



CARLA  
VAN DEN BRINK

## VAN BREESTRAT 159 B AMSTERDAM

Attractive high end flat of 78 m<sup>2</sup> with lift and sun terrace is located on the first floor and features a lovely bright living room with open kitchen, two bedrooms, a bathroom, separate toilet and storage cupboard. The lovely sunny garden-side terrace is south-facing. At the front, in the bedroom there is also a balcony. All rooms have zone floor heating and the living room and master bedroom have air conditioning (Energy label A!).

*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 BUILDING

The building of which the flat is part, has been renovated to a high standard incl. renewed foundation and has 4 flats with lift and south facing outdoor spaces. Comfort and luxury have been built, using high-quality materials, excellent insulation and new window frames. This has created a beautiful combination of an authentic property with all the charm befitting the 1903 construction year and the luxury and comfort of today. It is located on private land and is situated in the most beautiful and popular part of the Van Breestraat, with around the corner the Cornelis Schuytstraat with numerous luxury shops.





## SURROUNDINGS

The Van Breestraat is a quiet wooded and spacious street with mainly local traffic. Around the corner, in the well-known Cornelis Schuytstraat, there are several beautiful clothes shops including Buise, Bellerose and Babassu. Brasserie van Dam, Café Garçon and Joe & the Juice are some of the many places to eat and drink. Good meals and fresh produce are available at Groentenerier Tom Ensink, Slagerij de Schuyt or Organic, the health food shop. On Saturdays, there is a cosy neighbourhood market with many delicacies on Jacob Obrechtplein.

Various cultural attractions are within walking distance, including The Rijksmuseum, The Stedelijk Museum, The Van Gogh Museum and the Concertgebouw. Within 5 minutes, the fine Vondelpark can be reached on foot, where there is plenty of opportunity for recreation.

Tram 2 is also just around the corner, allowing you to reach the centre of Amsterdam within 10 minutes, as well as by bicycle. By car, you can reach the A10 ring road within 10 minutes.

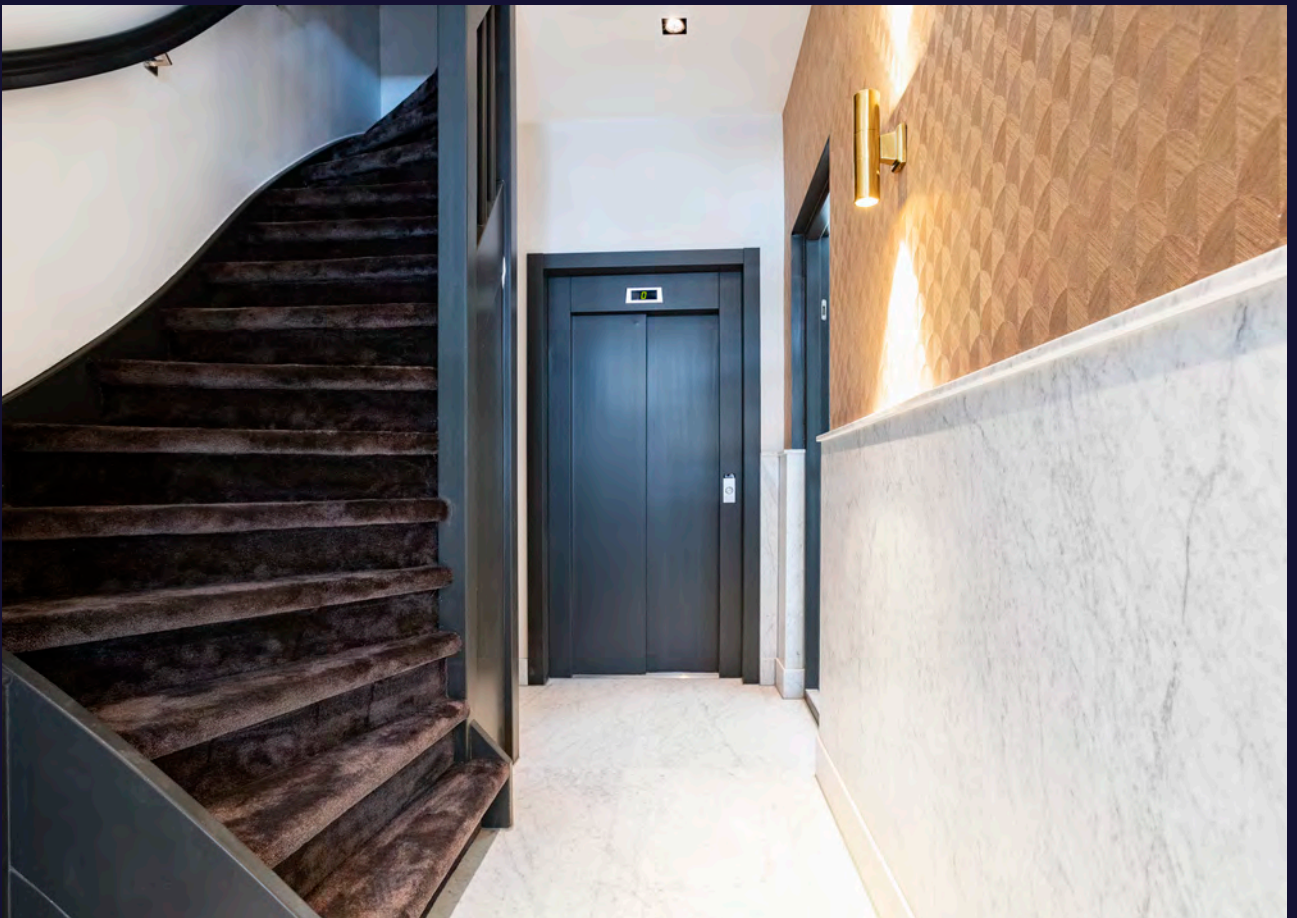
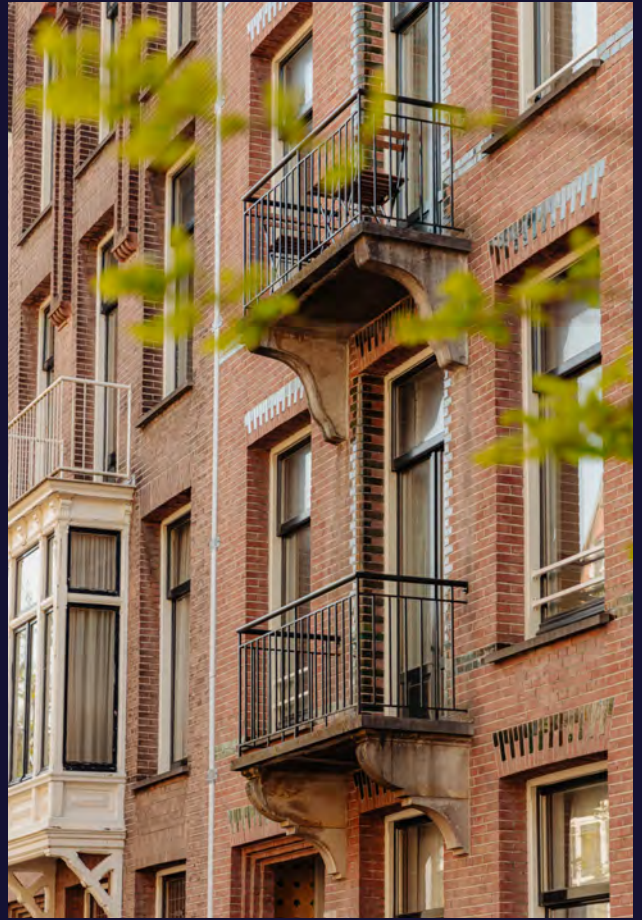
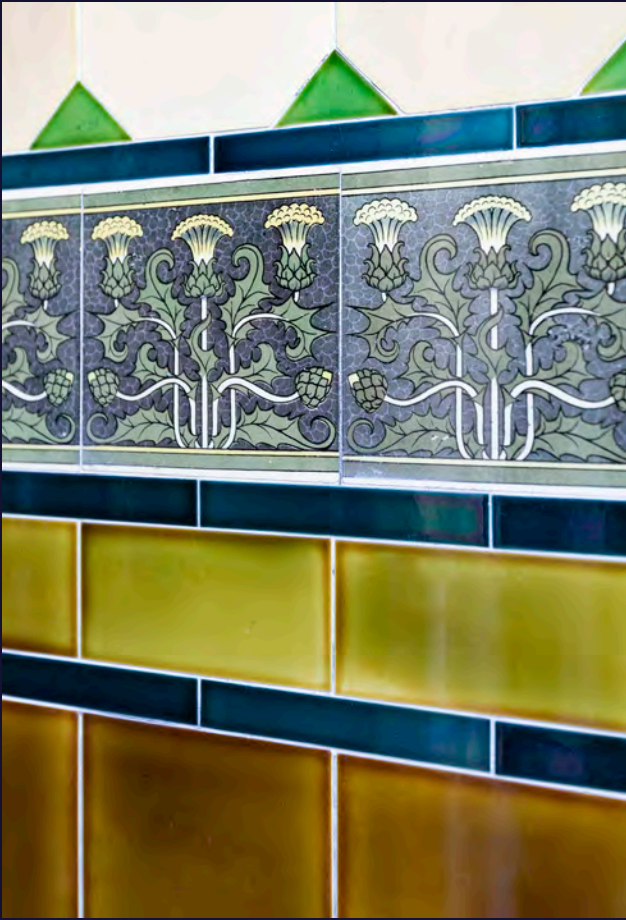


## ENTRANCE

The beautiful wooden entrance door gives access to the communal spacious hall, fitted with a marble floor and marble panelling with luxury style wallpaper above.

The first floor can be reached by the modern lift or by the spacious staircase covered with high-pile carpeting. A landing provides access to the flat.





## LAYOUT

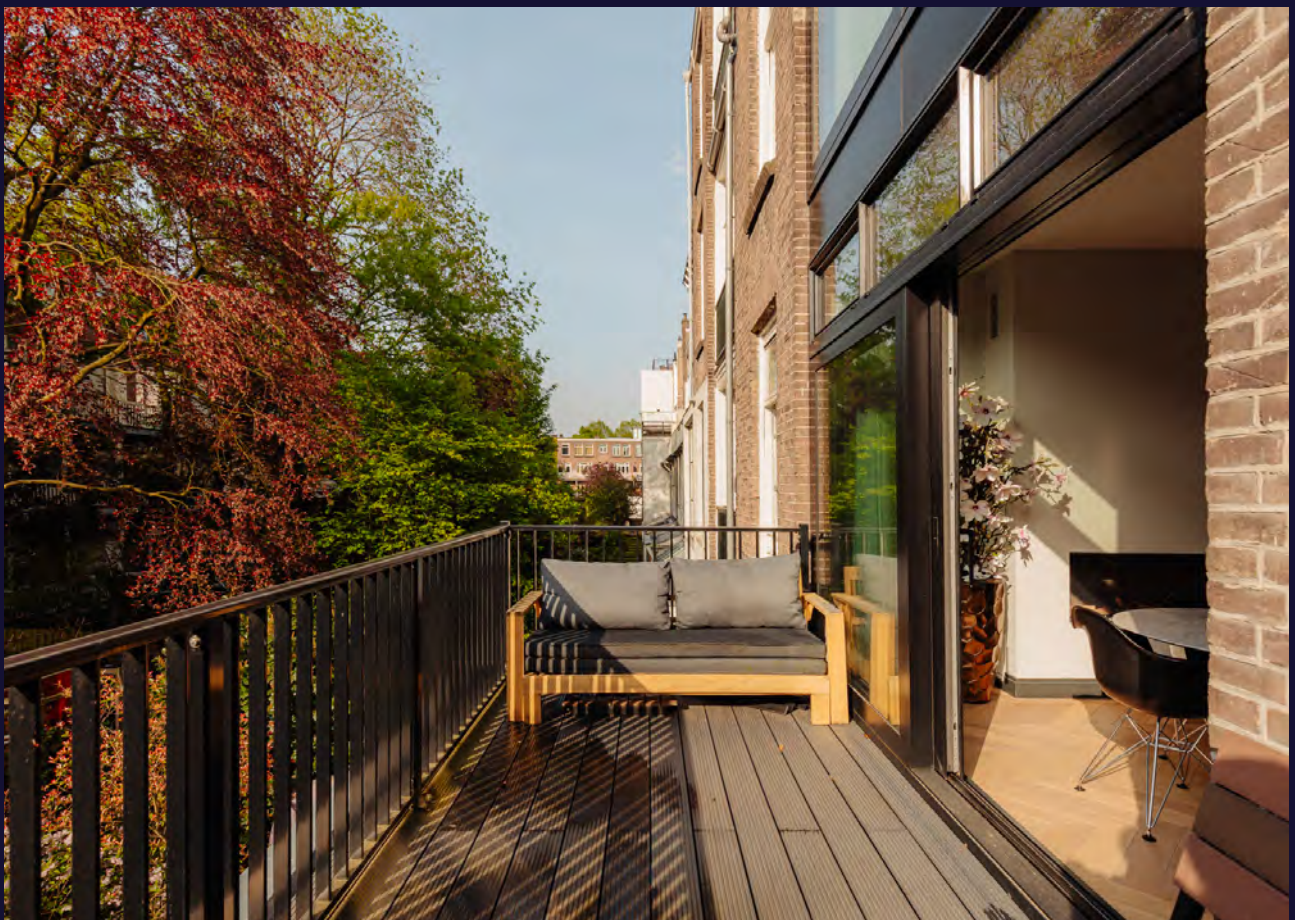
All rooms are accessible from the corridor with wardrobe.

The wonderfully light living room, with a ceiling height of over 2.7 metres, provides access through a high sliding door to the spacious terrace of over 11 m<sup>2</sup> facing south. The terrace has maintenance-free decking and feels like an extension of the living room. The modern gas fireplace adds atmosphere and warmth to the room in winter.

The entire floor of the first floor is covered with a beautiful large-format oak parquet laid in Hungarian point.











THE MODERN GAS  
FIREPLACE ADDS  
ATMOSPHERE AND  
WARMTH TO THE  
ROOM IN WINTER



## OPEN KITCHEN

The luxurious handle-free open kitchen, finished in matt grey, consists of a kitchen island with a wine cabinet and seating area on the living room side and plenty of storage space. The high top is finished in white marble with a built-in Bora induction hob with internal extraction. On the wall side is the same marble worktop with dishwasher, Quooker and two tall units fitted with a Liebherr fridge and freezer and a Miele steam oven with microwave and a standard oven.







## BEDROOMS

The master bedroom is air-conditioned, has a spacious built-in wardrobe and French doors lead to the balcony on the street side.

The adjacent second bedroom features a spacious built-in wardrobe with a discreet magnetic door and opening window with a nice height and low parapet.



THE MASTER  
BEDROOM HAS A  
SPACIOUS BUILT-IN  
WARDROBE







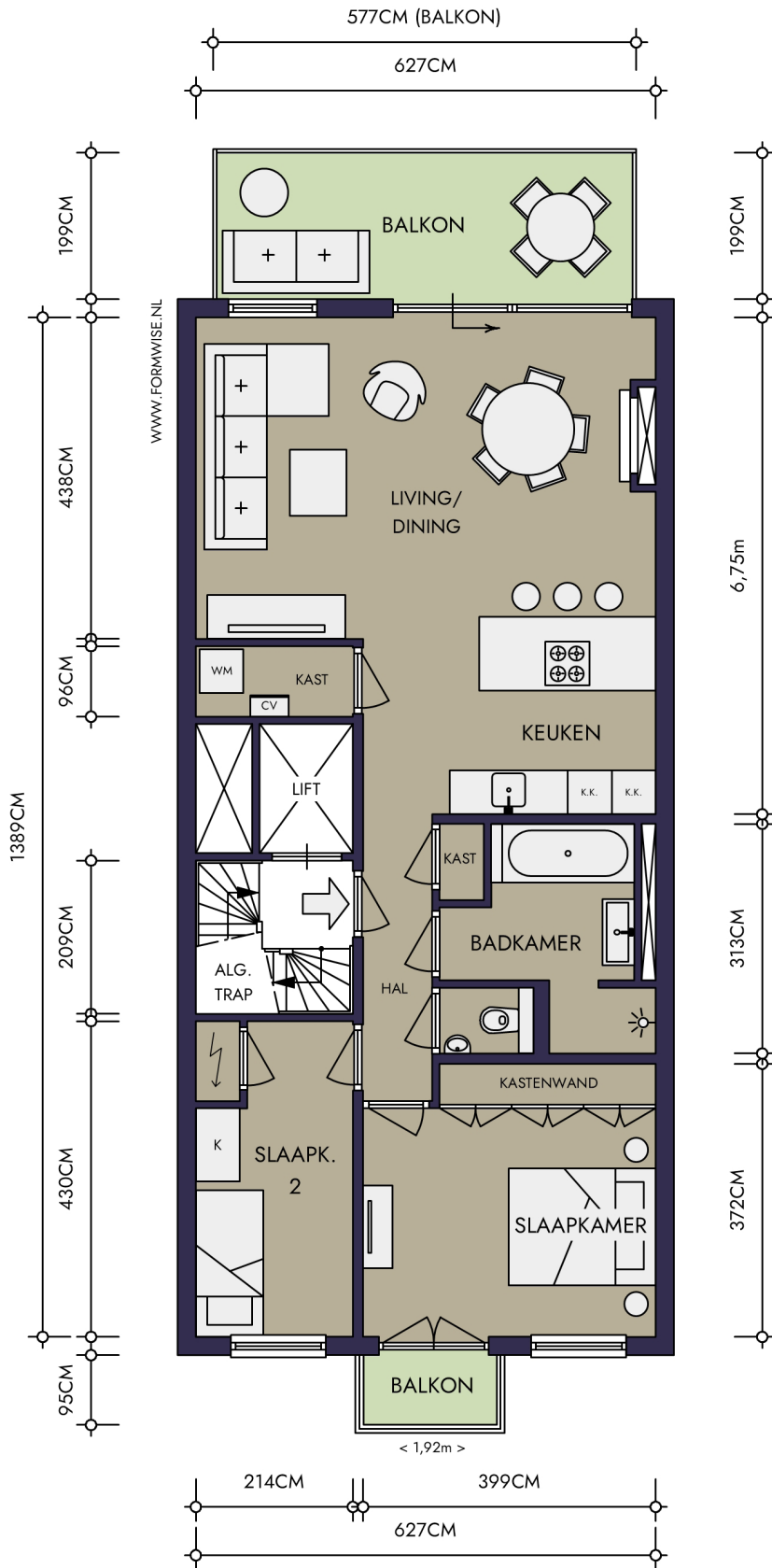
## BATHROOM

The bathroom has a bathtub, a modern wide vanity unit with pretty wooden drawers and a walk-in shower with rain shower. The walls are covered with a ceramic-veined tile laid in open book and the floor is tiled with a large concrete-look tile.

The separate toilet has the same finish as the bathroom and an attractive niche has been created in the wall above the toilet.



# FIRST FLOOR



# SPECIFICATIONS

## OBJECT

Type	Apartment
Year of construction	1903
Current use	Living space
Current destination:	Living space

## OUTDOOR SPACE

Balcony on the backside	11 m <sup>2</sup>
Location	South

## DESTINATION

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

## PARTICULARITIES

- + Situated on own ground
- + Surface 78 m<sup>2</sup>
- + Equipped with a lift
- + Sunny south-facing terrace of approx. 11 m<sup>2</sup>
- + Charming balcony on the street side
- + 2 bedrooms
- + Foundation renewed
- + Owners' association with 4 members
- + Underfloor heating per room to regulate
- + The flat is equipped with dimmable marette spots

## CHARACTERISTICS

Living area	78 m <sup>2</sup>
Number of rooms	3
Number of bedrooms	2
Volume	256 m <sup>3</sup>

## CADASTRAL

Municipality	Amsterdam
Section	U
Plot number	3780
Index Number	2
Share	87/454

## MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons

## OWNERSHIP SITUATION

- + Full ownership

## OWNERS' ASSOCIATION

- + The VvE has been active since 2023 and management is carried out by DK VvE Beheer VOF
- + The service costs are € 222,08

