator and beautiful double washbasin furniture.

Adjacent to the master is the lovely and comfortable terrace. Inside, next to the entrance to the terrace, a handy pantry has been placed so that dining outside is made easy.



THE MASTER BEDROOM IS
LOCATED AT THE FRONT AND HAS
ITS OWN ENSUITE BATHROOM.





INSIDE, NEXT TO THE ENTRANCE TO THE TERRACE, A HANDY PANTRY HAS BEEN PLACED SO THAT DINING OUTSIDE IS MADE EASY.







THE BATHROOM EN SUITE HAS ONE LUXURY VERSION AND IS EQUIPPED WITH A BATH, TOILET, WALK-IN SHOWER, DESIGN RADIATOR AND BEAUTIFUL DOUBLE WASHBASIN FURNITURE.











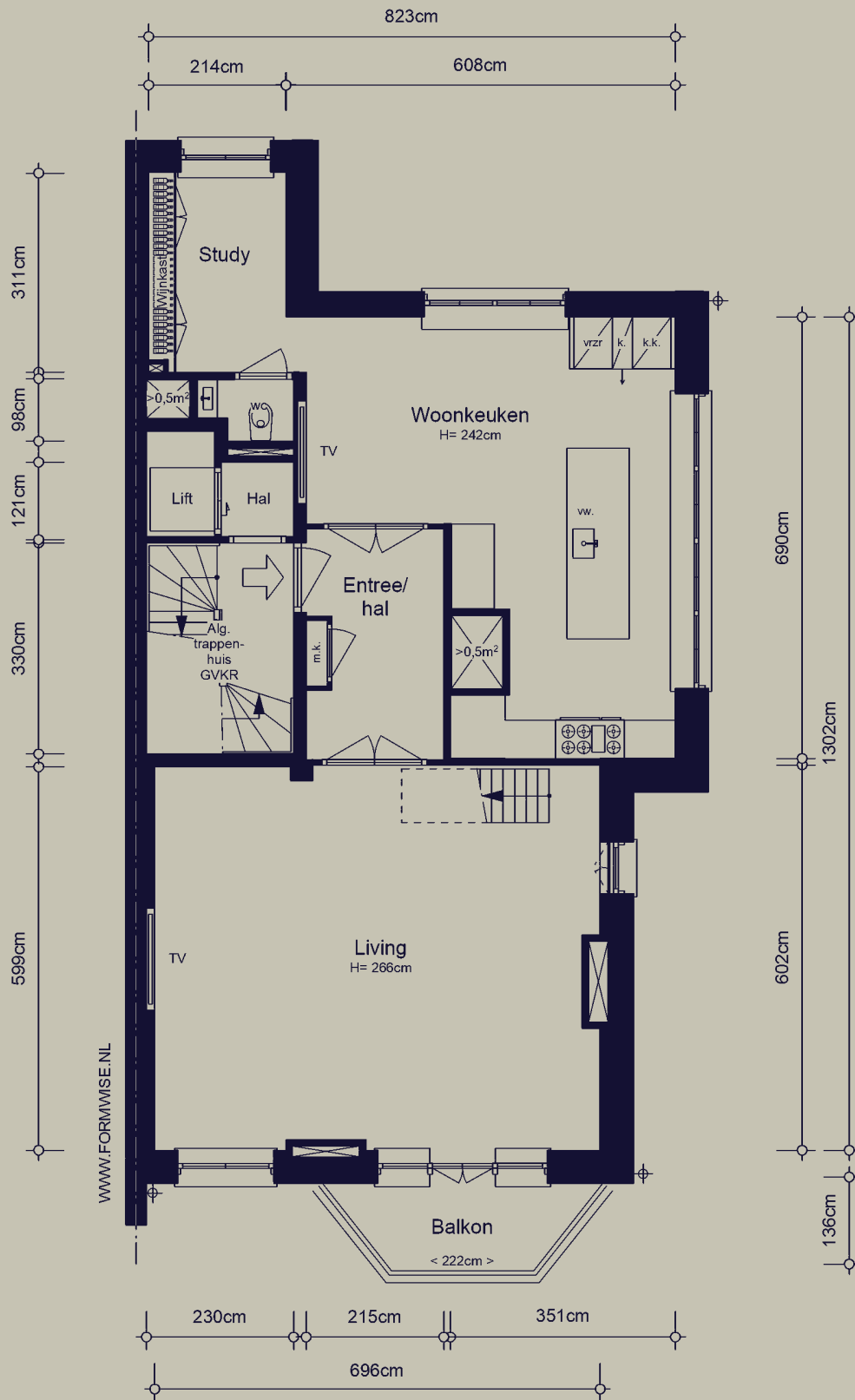


ATTIC FLOOR

Stairs to the fourth bedroom located on the attic floor, here you have access to a spacious sauna of 3.5 meters deep. At the rear of this floor is the storage room with technical installations.



THIRD FLOOR

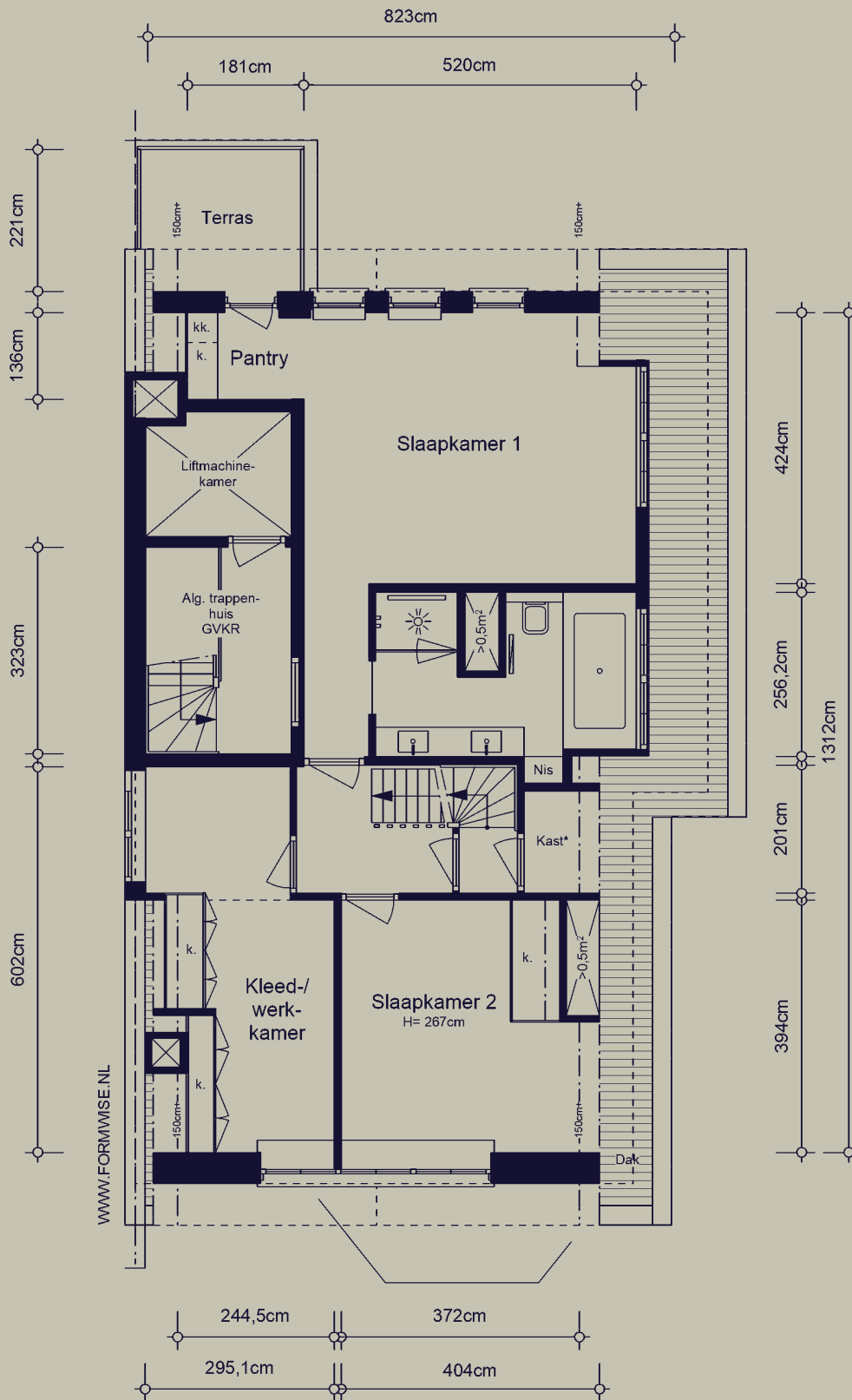


NEN2580/ BBMI

Gebruiksoppervlakte wonen	90,41 m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	4,49 m ²
Externe bergruimte	n.v.t.



FOURTH FLOOR

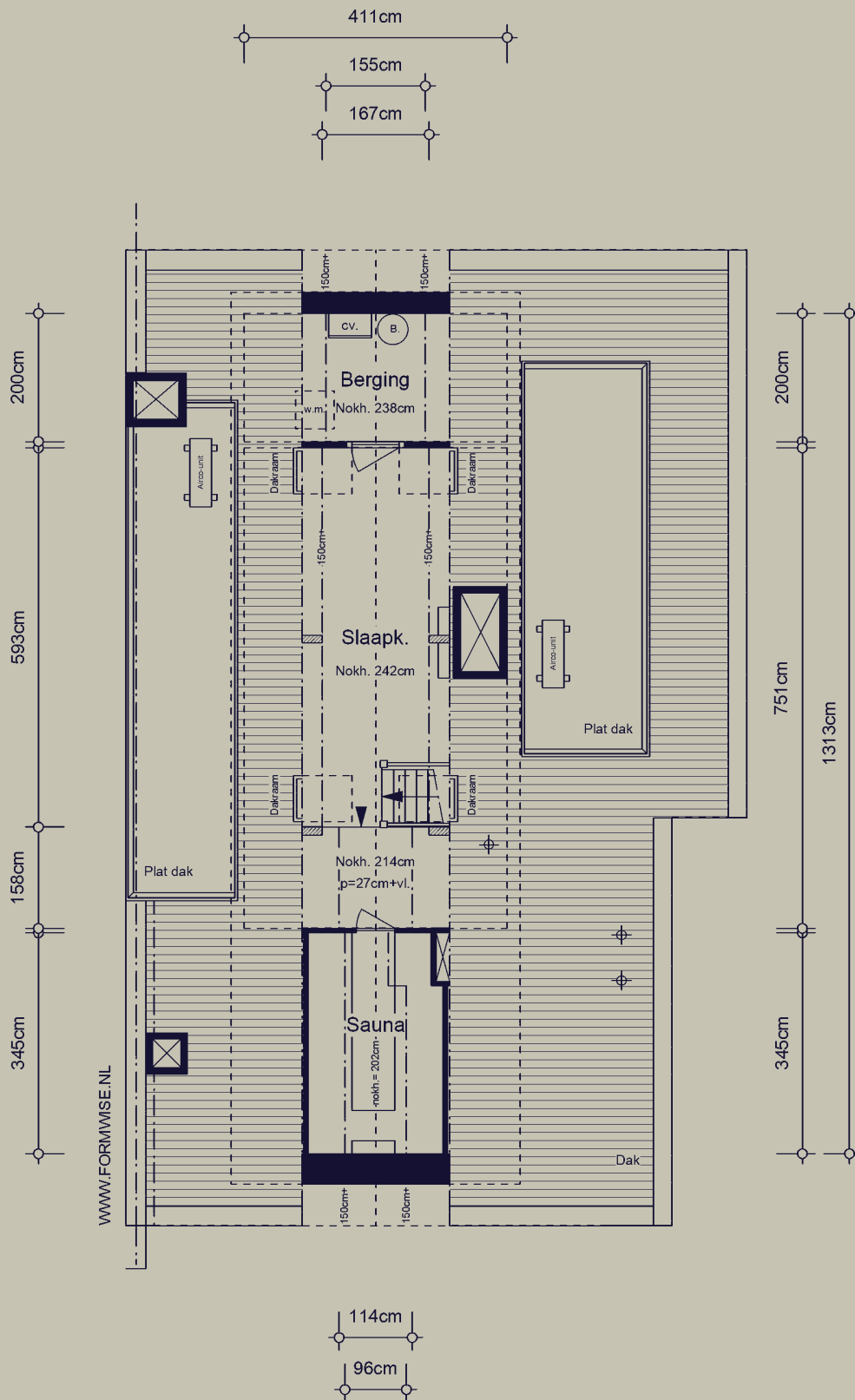


NEN2580/ BBMI

* Kast niet gemeten

Gebruiksoppervlakte wonen	74,85 m ²
Overige inpandige ruimte	n.v.t.
Gebouwegebonden buitenruimte	5,54 m ²
Externe bergruimte	n.v.t.

FIFT FLOOR



Gebruiksoppervlakte wonen	18,34 m ²
Overige in pandige ruimte	n.v.t.
Gebouwbonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

SPECIFICATIONS

OBJECT

Type	Upstairs apartment
Type	Apartment
Year of construction	1911
Current use	Living space
Current destination:	Living

OUTDOOR SPACE

Balcony	Back of the apartment
Location	South
Surface	10 m ²

DESTINATION

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

PARTICULARITIES

- + Unique three-storey upper house with 4 bedrooms, a sauna and a spacious roof terrace located around the corner from the Vondelpark
- + In accordance with NEN2580, the living area is 183.60 m²
- + In accordance with NEN2580, the surface area of the outdoor areas is 10.03 m²
- + Cadastral known Municipality of Amsterdam section U number 10148 index 4
- + Very high-quality finish, the whole has recently been completely renovated and now has a sauna, air conditioning system, terrace and very luxurious kitchen and bathroom.

CHARACTERISTICS

Living area	184 m ²
Number of rooms	6
Number of bedrooms	3
Volume	510 m ³
Building-related outdoor space	10 m ²

CADASTRAL

Municipality	Amsterdam
Section	U
Index Number	197/548
Plot Number	10148

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The house is located on leasehold land that has been bought off until January 15, 2047

ASSOCIATION OF OWNERS

- + The VvE consists of 4 members and is professionally managed by VvEs that specialize in small VvEs.
- + The service costs are currently approximately €156 per month.
- + The association is healthy and functions properly.

