



CARLA  
VAN DEN BRINK

DE LAIRESSESTRAAT 168 H  
AMSTERDAM

Very wide, luxurious and stately three-storey ground floor apartment of 290 m<sup>2</sup> with garden and roof terrace. With a width of 9 meters, a depth of 14 meters and high ceilings, this is an apartment with lots of space, spacious rooms and a beautiful staircase..

*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.*



Hellen Groen-de Leijer  
*Register Makelaar Taxateur*

T 06 50 208 206  
Hellen@vandenbrink.nl

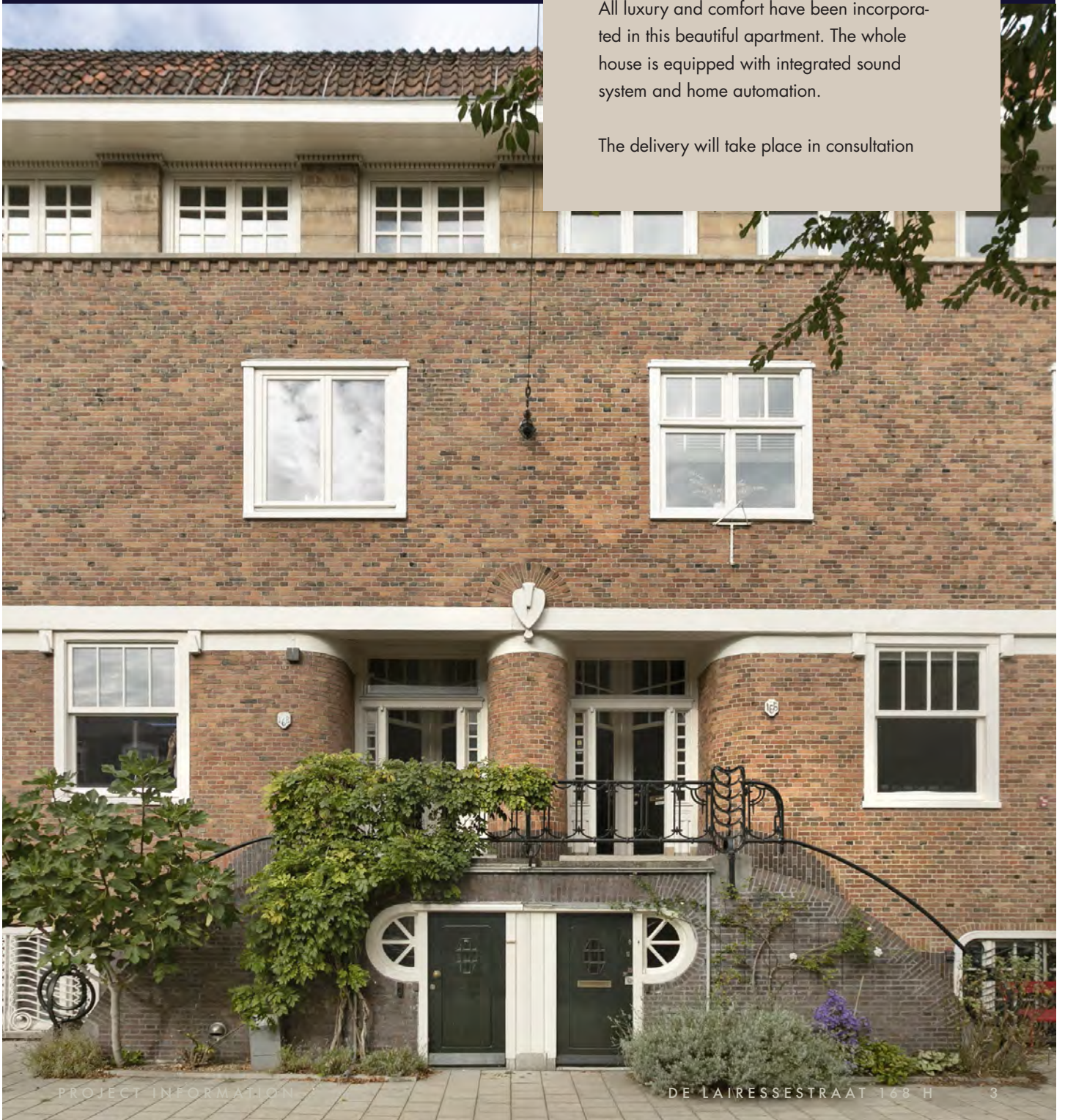


## THE APARTMENT

The house is spacious and open, has a very luxurious finish and a practical layout. The beautiful living room with gas fireplace is in open connection with a very luxurious kitchen diner and adjoining dining area, which adjoins the veranda with stairs to the garden. The apartment has 3 bedrooms, 3 bathrooms, a spacious garden and a lovely roof terrace.

All luxury and comfort have been incorporated in this beautiful apartment. The whole house is equipped with integrated sound system and home automation.

The delivery will take place in consultation

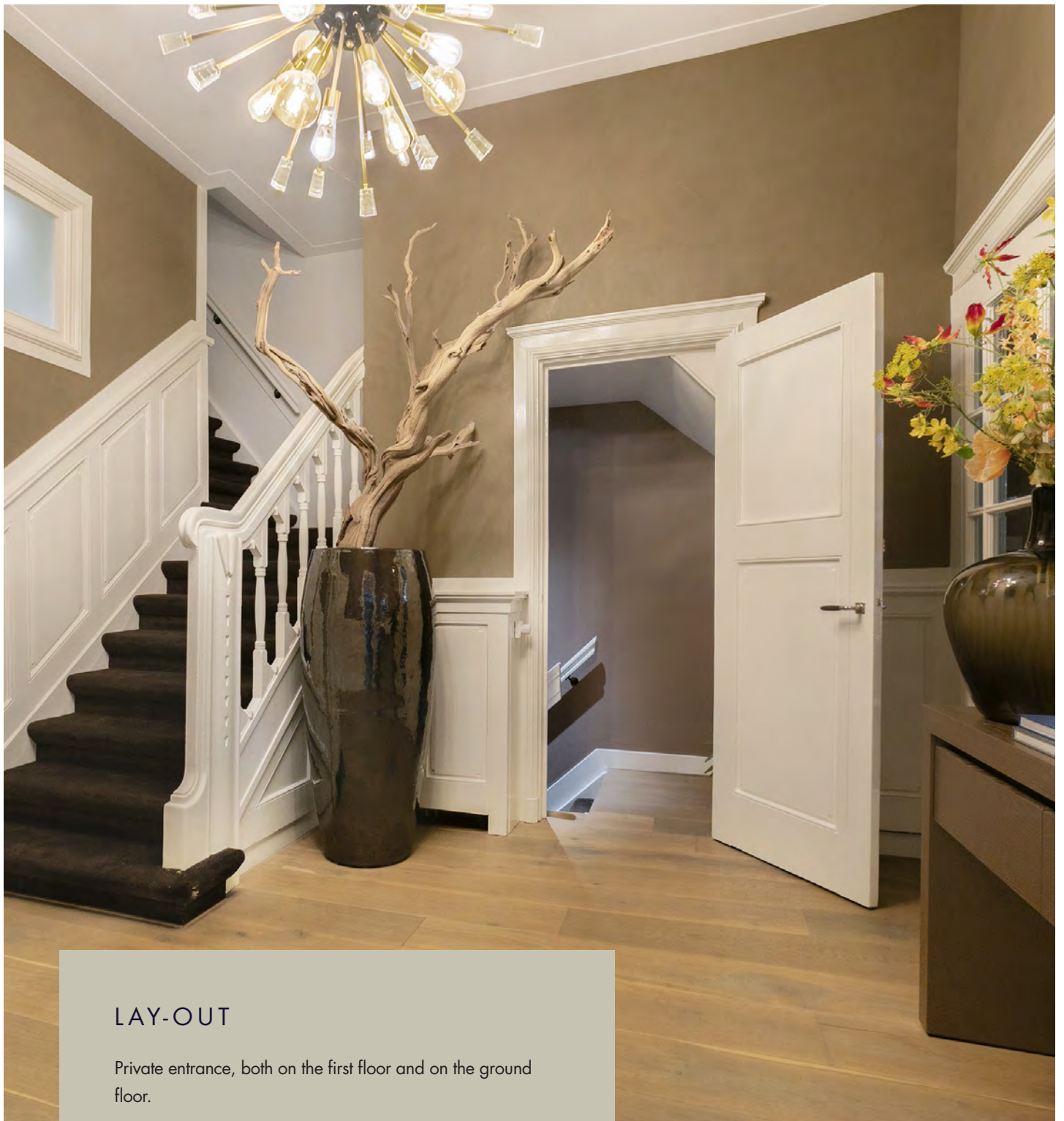




## LOCATION

This beautiful home is in a good location in Amsterdam South on the broad Laïressestraat, 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's shop) De Schuyt and brasserie Joffers, restaurant Verhulst, floristry Menno Kroon, bookstore Mulder, the Organic food for You supermarket and Tom Ensink's fruit and vegetable shop. The luxurious shopping streets P.C. Hooftstraat and Van Baerlestraat are a stone's throw away. There are also a number of good (international) schools in the immediate vicinity. Due to its location near the Museumplein, the wide variety of restaurants and the many shops and specialty stores, the Laïressestraat is a very attractive location in Oud Zuid 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.





## LAY-OUT

Private entrance, both on the first floor and on the ground floor.

## BEL-ETAGE

Entry on the first floor in the spacious hall. The spacious hall is centrally located in the house and provides access to all rooms and floors. The spacious living room with fireplace is located at the front. The large windows and the high ceilings provide a very bright and attractive space. These high ceilings are emphasized by the extremely spacious kitchen, whose large cupboards reach from floor to ceiling.







THE LARGE  
WINDOWS AND  
THE HIGH CEILINGS  
PROVIDE A VERY  
BRIGHT AND  
ATTRACTIVE SPACE.







IN THE SIDE ROOM  
AT THE REAR IS THE  
SECOND SITTING  
AREA WITH GAS  
FIREPLACE, HOME  
CINEMA AND  
SURROUND SOUND  
SYSTEM, THIS  
LIVING ROOM CAN  
BE CLOSED OFF  
FROM THE KITCHEN.



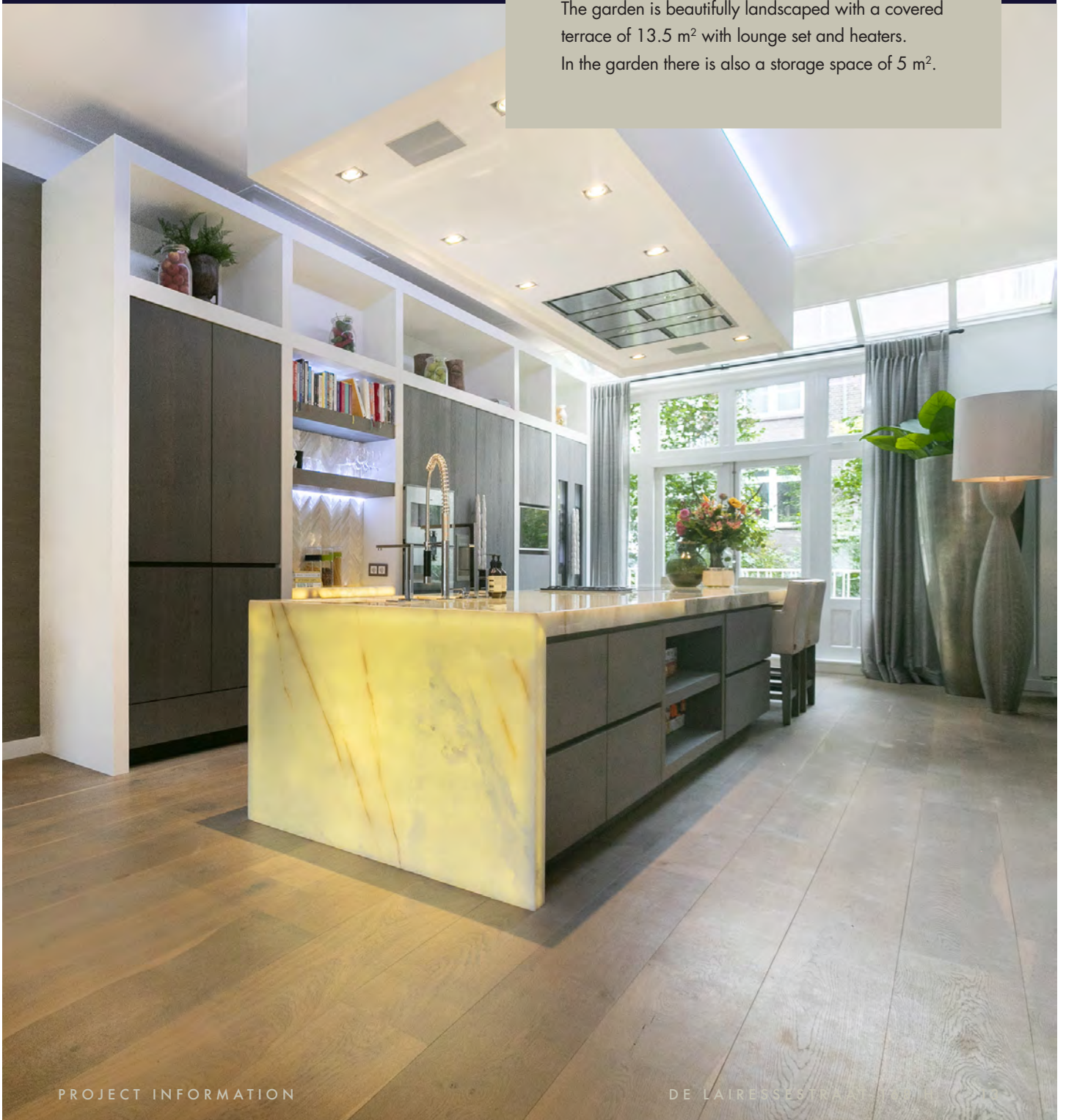
## KITCHEN

The kitchen with Onyx top is equipped with all appliances, such as a large freezer and refrigerator, two dishwashers, two wine climate cabinets, steam oven and oven, Quooker, warming drawer, induction hob and gas stove.

The Onyx top is complimented by the gray wooden finish of the kitchen. The open kitchen with dining area has access through French doors to the veranda with stairs to the spacious garden.

The garden is beautifully landscaped with a covered terrace of 13.5 m<sup>2</sup> with lounge set and heaters.

In the garden there is also a storage space of 5 m<sup>2</sup>.













THE OPEN KITCHEN  
WITH DINING AREA  
HAS ACCESS THROUGH  
FRENCH DOORS  
TO THE VERANDA  
WITH STAIRS TO THE  
SPACIOUS GARDEN.





## GROUND FLOOR

This floor has its own entrance on the street side as well. The hall gives access to all rooms. From the marble hall, open doors give access to the large and very luxurious dressing room. This dressing room is located en suite with the master bedroom and bathroom. The master bedroom is located at the rear and has a view on the green garden. On the other side of the dressing room is the spacious en suite bathroom. This luxurious bathroom of brown marble has a bath, steam cabin, walk-in shower and double sink. This room has underfloor heating and charming windows.









THIS LUXURIOUS  
BATHROOM OF  
BROWN MARBLE  
HAS A BATH,  
STEAM CABIN,  
WALK-IN SHOWER  
AND DOUBLE SINK.





The second en-suite bedroom has access to the garden. This modern bathroom has a walk-in shower, double sink and bath.

The entrance of the ground floor on the street side offers an ideal solution for charging electric bicycles. On this floor there is a separate laundry room for the washing machine and dryer. There is also a lot of storage space here.







THE SECOND  
EN-SUITE BEDROOM  
HAS ACCESS  
TO THE GARDEN.







ON THIS FLOOR  
THERE IS A  
SEPARATE LAUNDRY  
ROOM FOR  
THE WASHING  
MACHINE AND  
DRYER.





## SECOND FLOOR

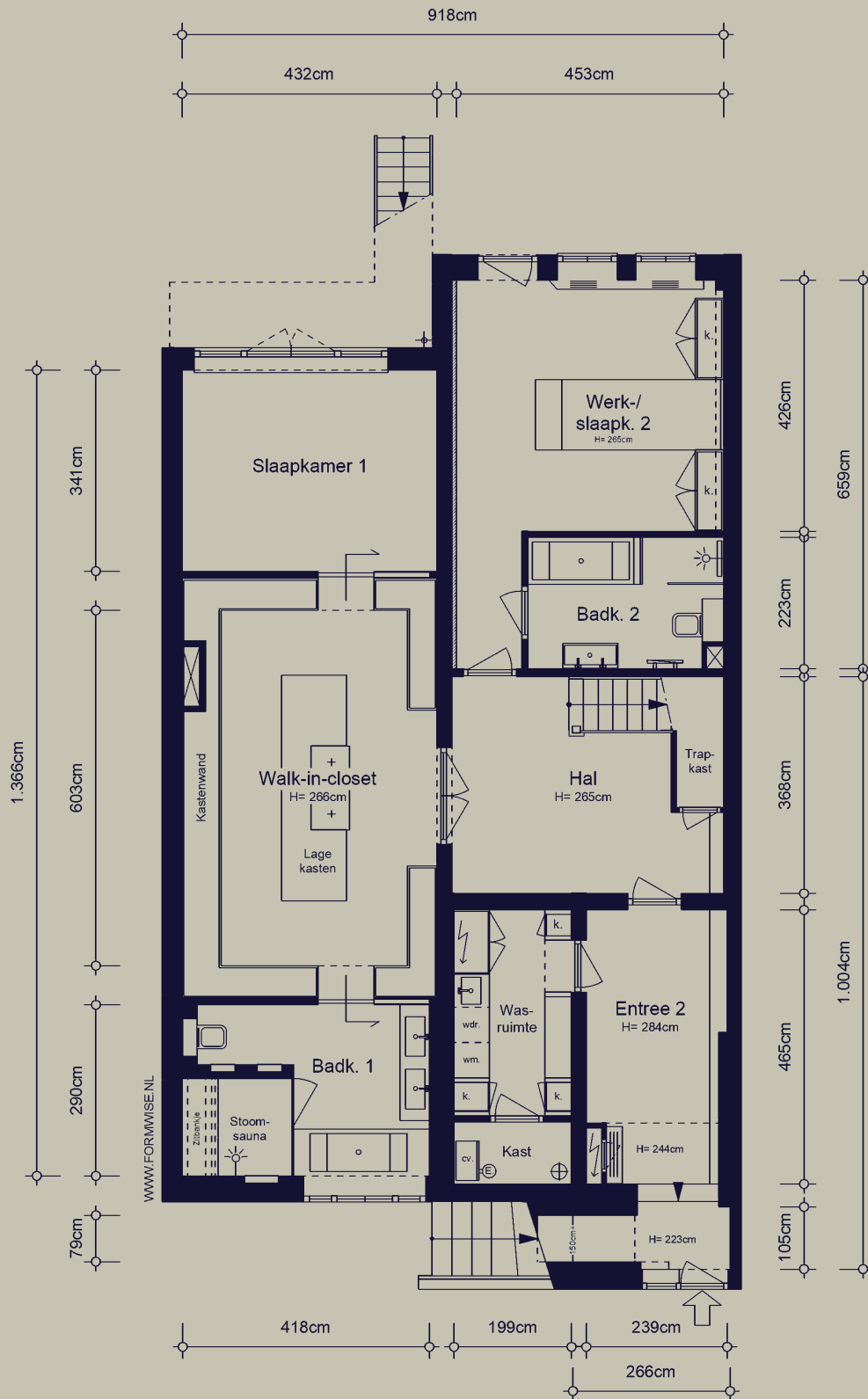
Through an internal staircase from the hall there is access to the second floor. Here, at the rear, is the third bedroom with private bathroom and access to the roof terrace. The bathroom en suite to the bedroom has a walk-in shower, sink and separate toilet. The stairs give access to the roof terrace at the rear of the building, here you have sun all day long.







# SOUTERRAIN

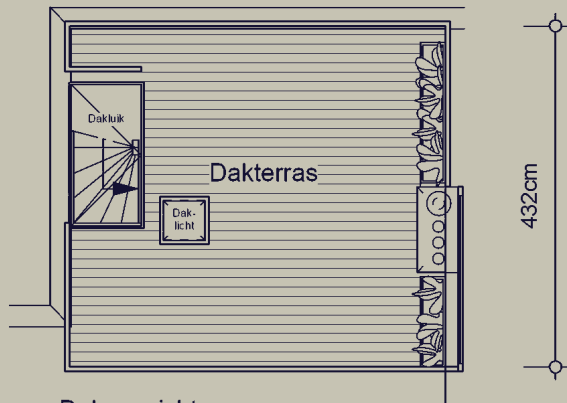


NEN2580/ BBMI (incl. dragende binnenwanden)

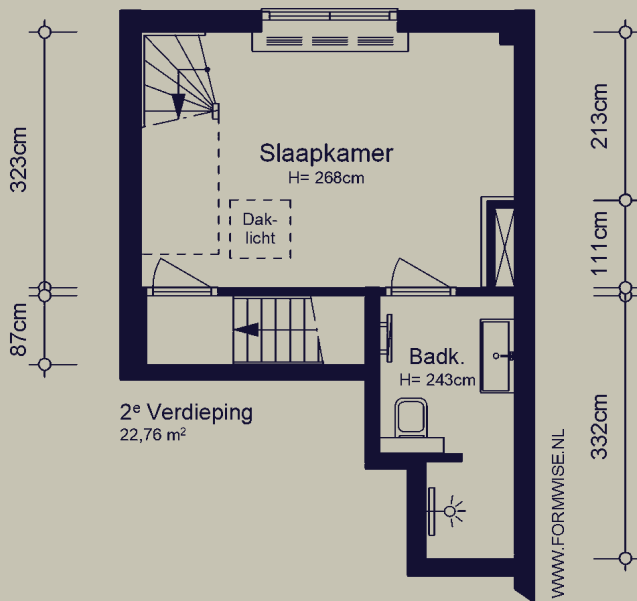
Gebruiksoppervlakte wonen	136,50 m <sup>2</sup>
Overige inpandige ruimte	n.v.t.
Gebouwegebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.



# FIRST FLOOR AND ROOF TERRACE

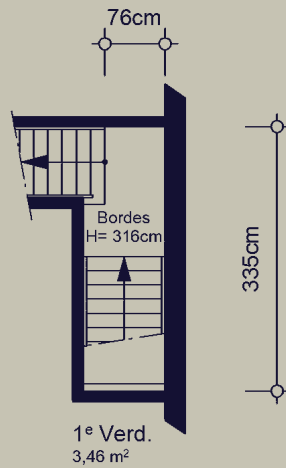


Dakaanzicht  
20,29 m<sup>2</sup>

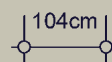
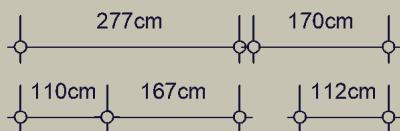


2<sup>e</sup> Verdieping  
22,76 m<sup>2</sup>

WWW.FORMWISE.NL



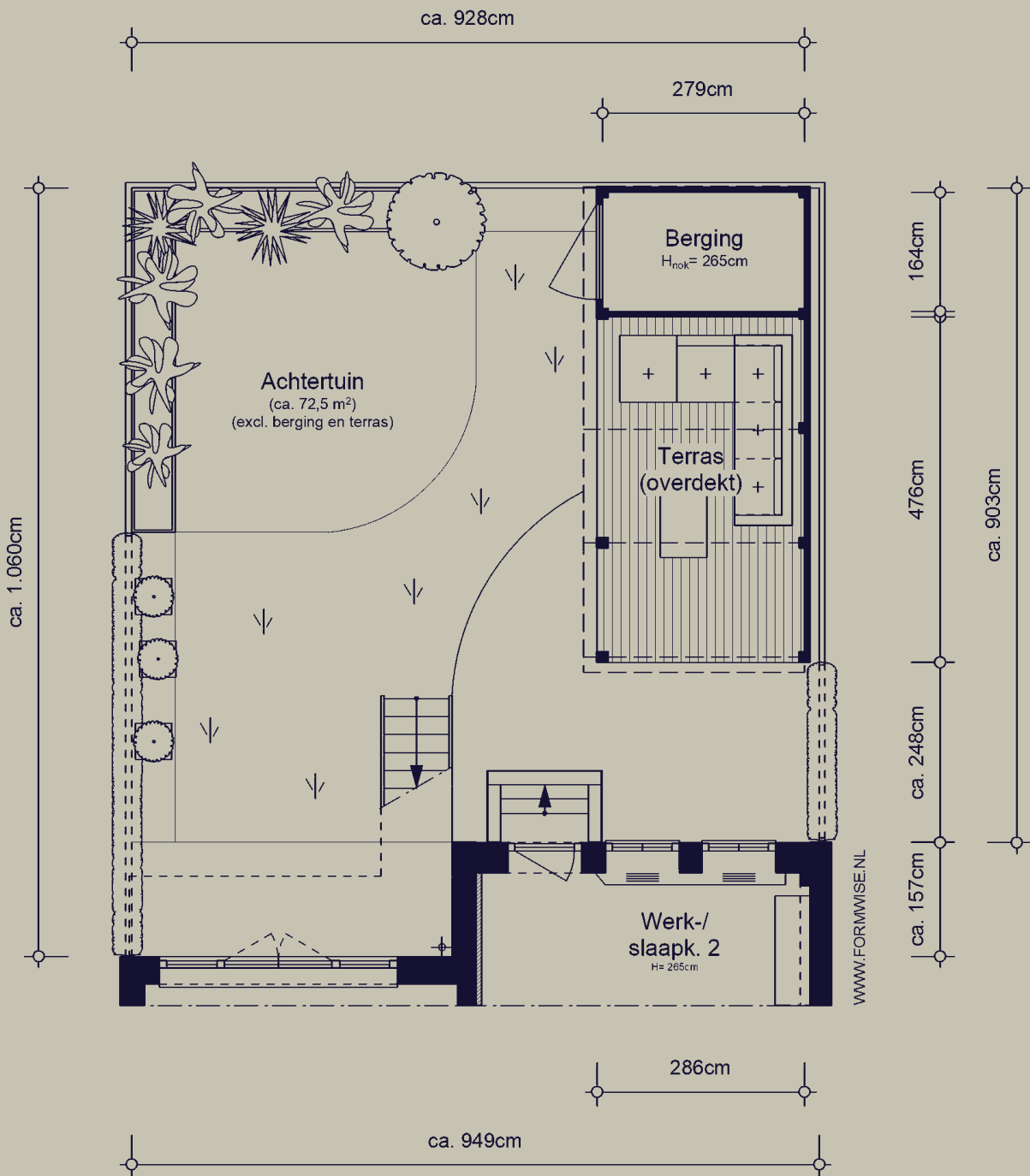
1<sup>e</sup> Verd.  
3,46 m<sup>2</sup>



NEN2580/ BBMI (incl. dragende binnenwanden)

Gebruiksoppervlakte wonen	22,76 m <sup>2</sup> + 3,46 m <sup>2</sup>
Overige inpanidige ruimte	n.v.t.
Gebouwegebonden buitenruimte	20,29 m <sup>2</sup>
Externe bergruimte	n.v.t.

# GARDEN



NEN2580/ BBMI (incl. dragende binnenwanden)

Gebruiksoppervlakte wonen	n.v.t.
Overige inpanidige ruimte	n.v.t.
Gebouwgebonden buitenruimte	13,62 m <sup>2</sup>
Externe bergruimte	4,56 m <sup>2</sup>

# SPECIFICATIONS

## OBJECT

Type	ApartmentX
Type	Ground floor + upstairs apartment
Year of construction	1923
Current use	Living space
Current destination:	Living

## OUTDOOR SPACE

Balcony	Backyard
Location	North
Surface	98 m <sup>2</sup>

## DESTINATION

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

## PARTICULARITIES

- + Luxurious apartment finished with a great sense of detail.
- + Unique three-storey stately ground floor house with 3 bedrooms, 3 bathrooms, garden and a spacious roof terrace located around the corner from the Vondelpark.
- + Very high quality finish.
- + The house is equipped with home automation, electric door locks and cameras.
- + The furniture is for sale, in consultation.
- + In accordance with NEN2580, the living area is 289.63 m<sup>2</sup>.
- + In accordance with NEN2580, the surface of the garden is 86.12 m<sup>2</sup> and the roof terrace is 20.29 m<sup>2</sup>.
- + Very centrally located to many shopping streets and museums.

## CHARACTERISTICS

Living area	289 m <sup>2</sup>
Number of rooms	10
Number of bedrooms	3
Volume	900X m <sup>3</sup>
External storage space	5 m <sup>2</sup>
Building-related outdoor space	41 m <sup>2</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	ASD, U
Index number	A1
Share	314/585
Plot Number	10356

## MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

## OWNERSHIP SITUATION

- + The house is located on leasehold land.
- + The current period runs from August 1, 1919 to July 31, 2044. The annual canon is currently € 3,088.01 until 2026. This amount is indexed every 5 years.
- + The switch to perpetual leasehold has been completed, an annual indexable ground lease of € 6,356.46 has been chosen.

