



CARLA  
VAN DEN BRINK

PRINSENGRACHT 278  
AMSTERDAM

A beautiful combination of robust and elegant, of living,  
working and parking in the middle of the Jordaan

*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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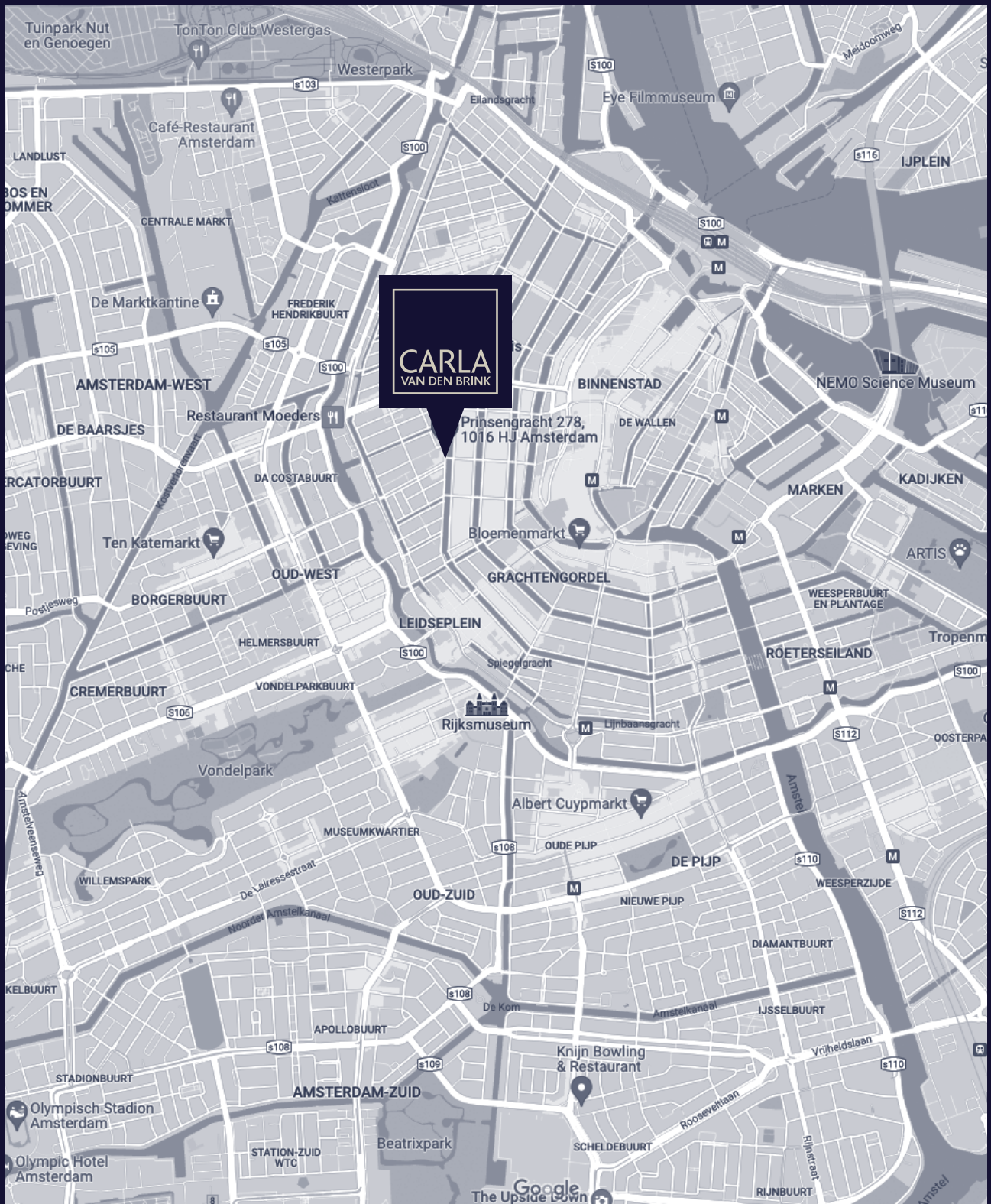




## THE PROPERTY

The property at Prinsengracht 278 is a former doublewide warehouse with a trapezoid facade with beautiful thick beams and a sturdy appearance. The building on Elandsstraat 1 is beautifully wide with large windows with rod division and a beautiful facade, together they form a unique object in the most desirable location in the heart of the center of Amsterdam between the famous Nine Streets.

The two properties are joined together and have a gross floor area of 856 m<sup>2</sup>, with windows and light on all sides



EEN VOORMALIG DUBBELBREED  
PAKHUIS MET EEN TRAPEZIUM GEVEL  
EN MET MOOIE DIKKE BALKEN





## GROUND FLOOR

On the ground floor there is a parking garage for as many as 6 to 7 cars, scooters and bicycles. This very spacious garage is accessible from both the Prinsengracht and the Elandstraat, absolutely unique on the canals. Also located on this floor is a separate toilet.









A PARKING GARAGE FOR  
AS MANY AS 6 TO 7 CARS,  
SCOOTERS AND BICYCLES.



## FIRST FLOOR

Through the stairs you can reach the first floor. From the living/dining room with large patio doors there is a spectacular view over the Prinsengracht. The level differences provide a playful and attractive layout. At the rear is the spacious kitchen with appliances and adjoining patio located.

The master bedroom with several fitted wardrobes has an en suite bathroom with a double sink, shower and two toilets. Furthermore, there are two separate toilets and the boiler room located on this floor.









## SECOND FLOOR

The second floor can be reached by the staircase at both the front and rear of the house.

The two rooms at the front can be used for various purposes and again have a beautiful view of the canal. In addition, on this floor two bedrooms each with a bathroom en suite. A third bathroom and sauna can be reached through the hall.









THE TWO ROOMS AT  
THE FRONT HAVE AGAIN  
A BEAUTIFUL VIEW OF  
THE CANAL.





### THIRD FLOOR

The third floor is furnished as an independent penthouse with a large (gas) fireplace, luxury open kitchen, very spacious bedroom with en-suite luxury bathroom and beautiful closets. Adjacent to the living room and bedroom is a beautifully landscaped roof terrace.















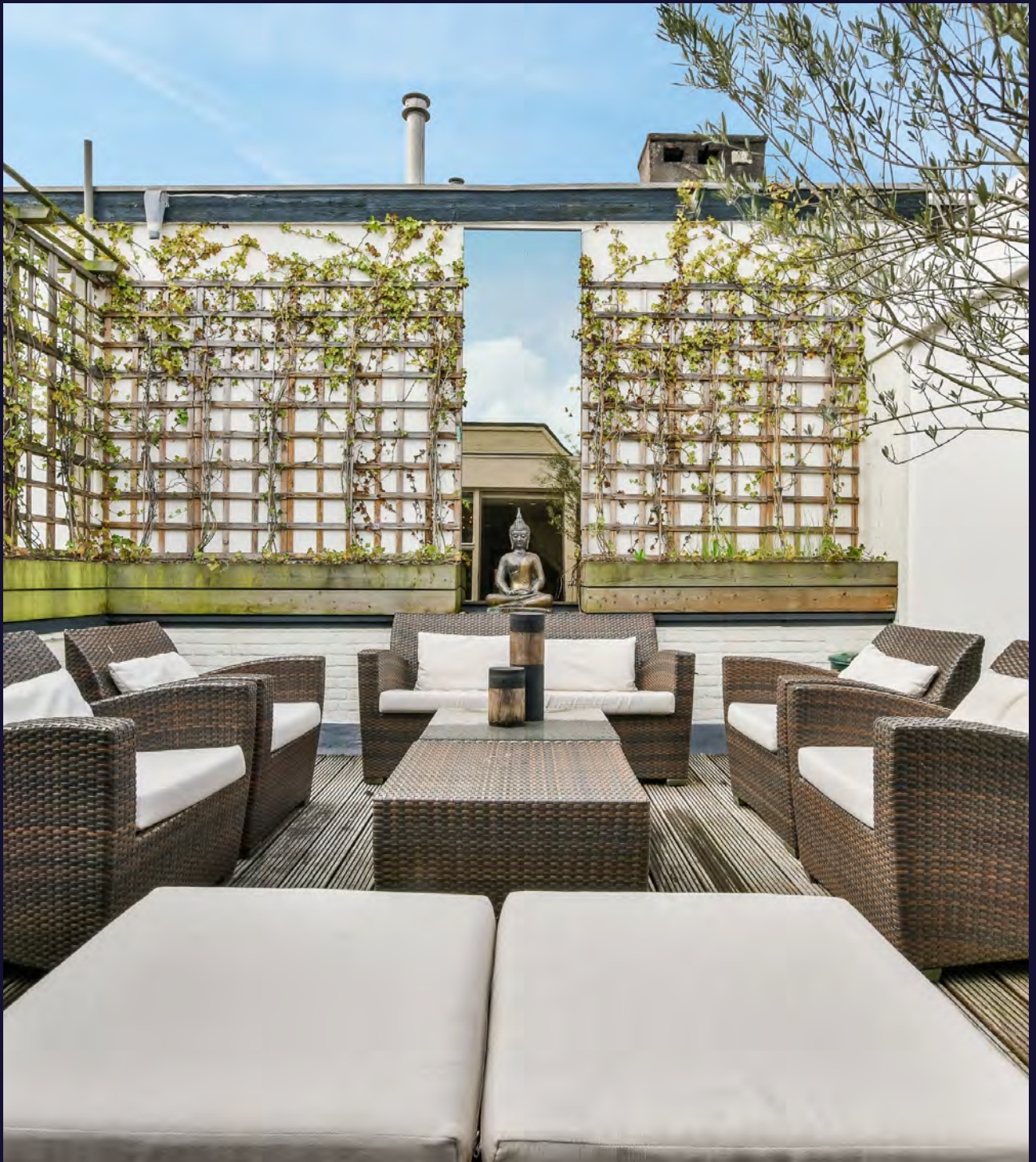




ADJACENT TO THE LIVING ROOM AND BEDROOM IS A BEAUTIFULLY LANDSCAPED ROOF TERRACE.











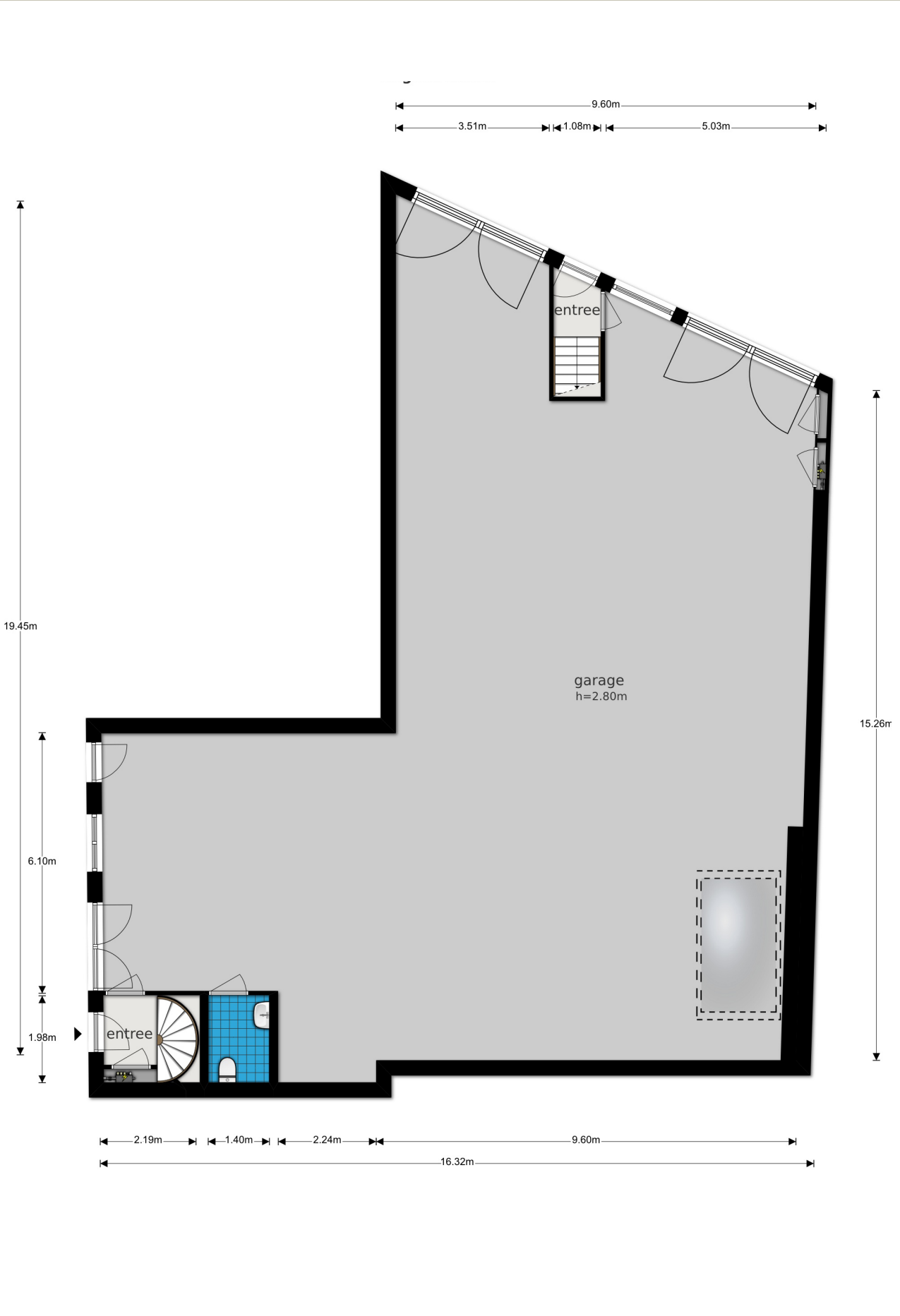
## DETAILS

- Own land
- Net floor area 741 m<sup>2</sup>
- Monument dating from 1650
- Private garage with space for 6 to 7 cars, scooter and bicycles
- Completely renovated approx 25 years ago, including foundation repair
- Mixed destination: living and working, only living, only working, parking.
- Penthouse with roof terrace realized approx 7 years ago
- Excellent condition, exterior is freshly painted
- Double glazed windows
- Two entrances
- Property with endless possibilities also for development, think: small independent apartments, office collective building, 3 apartments with parking, working and living with parking





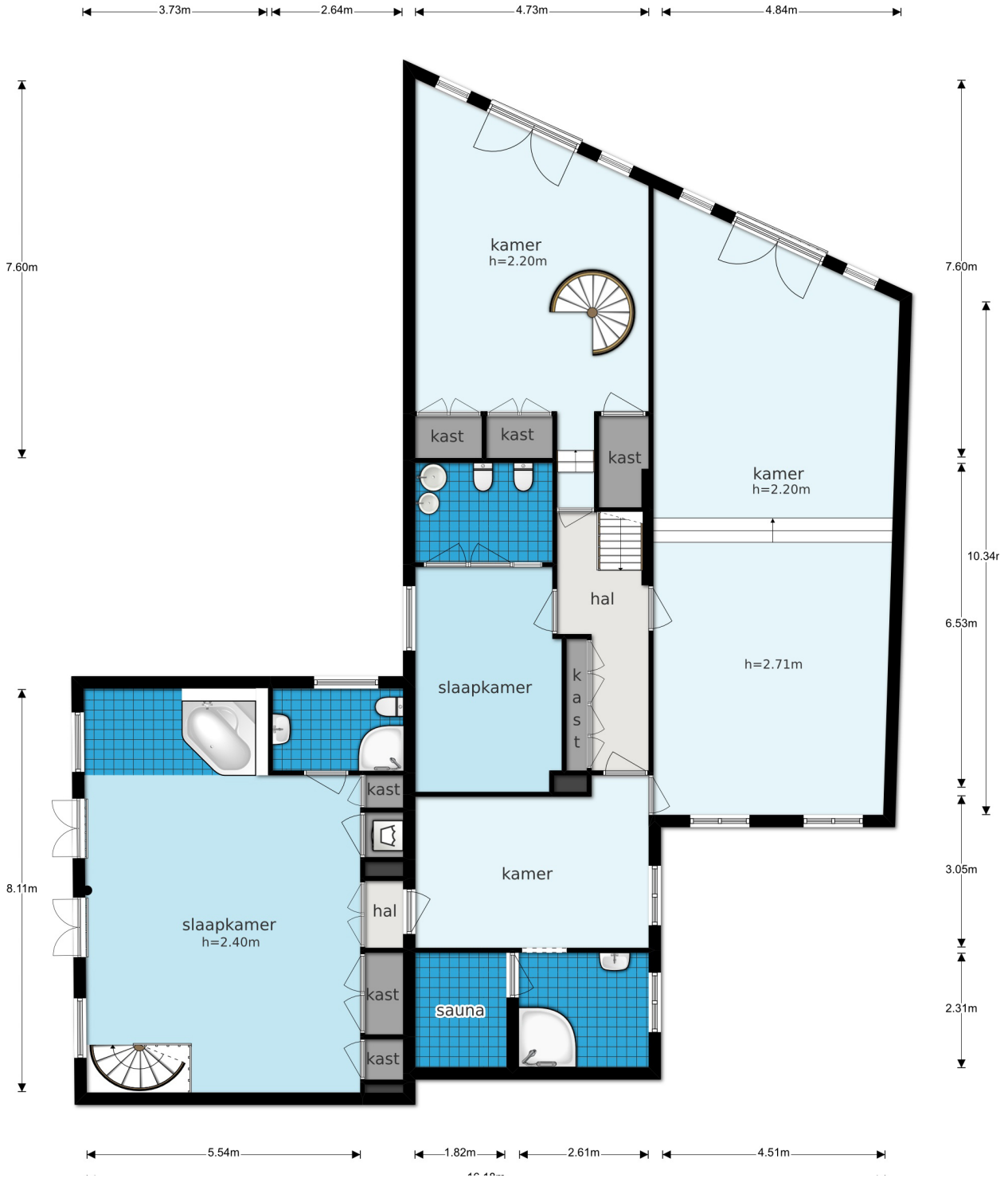
# BEGANE GROND



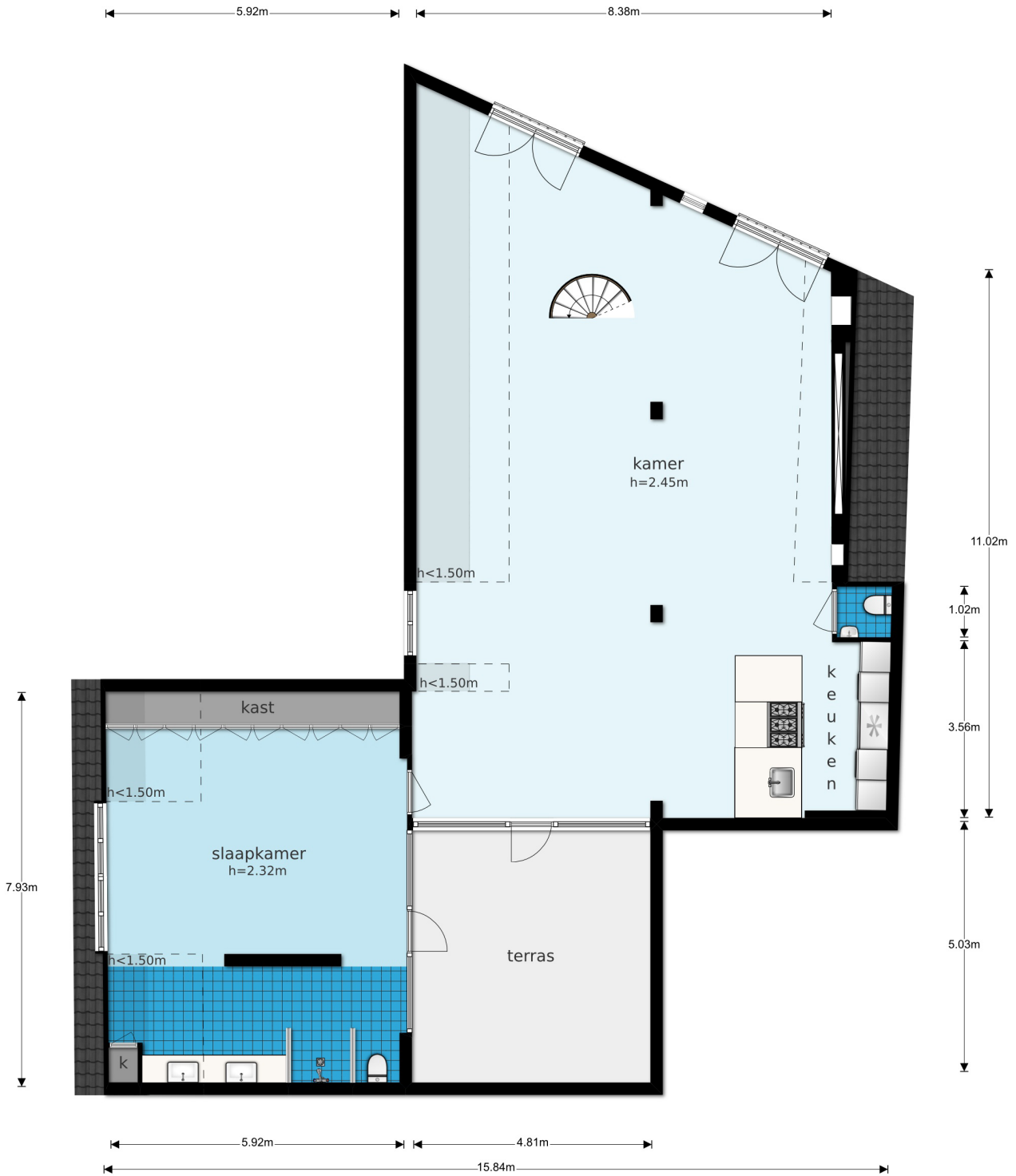
# EERSTE VERDIEPING



# TWEEDE VERDIEPING



# DERDE VERDIEPING



# SPECIFICATIONS

## OBJECT

Type	Canal house
Type	Terraced house
Year of construction	1650
Permanent habitation	yes
Current use	Living space
Current destination	Mixed, living and working, work alone, live alone, parking

## OUTDOOR SPACE

Sun terrace/Roof terrace	On the 3rd floor
Surface	24 m <sup>2</sup> 400 x 600 cm

## PARTICULARITIES

- + Own ground
- + Net floor area 741 m<sup>2</sup>
- + National monument from 1650
- + Private garage with space for 6 to 7 cars, scooter and bicycles
- + Totally renovated about 25 years ago, incl. foundation repair
- + Mixed destination: living and working, living alone, working alone, parking
- + Penthouse with roof terrace about 7 years ago realised
- + Excellent condition, exterior is neatly painted
- + Double glass
- + Two entranceo

## CHARACTERISTICS

Living area:	775 m <sup>2</sup>
Number of rooms	11
Number of bedrooms	6
Content	2.456 m <sup>3</sup>
Building-related outdoor space	30 m <sup>2</sup>

## CADASTRAL

Municipality	Amsterdam
Section	E
Plot number	4395 / 9881
Plot area:	194 m <sup>2</sup> / 57 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

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Full ownership

