



CARLA  
VAN DEN BRINK

JOHANNES VERMEERSTRAAT 25  
AMSTERDAM

Stately and charming mansion located on  
beautiful Johannes Vermeerstraat.

This unique house distinguishes itself in the street because  
there are no direct neighbors across the street,  
so it has an unobstructed view of the Museumplein.

*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



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





## THE HOUSE

This Townhouse offers a perfect blend of modern elegance and historic charm. With its classic facade and characteristic architecture, this house immediately stands out in the street. Inside you will find a carefully renovated interior that meets all the requirements of contemporary comfort.

A generous living space of no less than 481 m<sup>2</sup> spread over 4 floors, a lovely backyard, a large balcony and the possibility for practice at home makes this mansion a very nice family home.

Delivery in consultation.







## LOCATION AND ACCESSIBILITY

The house is located in one of the most charming places in Old South. The cozy neighborhood offers numerous shops, lunchrooms and restaurants. The Concertgebouw, the Rijksmuseum, the Van Gogh Museum on Museumplein and the Vondelpark are a stone's throw away. There are also several good creches, primary and secondary schools in the area, as well as the British School and International School.

Public transport is within walking distance and Station Zuid WTC can be reached within 5 minutes by bike. The house is also easily accessible via the Ring A10 and Schiphol Airport is a 15-minute drive away.

Parking is possible on the public road with a permit.







## BASEMENT

Through the entrance you have access to the basement. A spacious hall, cloakroom, separate toilet and access to the office at the front. In addition, there are two technical rooms/storage rooms. At the rear is the spacious kitchen with cooking island, gas fireplace and patio doors to the large and sunny backyard. The kitchen is equipped with all necessary appliances.











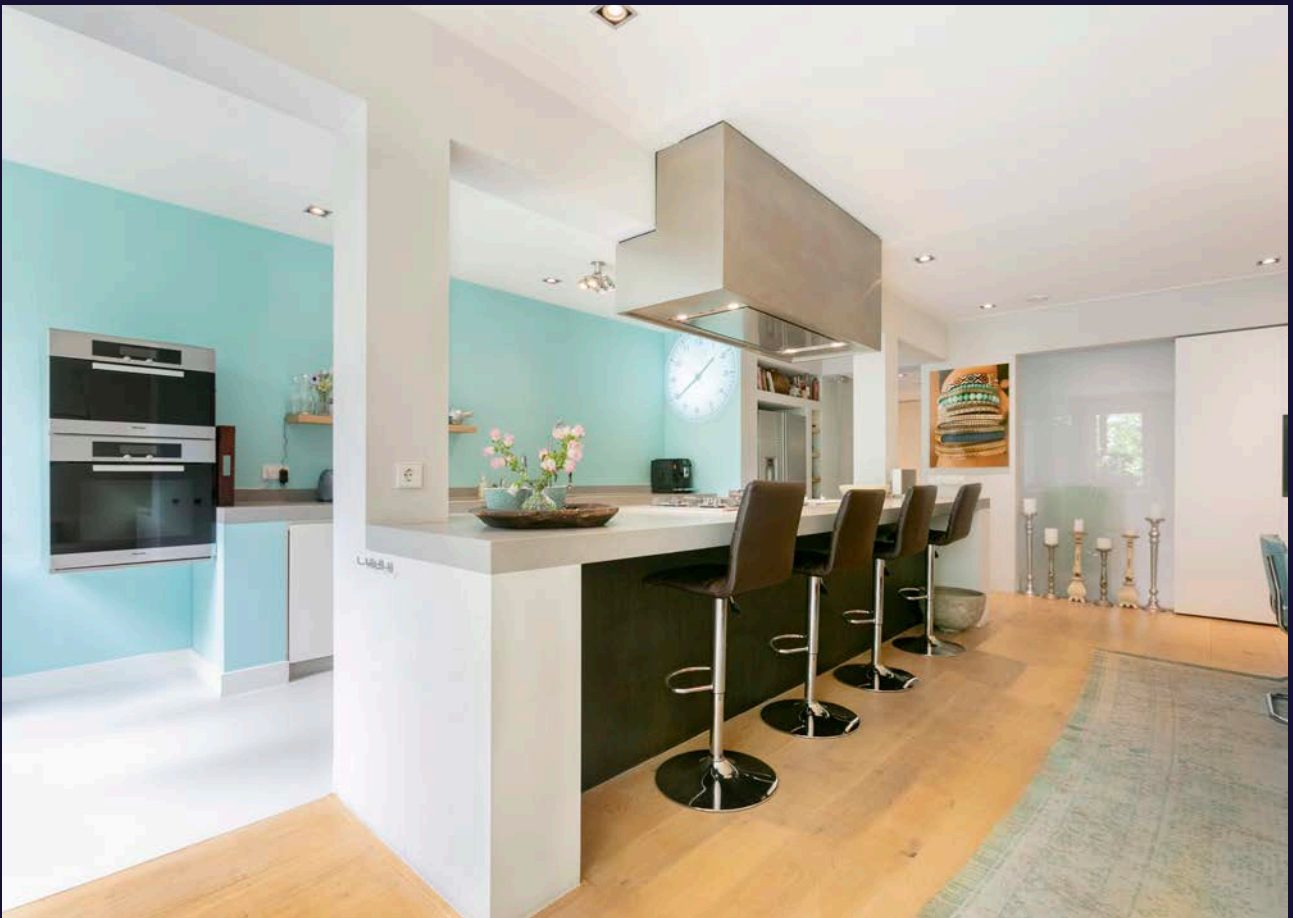












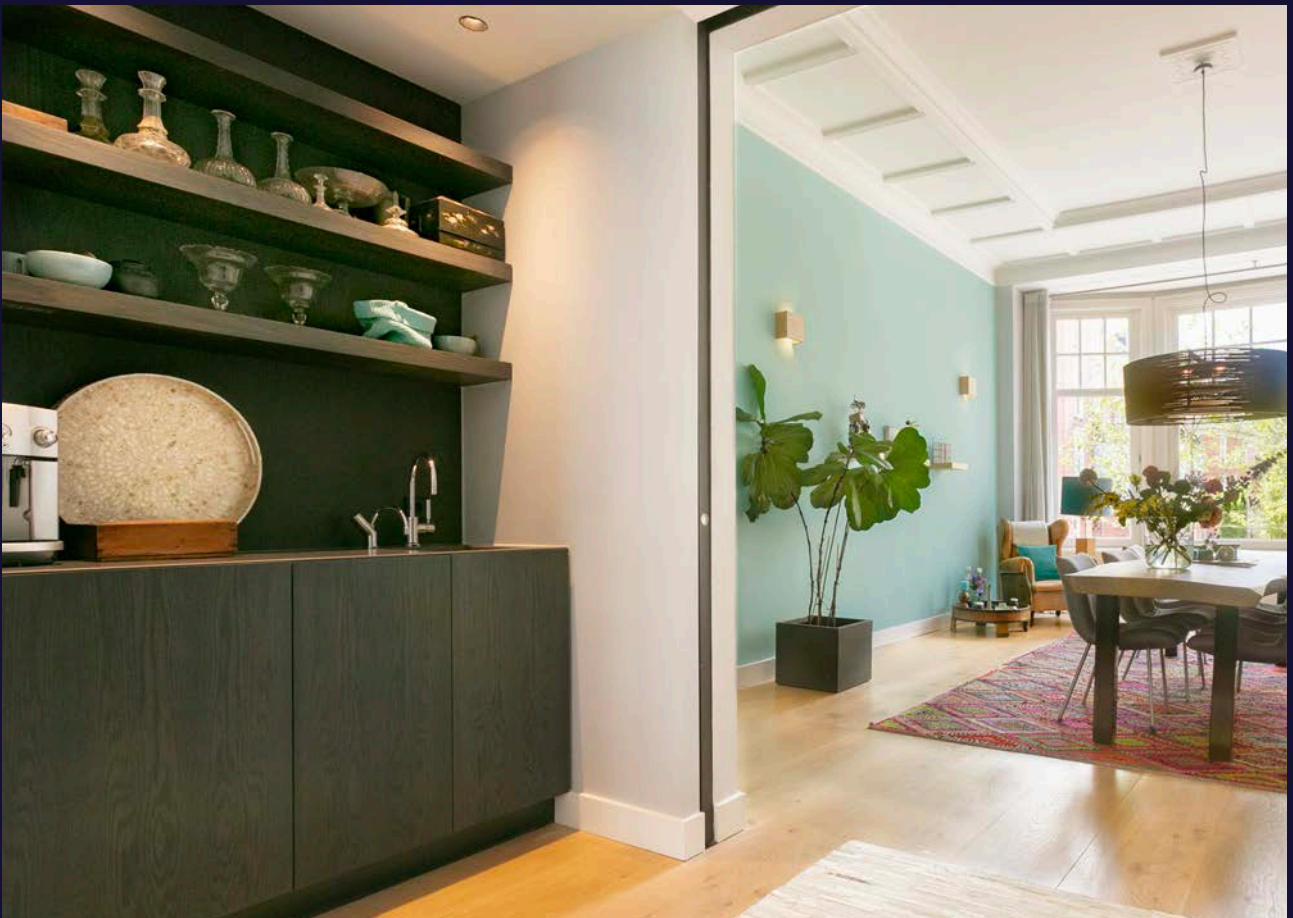


## GROUND FLOOR

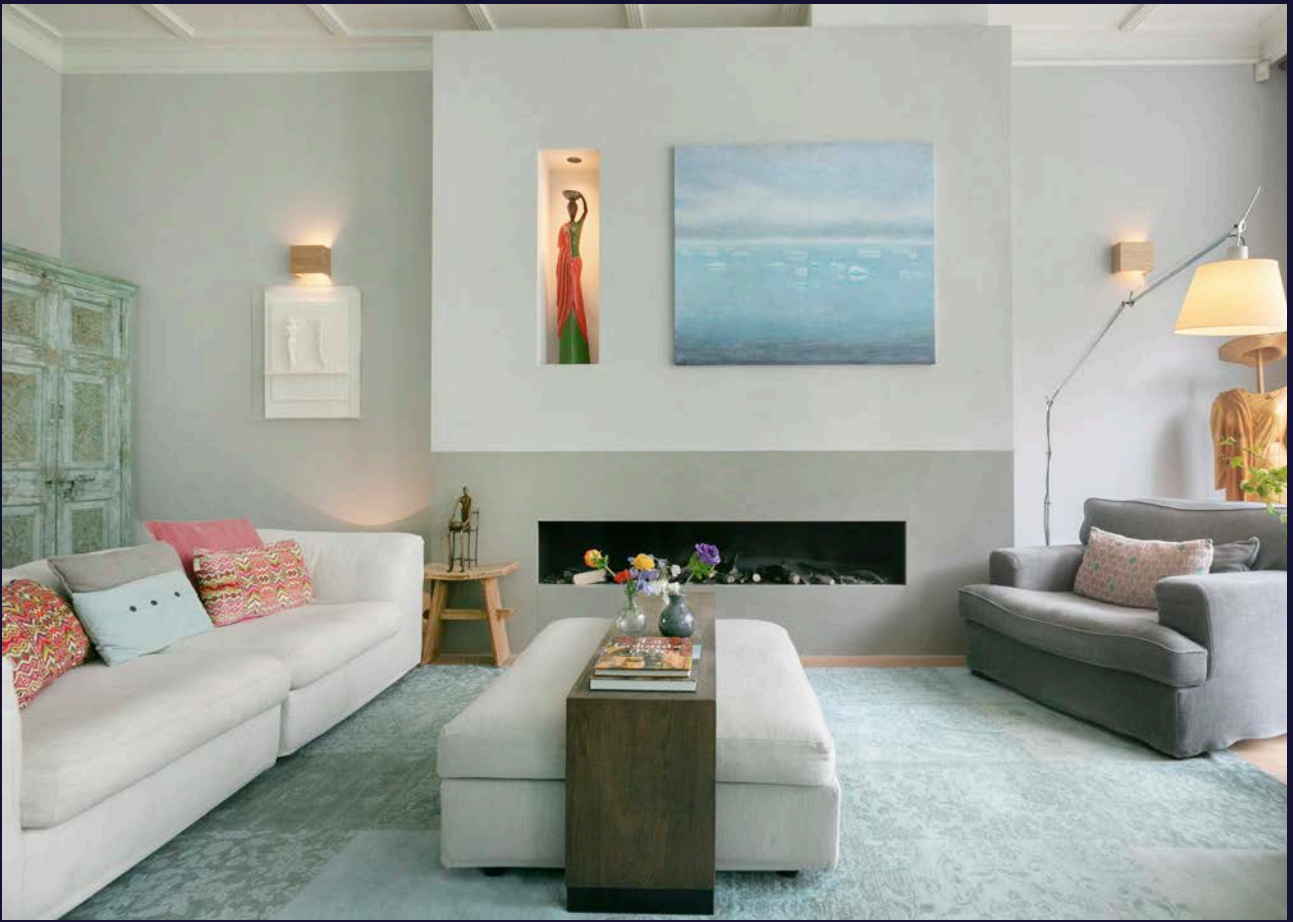
Beautiful wide entrance with access to the basement and the first floor. Hall with toilet and access to the spacious living floor. The dining room and living room are separated by the en suite. In the en suite there is also an "invisible" pantry. At the rear a wonderful, very spacious living room with gas fireplace, in open connection with a TV room and access to the wide balcony.















AT THE REAR A WONDERFUL,  
VERY SPACIOUS LIVING ROOM  
WITH GAS FIREPLACE, IN  
OPEN CONNECTION WITH  
A TV ROOM AND ACCESS  
TO THE WIDE BALCONY.

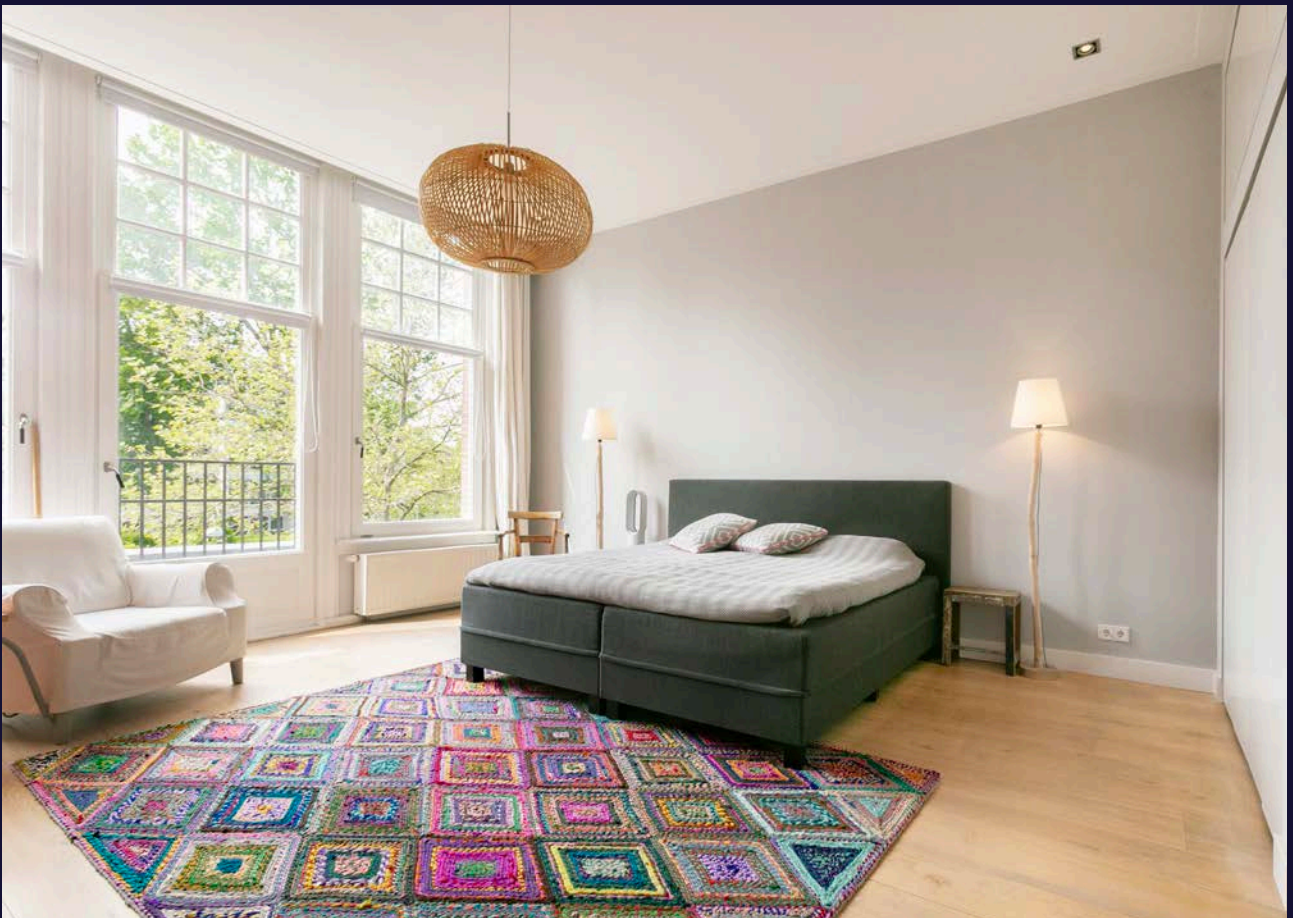
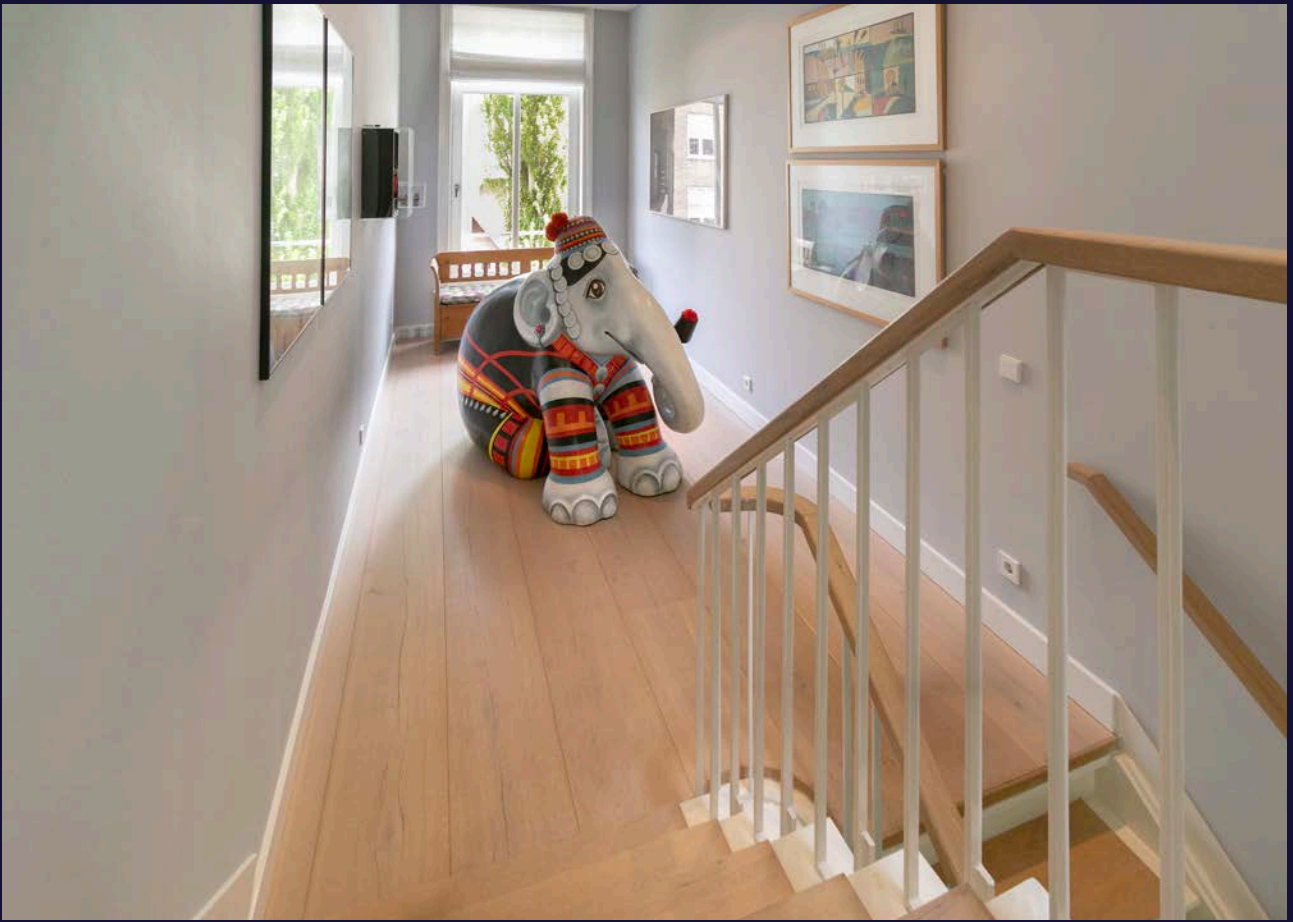


## FIRST FLOOR

A spacious landing provides access to all rooms and a separate toilet. At the rear is the master bedroom with walk-in closet. The second large bedroom is located at the front and has a French balcony and many fitted wardrobes. The third bedroom is also located at the front. Currently the third bedroom is used as a study. Between the two large bedrooms is a very spacious bathroom with two walk-in showers, a double sink, a wonderful bath with Jacuzzi and a separate toilet.





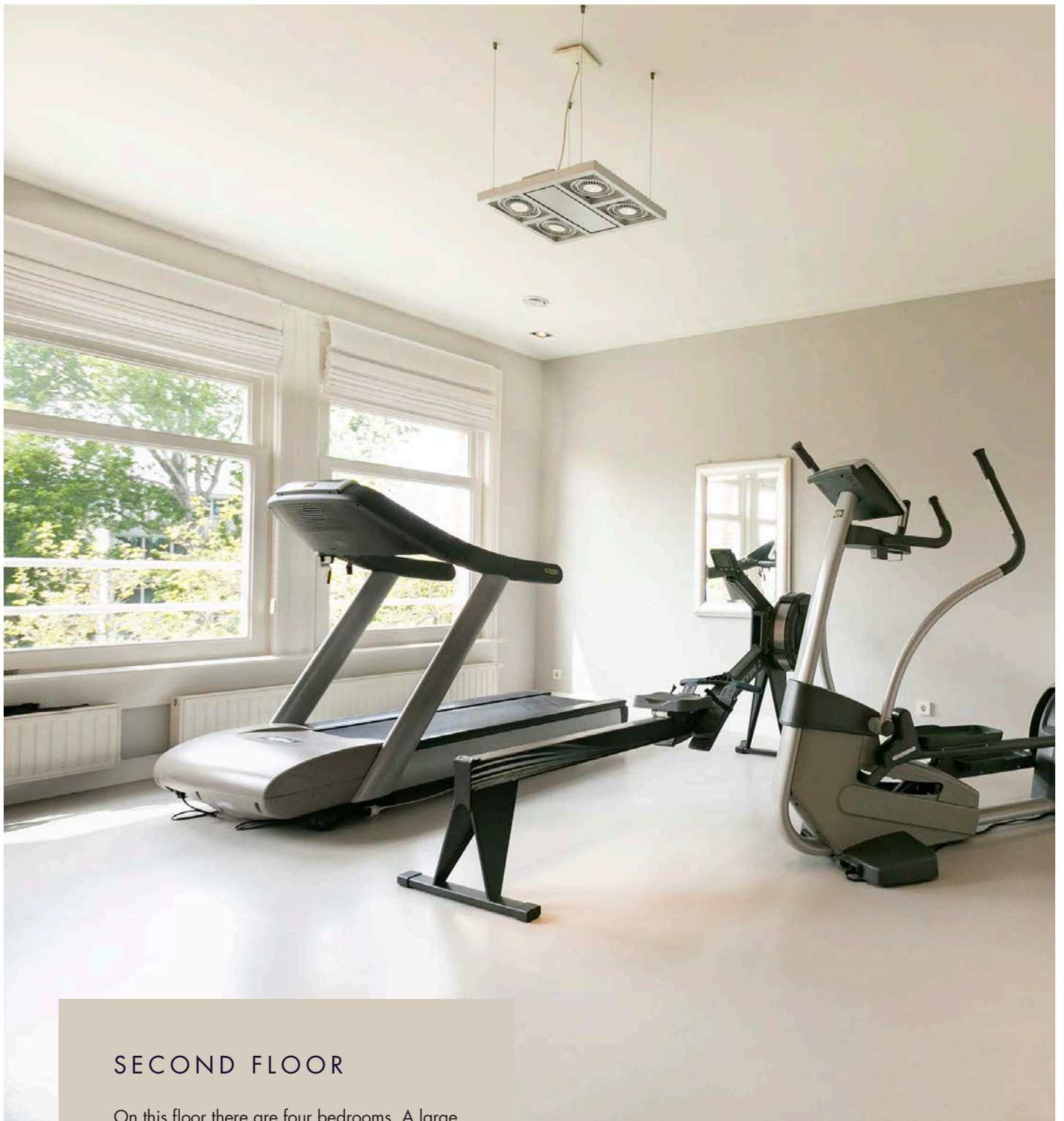






BETWEEN THE TWO  
LARGE BED-ROOMS  
IS A VERY SPACIOUS  
BATHROOM WITH  
TWO WALK-IN  
SHOWERS,  
A DOUBLE SINK,  
A WONDERFUL BATH  
WITH JACUZZI AND  
A SEPARATE TOILET.

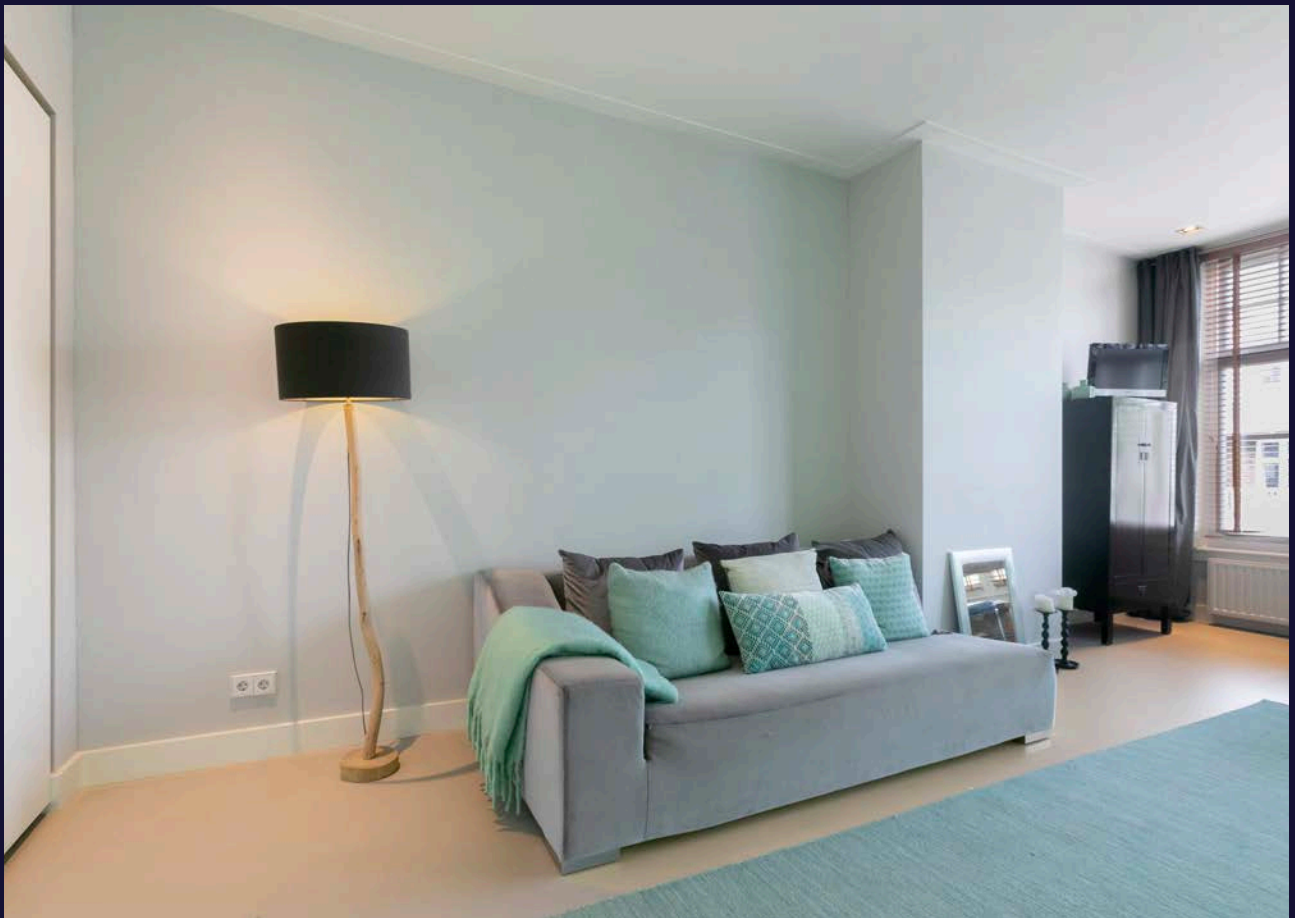




## SECOND FLOOR

On this floor there are four bedrooms. A large bedroom at the rear. A second large bedroom at the front is currently used as a fitness room. The third and fourth bedrooms are located on the landing. The fourth bedroom is currently being used as a wellness area with sauna. Between the two large rooms is a very spacious bathroom with two walk-in showers, double sink and a toilet. There is a second toilet on the landing.



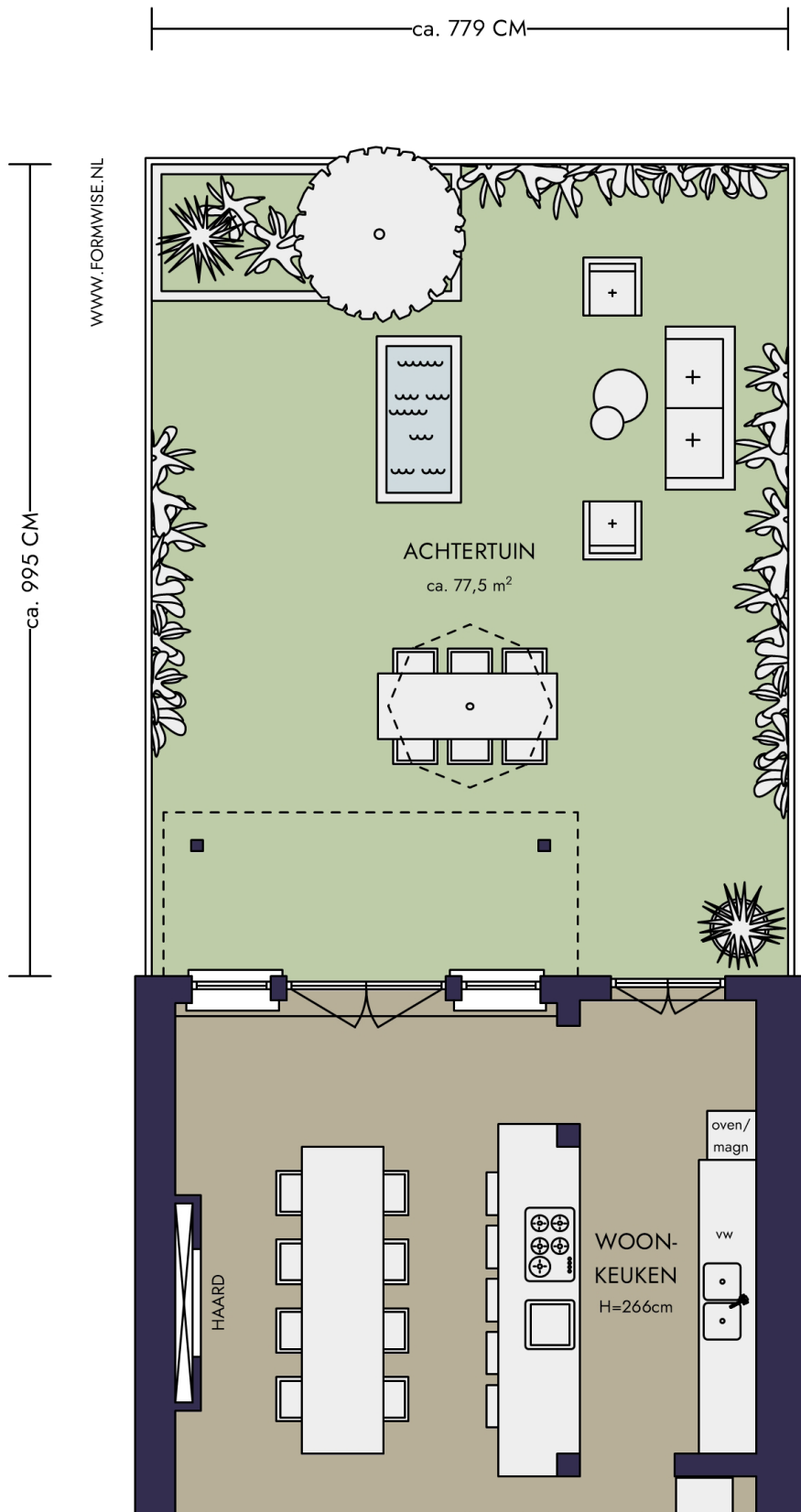






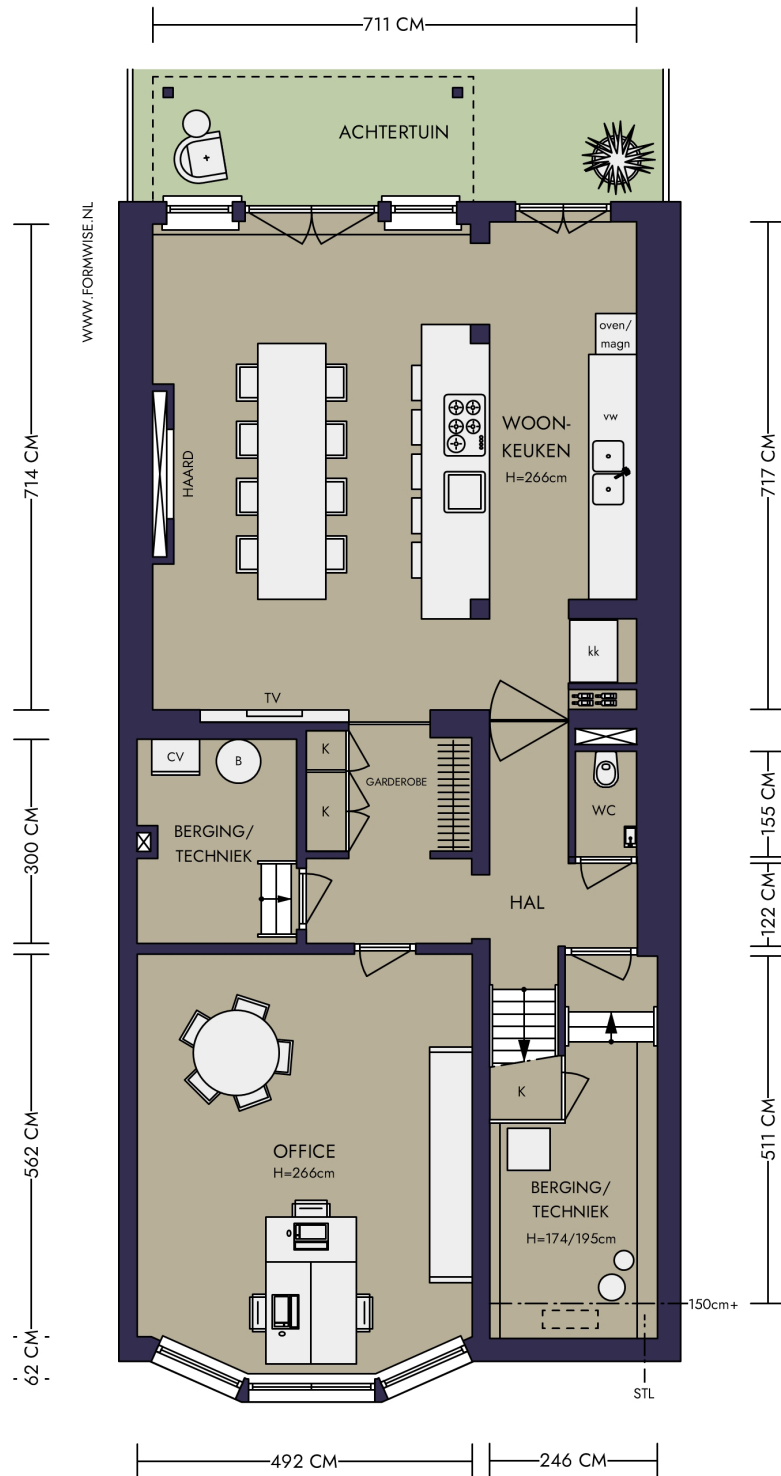


# GARDEN





# BASEMENT

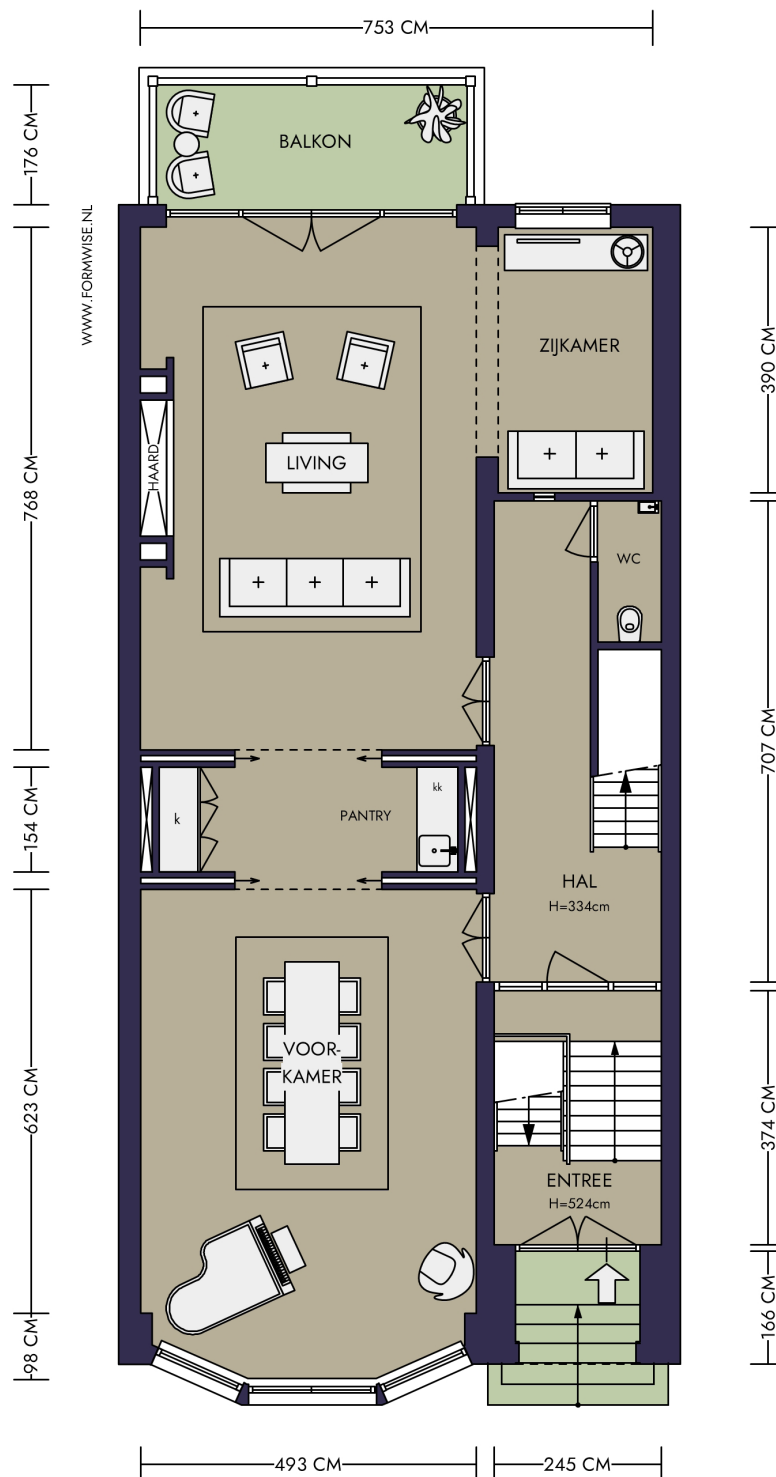


## NEN 2580 / NVM - BBMI

|                             |                       |
|-----------------------------|-----------------------|
| GEBRUIKSOPPERVLAKTE WONEN   | 120,72 m <sup>2</sup> |
| OVERIGE INPANDIGE RUIMTE    | N.V.T.                |
| GEBOUWGEBONDEN BUITENRUIMTE | N.V.T.                |
| EXTERNE BERGRUIMTE          | N.V.T.                |



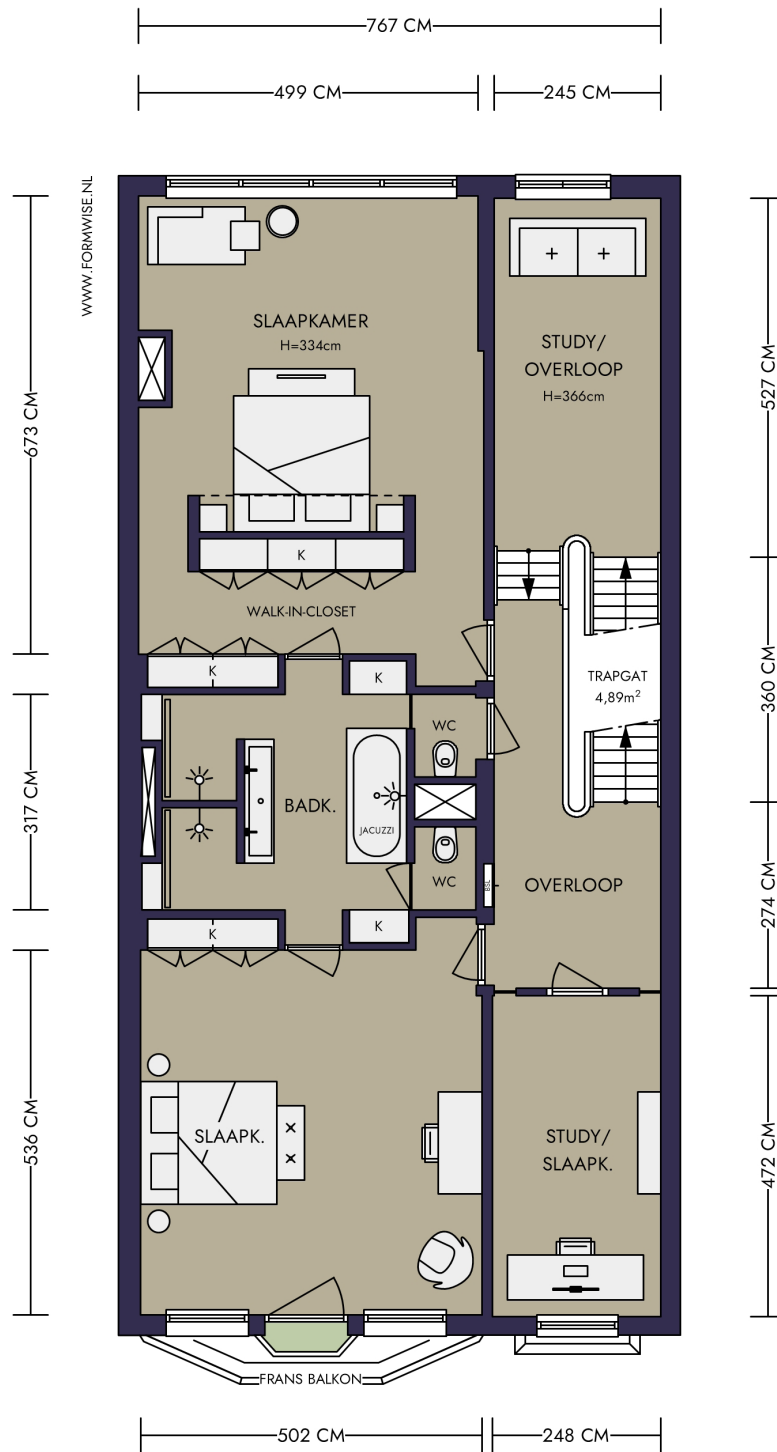
# GROUND FLOOR



## NEN 2580 / NVM - BBMI

|                             |  |
|-----------------------------|--|
| GEBRUIKSOPPERVLAKTE WONEN   | 122,04 m <sup>2</sup>                    |
| OVERIGE INPANDIGE RUIMTE    | N.V.T.                                   |
| GEBOUWGEBONDEN BUITENRUIMTE | 3,04 m <sup>2</sup> +8,05 m <sup>2</sup> |
| EXTERNE BERGRUIMTE          | N.V.T.                                   |

# FIRST FLOOR

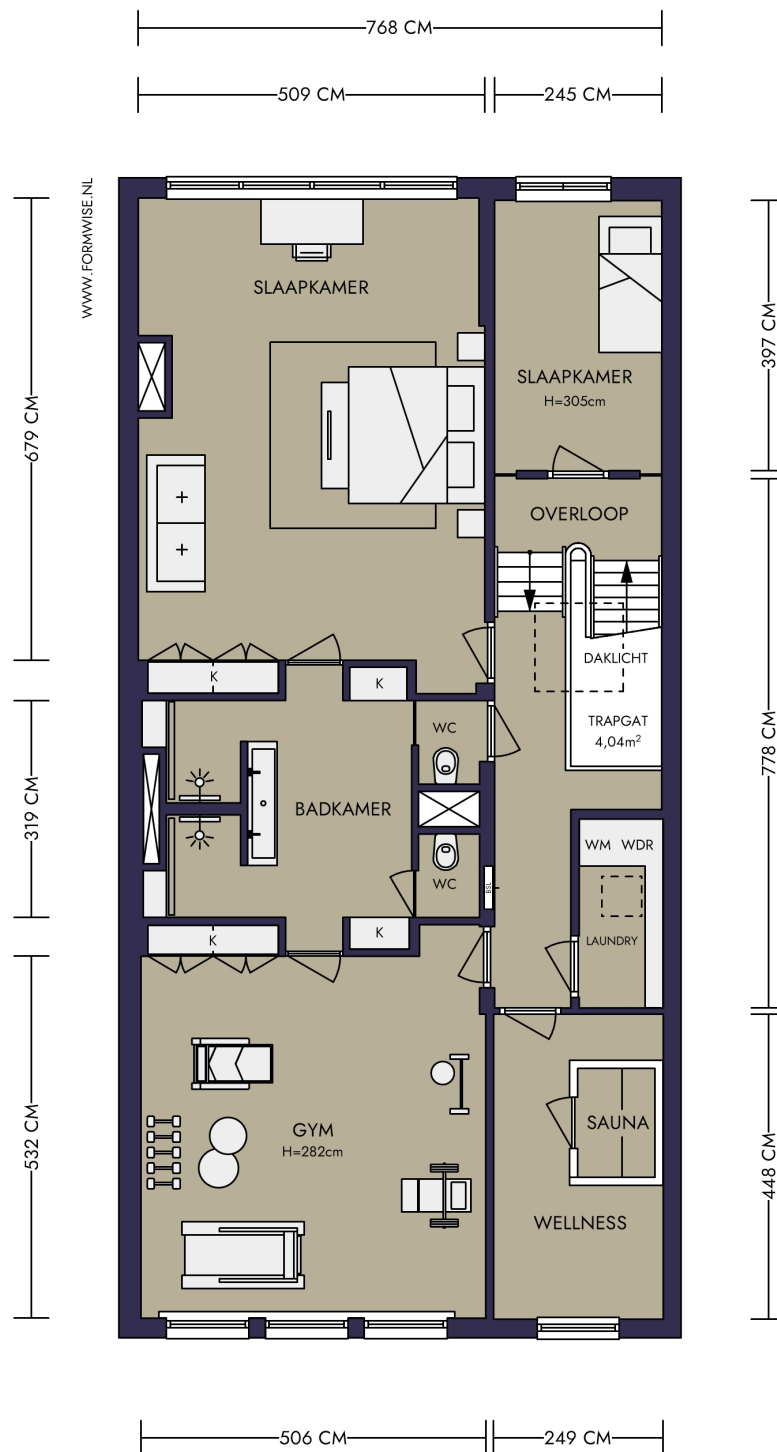


## NEN 2580 / NVM - BBMI

|                             |                       |
|-----------------------------|-----------------------|
| GEBRUIKSOPPERVLAKTE WONEN   | 118,83 m <sup>2</sup> |
| OVERIGE INPANDIGE RUIMTE    | N.V.T.                |
| GEBOUWGEBONDEN BUITENRUIMTE | 0,50 m <sup>2</sup>   |
| EXTERNE BERGRUIMTE          | N.V.T.                |



# SECOND FLOOR



## NEN 2580 / NVM - BBMI

|                             |                       |
|-----------------------------|-----------------------|
| GEBRUIKSOPPERVLAKTE WONEN   | 119,87 m <sup>2</sup> |
| OVERIGE INPANDIGE RUIMTE    | N.V.T.                |
| GEBOUWGEBONDEN BUITENRUIMTE | N.V.T.                |
| EXTERNE BERGRUIMTE          | N.V.T.                |

# SPECIFICATIONS

## OBJECT

|                       |               |
|-----------------------|---------------|
| Type:                 | mansion house |
| Type:                 | between house |
| Year of construction: | 1913          |
| Current use:          | Living space  |
| Current destination:  | Living space  |

## OUTDOOR SPACE

Back yard and sun terrace

## DESTINATION

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

## PARTICULARS

- + Beautiful family house with four floors
- + According to the NEN2580 measurement, the total living area is 481.46 m<sup>2</sup>
- + The lovely backyard has an area of approx. 78 m<sup>2</sup>
- + Wide balcony off the living room on the first floor
- + Good opportunity for practice/home office
- + Large kitchen on the garden side
- + Gym and sauna
- + 4 very large and 4 smaller bedrooms
- + 2 large en-suite bathrooms, each with 2 showers, 2 sinks and a toilet
- + Many built-in wardrobes
- + Gas fireplace in kitchen and living room
- + Energy label A

## CHARACTERISTICS

|                                  |                      |
|----------------------------------|----------------------|
| Living area:                     | 481 m <sup>2</sup>   |
| Number of rooms:                 | 11                   |
| Number of bedrooms:              | 7                    |
| Volume:                          | 1.323 m <sup>3</sup> |
| Building- related outdoor space: | 12 m <sup>2</sup>    |
| Plot size:                       | 222 m <sup>2</sup>   |

## CADASTRAL

|               |           |
|---------------|-----------|
| Municipality: | Amsterdam |
| Section:      | R         |
| Plot Number:  | 4986      |

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Located on leasehold land. The perpetual time slot will be bought off by the sellers
- + The current period runs until April 30, 2029 and has a fixed annual rent of € 1,931.96



