

CARLA  
VAN DEN BRINK

## KEIZERSGRACHT 444 A AMSTERDAM

Superb apartment, located in De Witte Keizer with south-facing garden and a beautiful location in a bend of the Keizersgracht.

The apartment has, both in the stately front and back room, a ceiling height of 4.30 meters and has an area of approximately 340 m<sup>2</sup>, divided over two floors and two voids.

*Estate Agency Carla van den Brink  
loves the city of Amsterdam.  
But maybe it loves the city's  
inhabitants even more.*

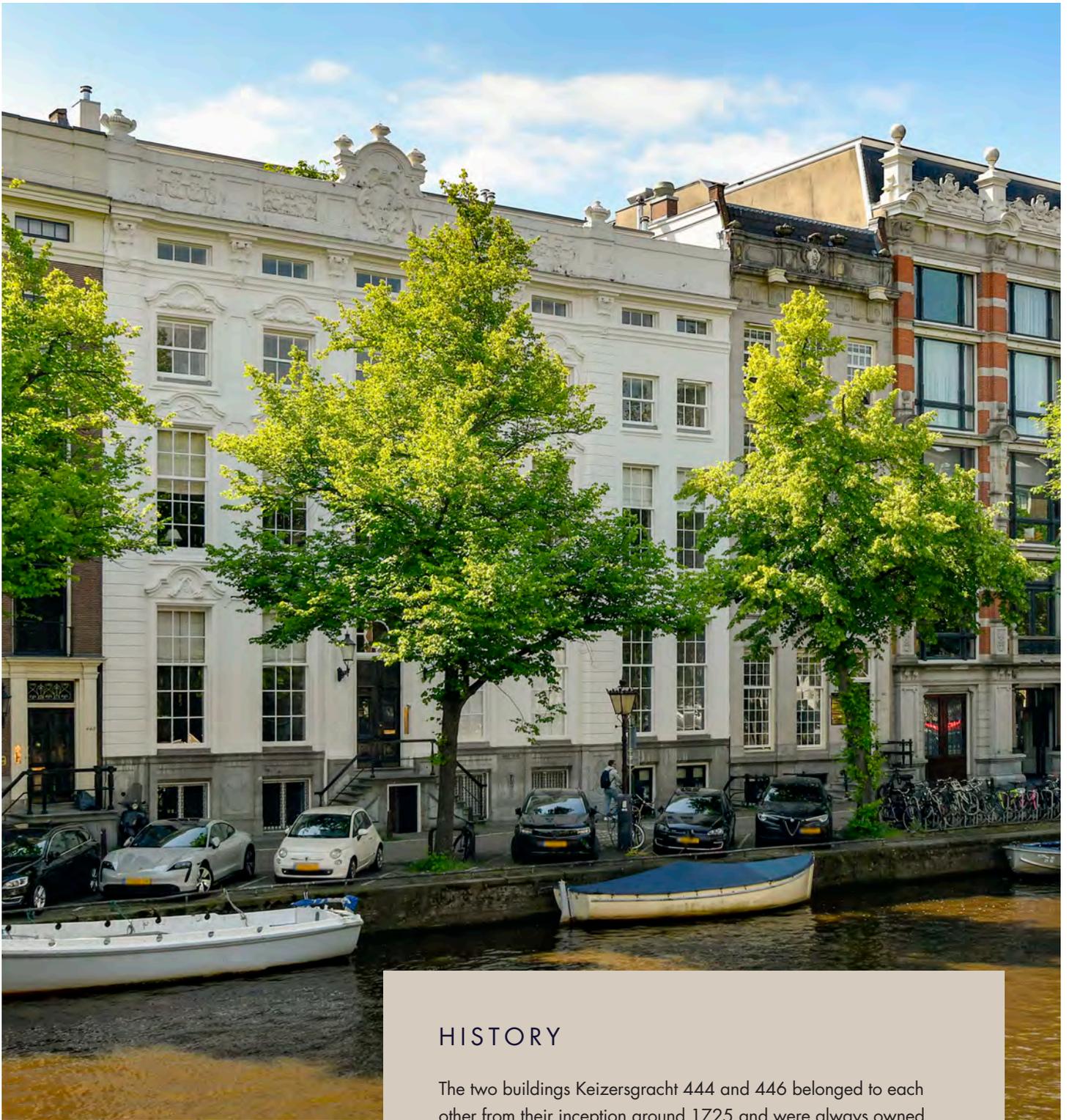
*And one takes good care of one's  
loved ones. That has been our credo  
since 1979, and it will always  
remain our credo.*



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## HISTORY

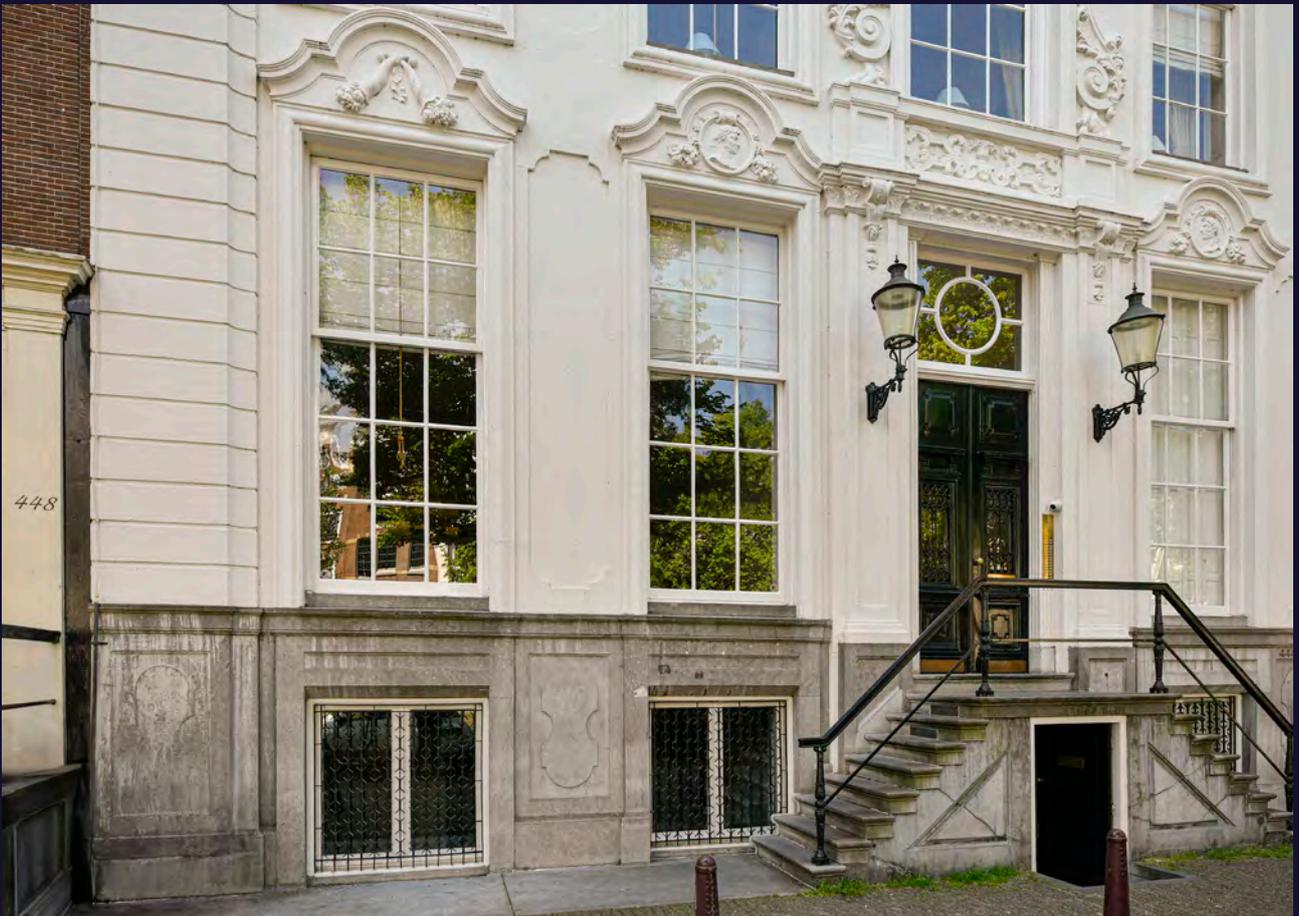
The two buildings Keizersgracht 444 and 446 belonged to each other from their inception around 1725 and were always owned by the same family except in the 19th century. This patrician house with initially adjacent coach house and stable (446 and 444 respectively) stands in a bend of the widest (28 m) canal in Amsterdam.

Banker Thomas Hope bought this stately canal house in 1758; Vermeer's famous painting "The Milkmaid" once hung here as part of his art collection. The bank was known as Bank Mees Hope in modern times.



## SURROUNDINGS

The property is located on the stately Keizersgracht, between the Spiegelkwartier and De 9 Straatjes, in the center of Amsterdam, nearby is a nursery and there are elementary school. The area is known for its stores, antiques and art. Several hip stores, beautiful designer boutiques and authentic cafes and restaurants are within walking distance. The neighborhood offers beautiful century-old architecture and characteristic monumental buildings. For daily shopping there are several facilities in the vicinity. Culture lovers will find the Museum Quarter with the Rijksmuseum, Van Gogh Museum, Stedelijk Museum, Concertgebouw and the Stadsschouwburg on Leidseplein within walking distance. The property is easily accessible by both public and private transport.





## THE APARTMENT

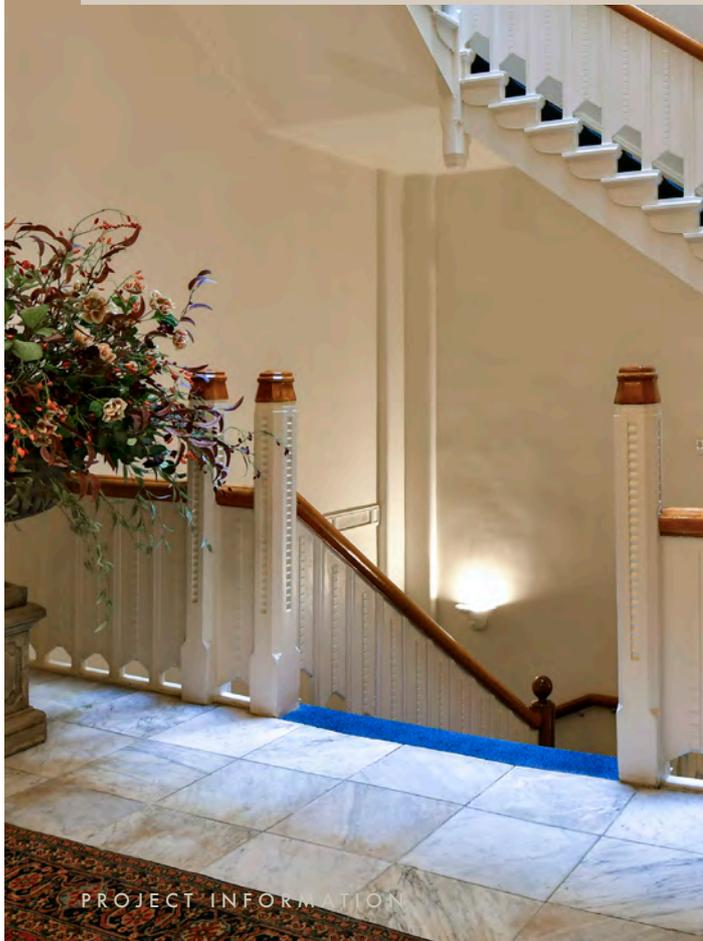
The house consists of 2 apartments, connected on each floor. There are therefore 2 apartment rights, with the advantage, among other things, of being entitled to 2 parking permits, which is an advantage in the center of Amsterdam. There is also a parking garage with Valet parking around the corner.

## LAYOUT

From the stately hall of The White Emperor with high ceiling you enter the apartment, located on the bel-etage. The landing provides pleasant access to the checkroom, 2 very spacious storage closets and a guest toilet.

The high ceilings at the front overlooking the Keizersgracht give a feeling of luxury and infinite space. The house has oak flooring, beautifully laid in herringbone form, and has been beautifully maintained and modernly renovated while maintaining the authentic details from 1760. There is a stylish classic gas fireplace in the front room.

The house has a playful layout due to a mezzanine level with lounge area for TV and another mezzanine level with library. Below the lounge and library is the spacious modern open kitchen. The walk-through gives both garden and canal views, which is unusual for a large canal apartment and makes the full length of the property tangible.







NOTABLE ABOUT THIS APARTMENT  
ARE THE AUTHENTIC ORNAMENTS,  
SEEN ON THE BEAUTIFUL  
HIGH CEILINGS, ON THE FIREPLACES,  
STYLE CABINETS AND MIRRORS.

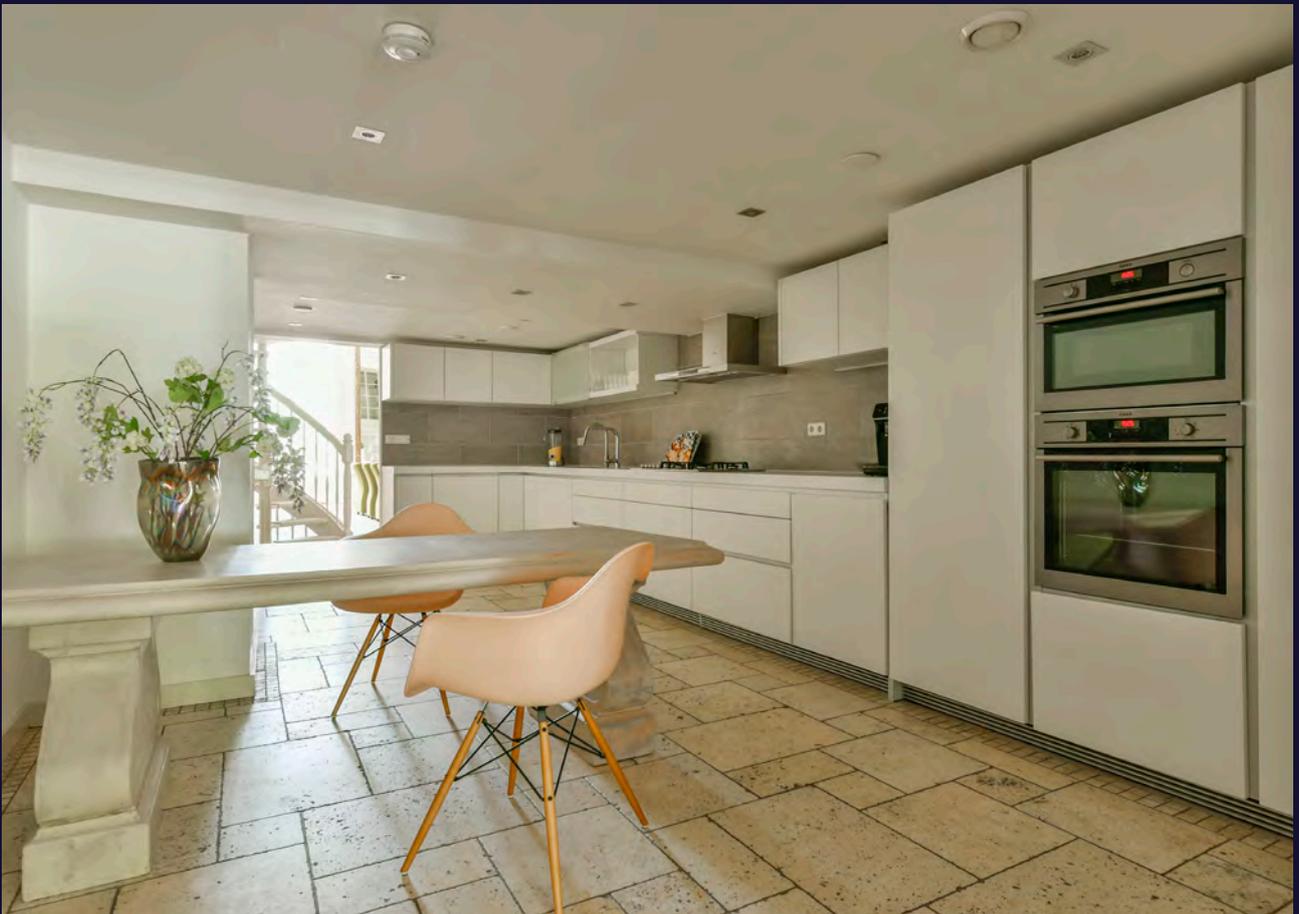


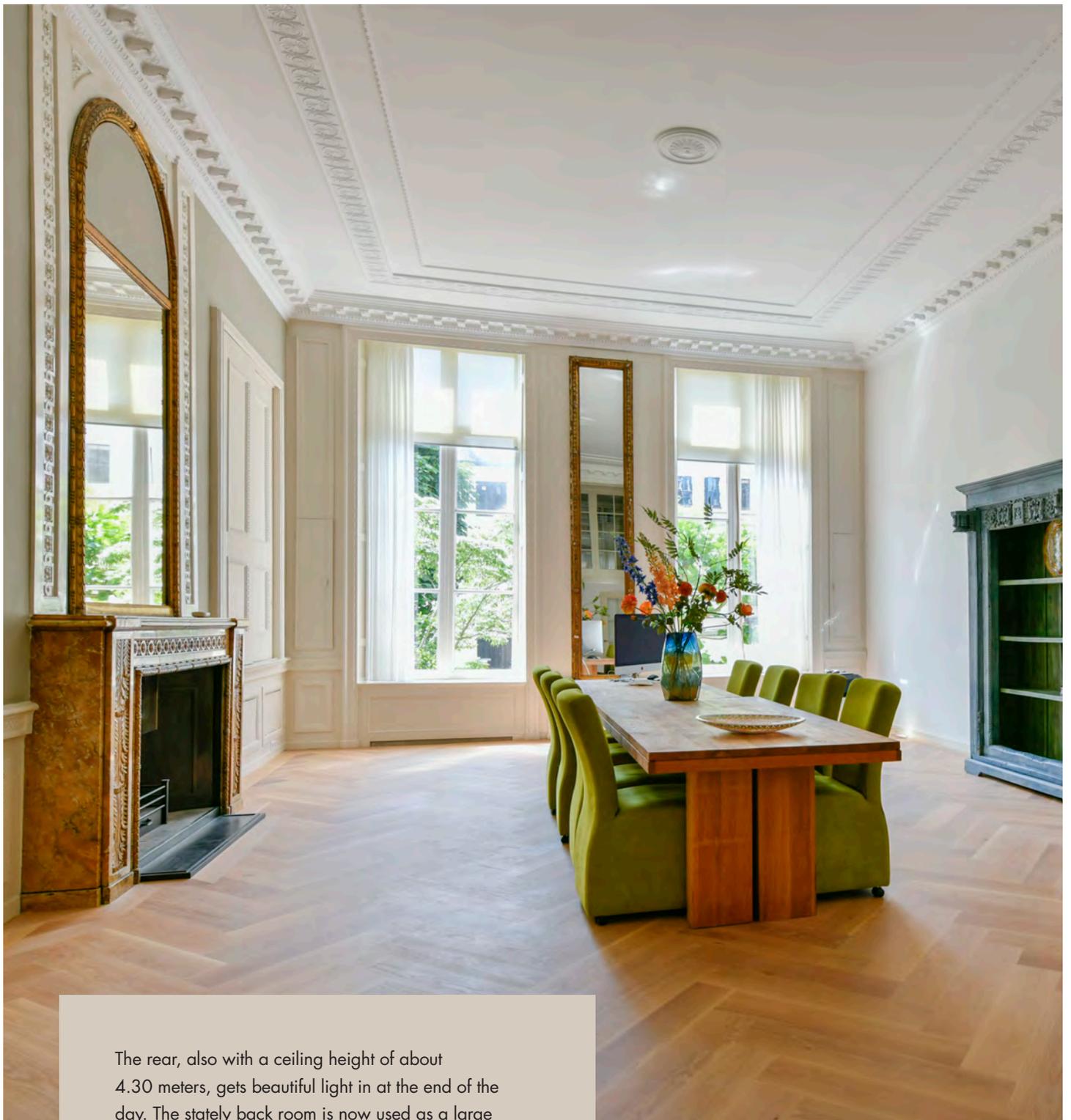


THE HIGH CEILINGS AT THE FRONT OVERLOOKING THE KEIZERSGRACHT GIVE A FEELING OF LUXURY AND INFINITE SPACE.



BELOW THE LOUNGE  
AND LIBRARY IS  
THE SPACIOUS MODERN  
OPEN KITCHEN.





The rear, also with a ceiling height of about 4.30 meters, gets beautiful light in at the end of the day. The stately back room is now used as a large dining room with unobstructed views of the green garden. On one side of the back room are located beautiful authentic style cabinets and style mirrors, as well as a fireplace. This room has a charming and easily passable spiral staircase upstairs, which gives access to the attractive library, a nice place to retreat into the house for a while. This library flows into the sitting (TV) room, a pleasant space overlooking the front room and over the canal.





THE STately BACK ROOM IS NOW USED AS A LARGE DINING ROOM WITH UNOBSTRUCTED VIEWS OF THE GREEN GARDEN.



## GROUND FLOOR

The staircase from the back room gives access to a landing with plenty of closet space on the first floor. There is also an entrance door on this floor from the common hallway, perfect for a home office. Unique to this house is the comfort realized by the fact that 3 bedrooms have private bathrooms. At the front of the property are the two bedrooms of good size and full of charm. Both bathrooms have a good layout with private toilet, sink cabinet and walk-in shower. These bedrooms can also be accessed via the staircase located right next to the apartment door.

The master bedroom at the quiet rear is spacious with French doors to the garden. The bathroom is ensuite situated with bathtub, walk-in shower and double sink unit. There is also a fourth bedroom with access to the garden. The garden offers plenty of room for sunshine and provides cooling in the summers due to the beautiful vegetation.





THE GARDEN OFFERS PLENTY OF ROOM FOR SUNSHINE AND PROVIDES COOLING IN THE SUMMERS DUE TO THE BEAUTIFUL VEGETATION.







AT THE FRONT  
OF THE PROPERTY  
ARE THE TWO  
BEDROOMS OF  
GOOD SIZE AND  
FULL OF CHARM.





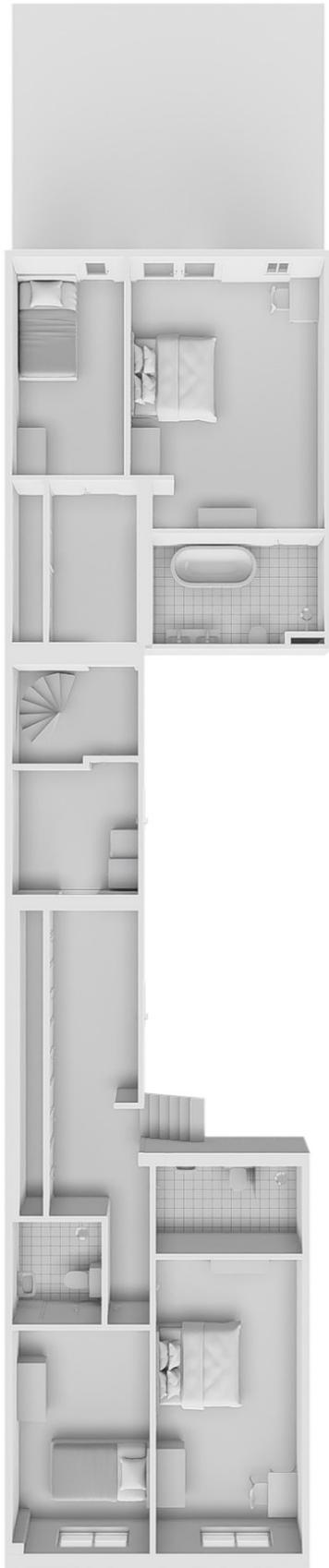
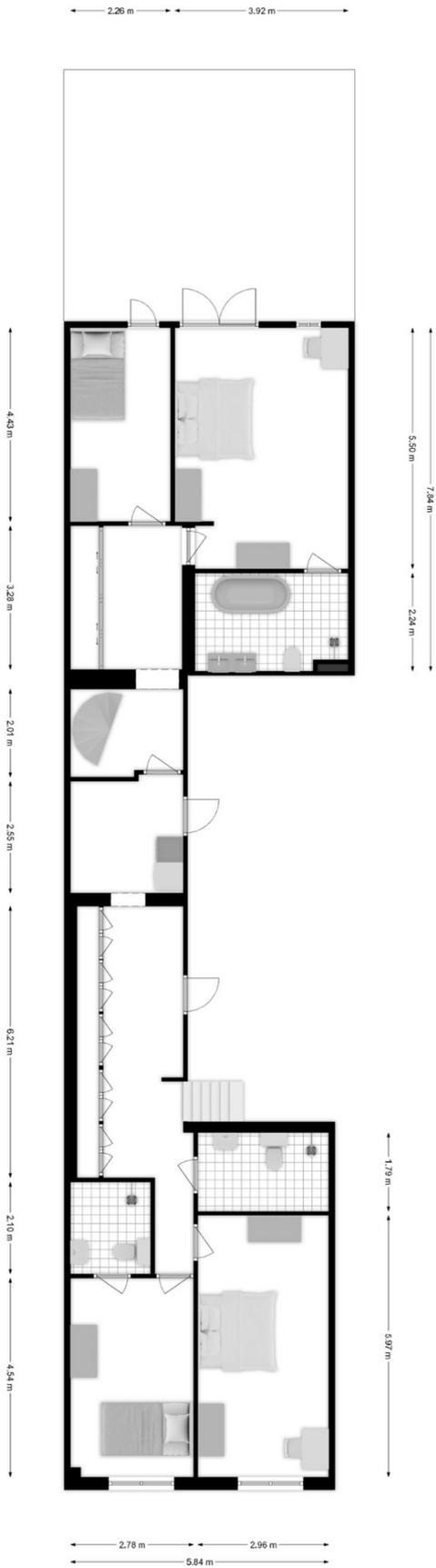
BOTH BATHROOMS  
HAVE A GOOD  
LAYOUT WITH  
PRIVATE TOILET,  
SINK CABINET AND  
WALK-IN SHOWER.



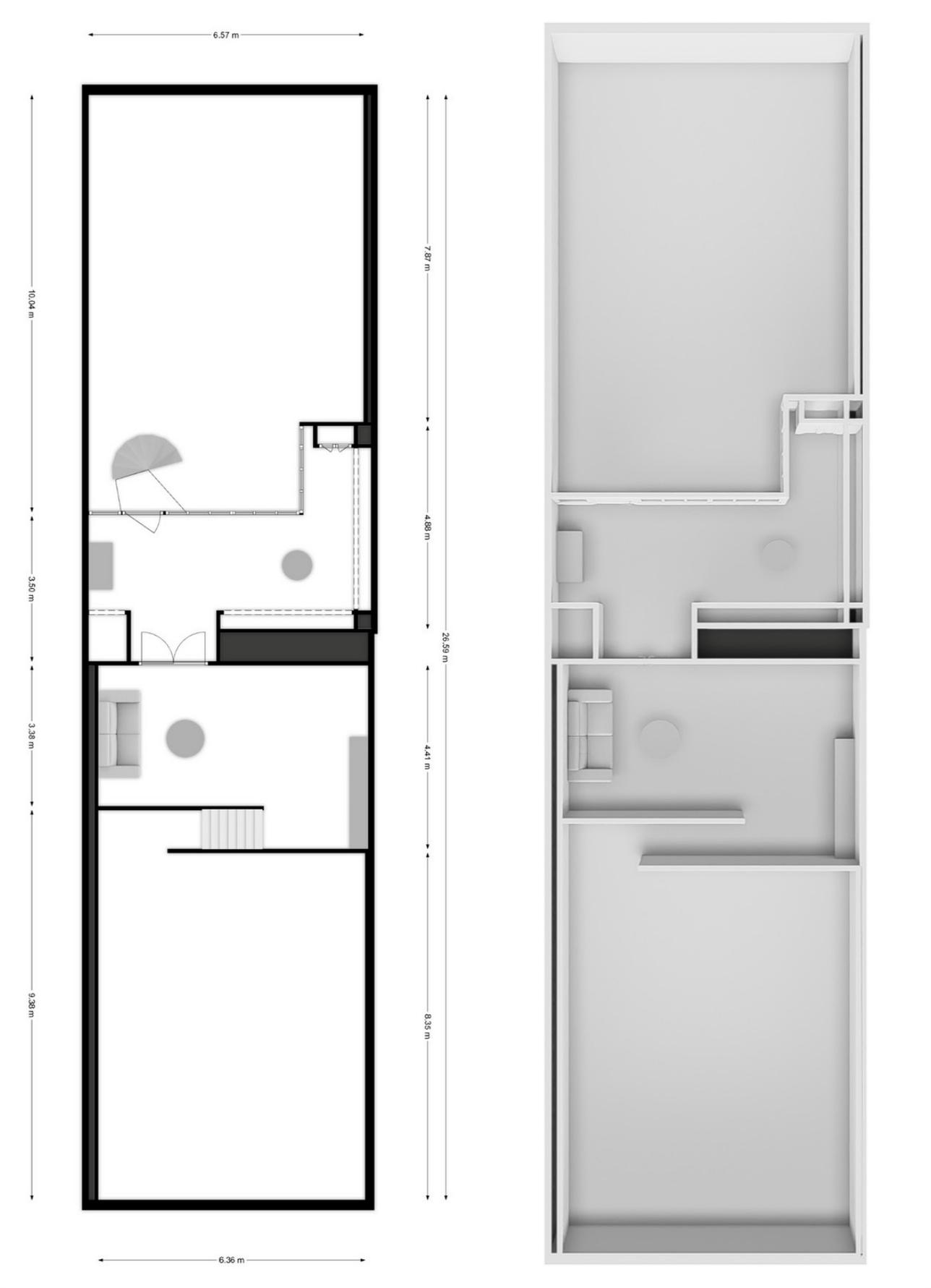


HIS BEAUTIFUL DOWNSTAIRS APARTMENT IS LIKE AN ISLAND IN THE CITY. THE SILENCE IN THE HOUSE AND THE FINE LIVING WITH THE PEACE AND SPACE ON THE KEIZERSGRACHT ARE NICELY COMBINED WITH THE LIVELINESS OF THE CITY.

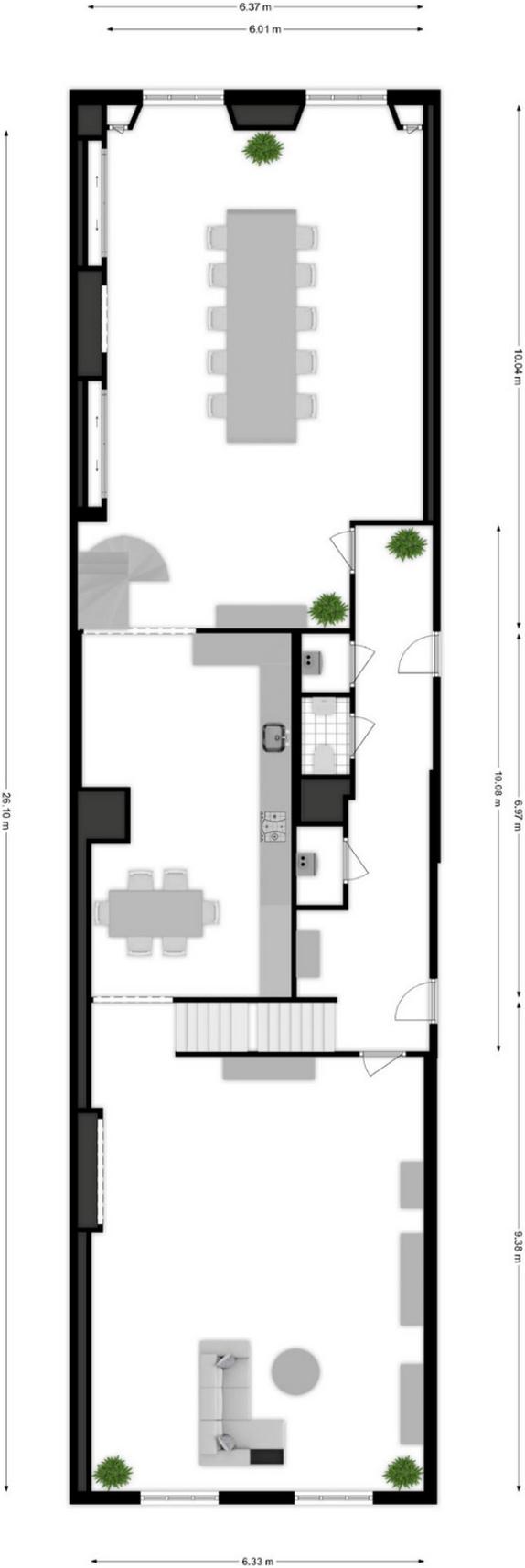
# GROUND FLOOR



# MEZZANINE LEVEL



# BEL ETAGE



# SPECIFICATIONS

## OBJECT

Type:	Double downstairs house
Type:	Apartment
Year of construction:	1720
Current use:	Living space
Current destination:	Living space

## OUTDOOR SPACE

Southwest facing backyard of 38 sq. m.

## DESTINATION

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

## PARTICULARS

- + Very bright apartment with an area of approx. 340 m<sup>2</sup> on the first floor with approx. 4.30 meter high ceilings
- + 4 bedrooms, 3 bathrooms
- + Owners association Keizersgracht 444-446 in Amsterdam, professionally managed
- + General bicycle storage

## CHARACTERISTICS

Living area:	339 m <sup>2</sup>
Number of rooms:	8
Number of bedrooms:	4
Volume:	1.275 m <sup>3</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	I
Index number:	A58 / A57 / A22
Share:	3.80/100, 2.78/100, 4.17/100
Plot number:	10436

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Property encumbered by ground lease.
- + The term runs through November 15, 2041.
- + The annual ground lease has been bought off until 2041.

