



CARLA
VAN DEN BRINK

HAPARANDADAM 2-F26 AMSTERDAM

Spectacular Penthouse with 360-Degree Panoramic Views of the City
and the IJ River..

*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.*



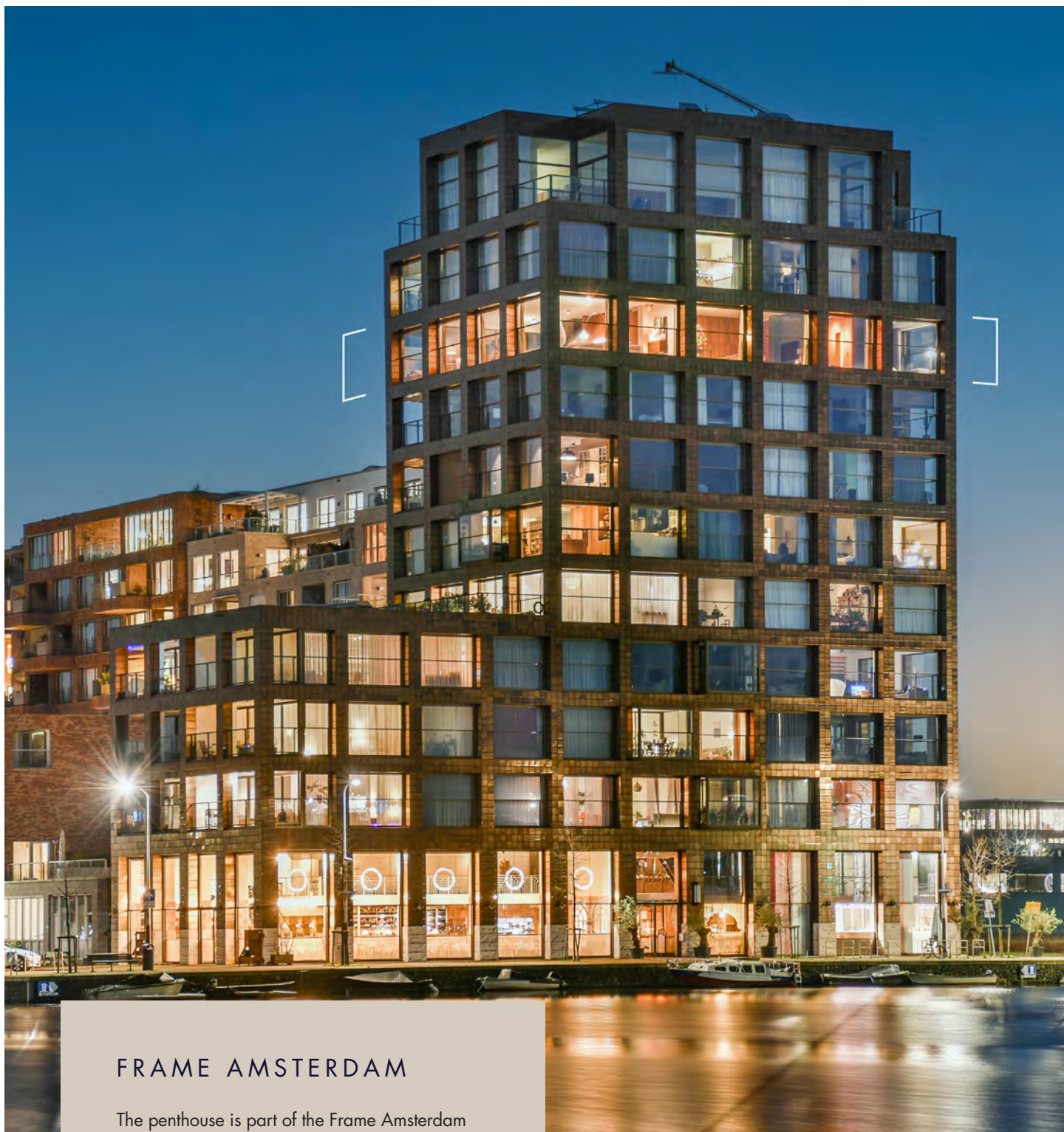
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling



FRAME AMSTERDAM

The penthouse is part of the Frame Amsterdam complex. Situated on the top three floors, it is one of three exclusive penthouses. The golden "lighthouse" is located at the tip of the Haparandadam, offering the best vantage point in De Houthavens. Designed by Frits van Dongen of Van Dongen-Koschuch Architects and Planners and a former Government Architect, the façade's golden tiles were specially crafted by Koninklijke Tichelaar in Makkum.



ACCESSIBLE

De Houthavens is easily accessible by public transport and car, with the A10 ring road close by.



LOCATION

Where wood from around the globe was once traded until the late 20th century, a new 21st-century climate-neutral neighborhood arose in 2021 across seven car-free islands. Two iconic buildings anchor the area: Pontsteiger in the east and Frame Amsterdam in the west.

This serene neighborhood is bordered by the Houthavenpark and the IJ River, just a short bike ride from the city center and the Jordaan.

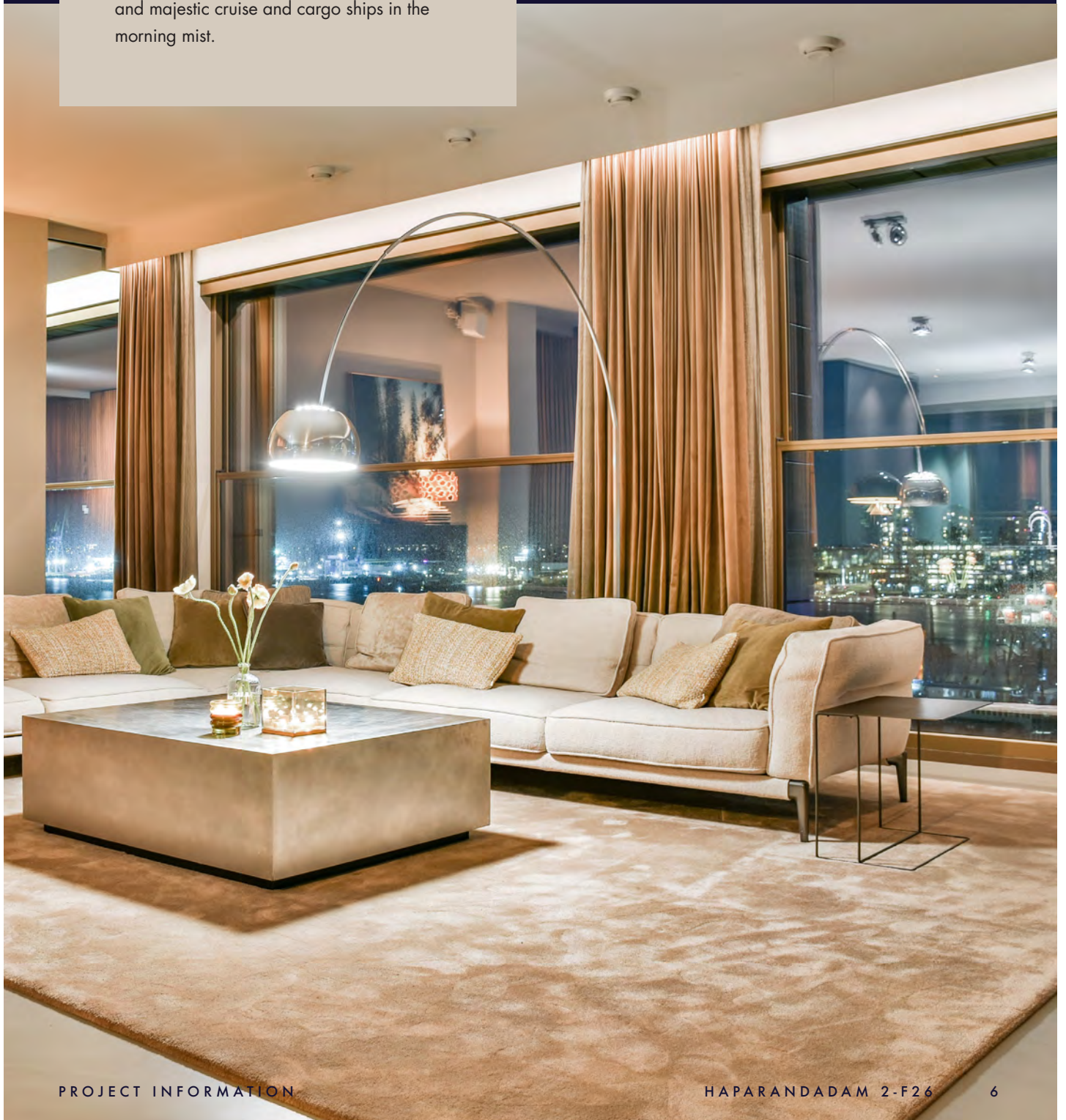
This August, SAIL will return, bringing the world's most beautiful and largest sailing ships to Amsterdam for an impressive parade over the IJ River. Your home offers a front-row seat to this spectacular event.

Over the years, De Houthavens has become one of Amsterdam's most sought-after residential areas. Its unique location on the IJ River is perfect for swimming, boating, and socializing, with plenty of terraces, jetties, benches, and boardwalks. The neighborhood boasts numerous amenities, including renowned restaurants such as REM Island, Restaurant Ferry, and Vessel. The ground floor of the building now houses the well-known brasserie and café George.

A Vue Cinema is set to open soon, just a 2-minute walk away. Nearby, the Spaarndammerbuurt has become a hotspot for young designers and creatives, offering trendy shops, unique brands, and restaurants. The Westerpark, a spacious venue for arts and culture, is also nearby.

DESCRIPTION

This exceptional penthouse offers floor-to-ceiling sliding windows and high ceilings, ensuring breathtaking panoramic views and maximum natural light at any time of day, from every corner of your apartment. The windows can be lowered halfway, seamlessly transforming the entire apartment into a large balcony. Enjoy sunrises and sunsets, drifting cloudscapes, the glittering city at night, and majestic cruise and cargo ships in the morning mist.

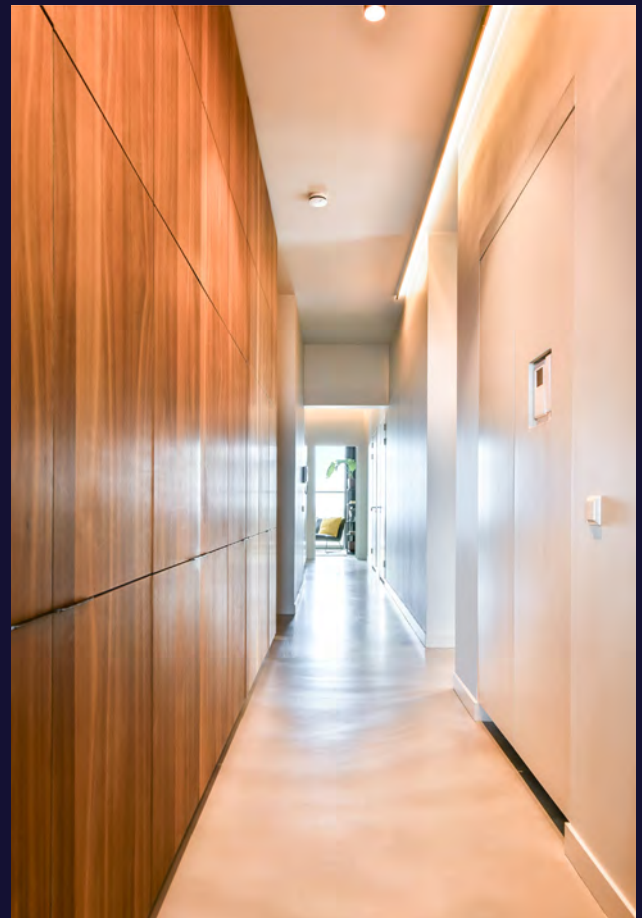




ENTRANCE

A secure parking garage lies beneath the building, with an elevator taking you directly to the ninth floor. The private hallway, which you do not share with others, ensures complete privacy. The long corridor is adorned with custom-made floor-to-ceiling cabinets, a wardrobe, a separate toilet, and a storage room.



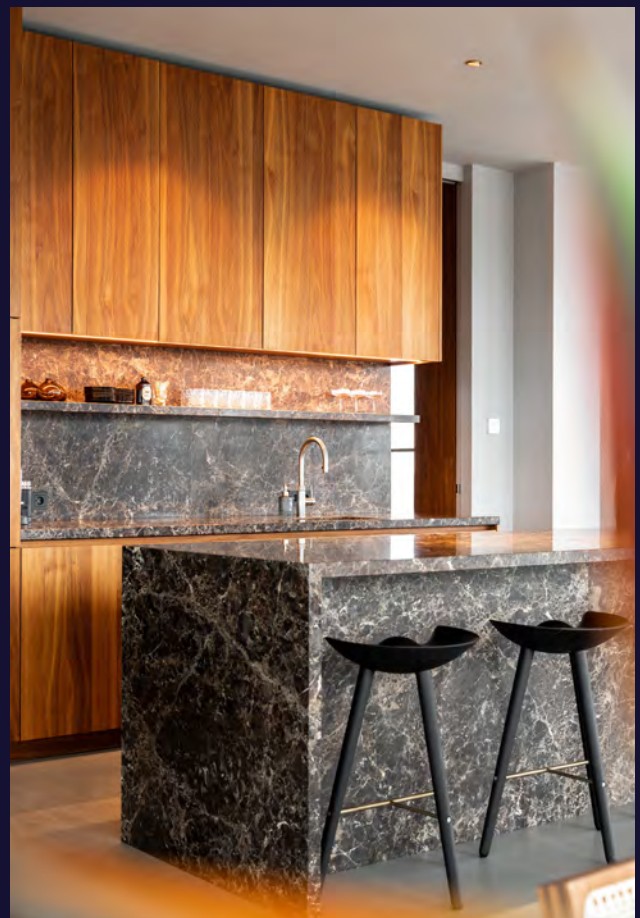




KITCHEN AND LIVING AREA

Upon entering the kitchen and living area, you are immediately captivated by the expansive, sweeping views. The main spaces are separated by double sliding doors, creating a spectacular sightline and allowing you to walk a full circle along the windows.

The kitchen features two spacious islands with high-end Miele appliances, including two dishwashers, a convection oven, a steam oven, a warming drawer, an induction cooktop with an integrated extractor, a refrigerator with freezer, a wine climate cabinet, and two Quooker taps, one of which provides chilled and sparkling water. Materials such as walnut wood and Emperador marble were used to achieve a luxurious finish.



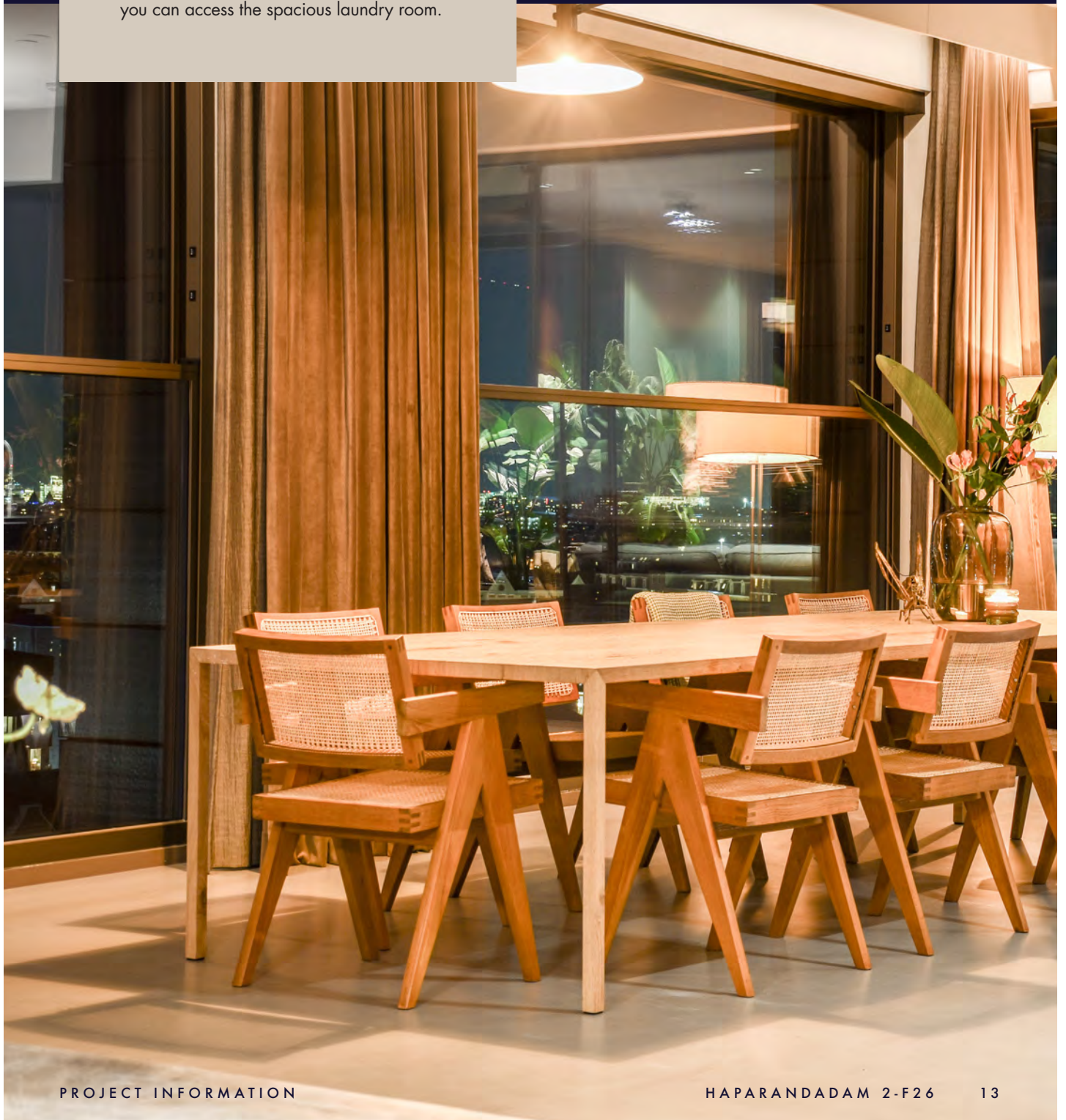


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The living area accommodates both a seating area and a large dining table, perfect for entertaining family and friends.

Adjacent to the kitchen, a cozy garden room with large glass sliding doors can serve as an indoor or outdoor space.

A separate television room and study, equipped with electric blinds, can quickly transform into a home cinema. From here, you can access the spacious laundry room.





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BEDROOMS AND BATHROOMS

The master bedroom features a partially open luxury bathroom with a bathtub, walk-in shower, and double sinks, all finished in Emperor marble. A walk-in closet with floor-to-ceiling walnut cabinetry is located between the TV room and the master bedroom. Opposite this room, there is a separate Japanese-style toilet.

On the left side of the entrance, you'll find three additional spacious bedrooms. Two of these bedrooms provide access to a balcony with a jacuzzi, which enjoys evening sun. The second luxurious bathroom includes a double shower and double sinks, finished in Emperor marble with ample storage space. Floor-to-ceiling custom cabinetry and a third separate toilet are located in the hallway.







A WALK-IN CLOSET WITH FLOOR-TO-CEILING WALNUT CABINETRY IS LOCATED BETWEEN THE TV ROOM AND THE MASTER BEDROOM.



THE BALCONY
WITH JACUZZI,
HAS
EVENING SUN







OPTIONAL SECONDARY APARTMENT

The apartment can be adapted to include a separate corner unit with its own entrance. Two bedrooms can be converted into a living room with a kitchen. All connections for a kitchen and washing machine are pre-installed, making it an ideal setup for staff or a student child.

HOMEOWNERS' ASSOCIATION (VVE)

The homeowners' association, managed by Munnik VvE management, professionally oversees the residential units and parking garage. The monthly contribution is € 425.92 for the residence and € 110.35 for the parking spaces.

ADVANCED BUILDING TECHNOLOGY

The property is connected to district heating and features solar panels. The underfloor heating can be converted to cooling in summer using water from the IJ River. Combined with exterior electric sunshades, the apartment remains cool even during heatwaves. Two heat recovery ventilation systems ensure excellent air quality. The property is insulated to the latest standards, including soundproofing, creating a remarkably quiet living environment. With an EPC rating of 0.14 and energy label A++, you may qualify for a lower mortgage interest rate.

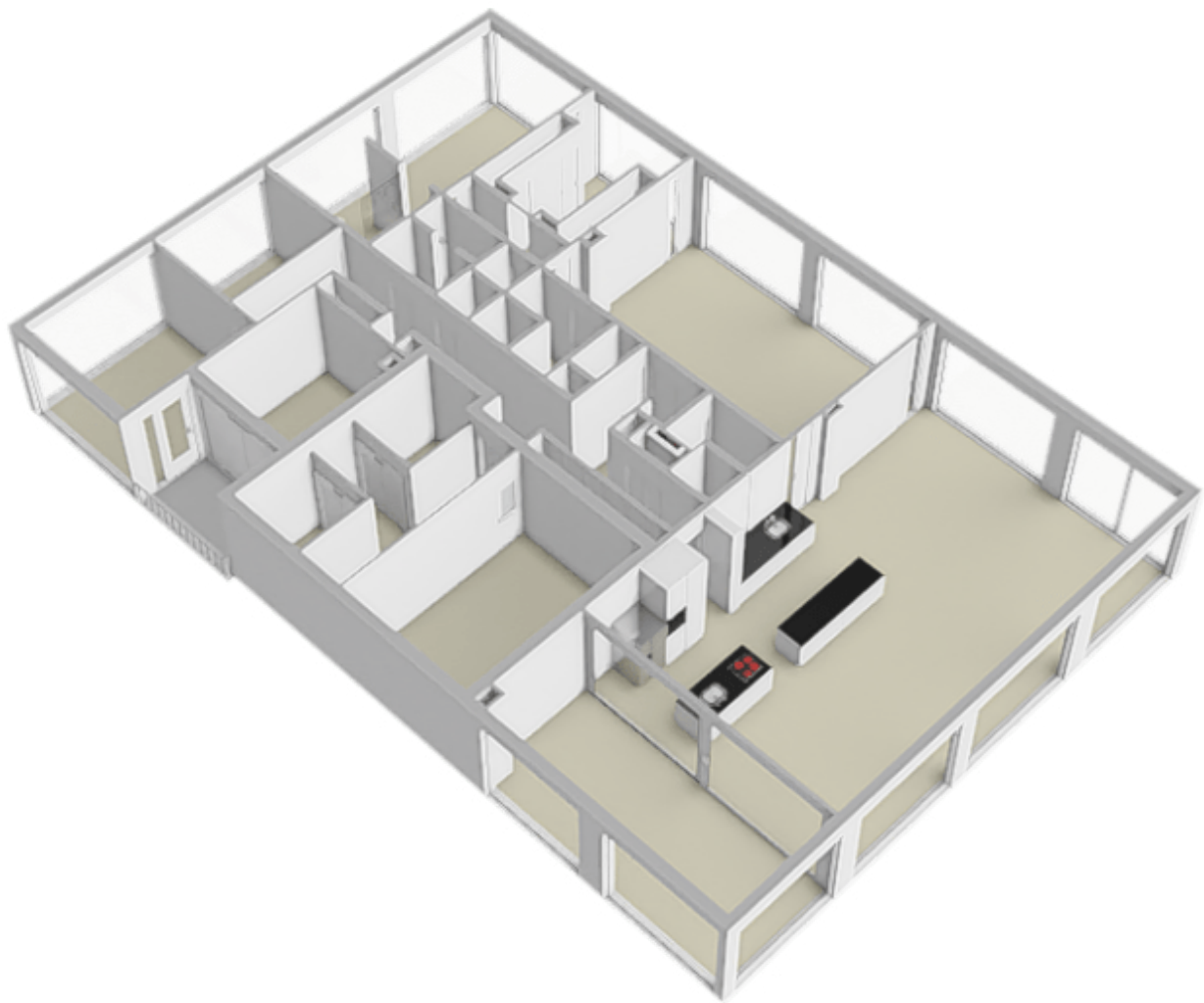
TWO PARKING SPACES AVAILABLE FOR PURCHASE

The secure garage includes two parking spaces, one equipped with a charging station, available for purchase separately.

APARTMENT



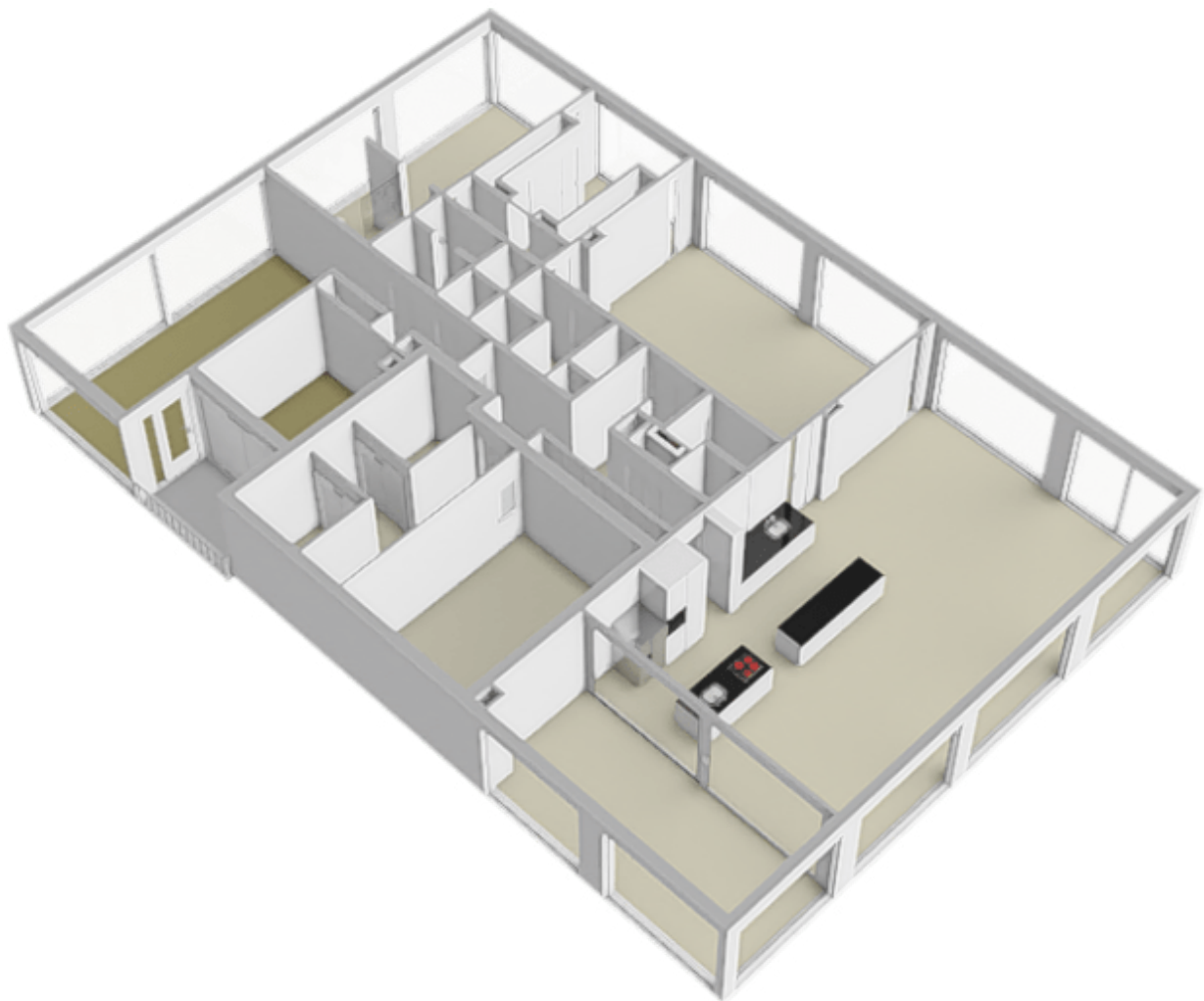
APARTMENT



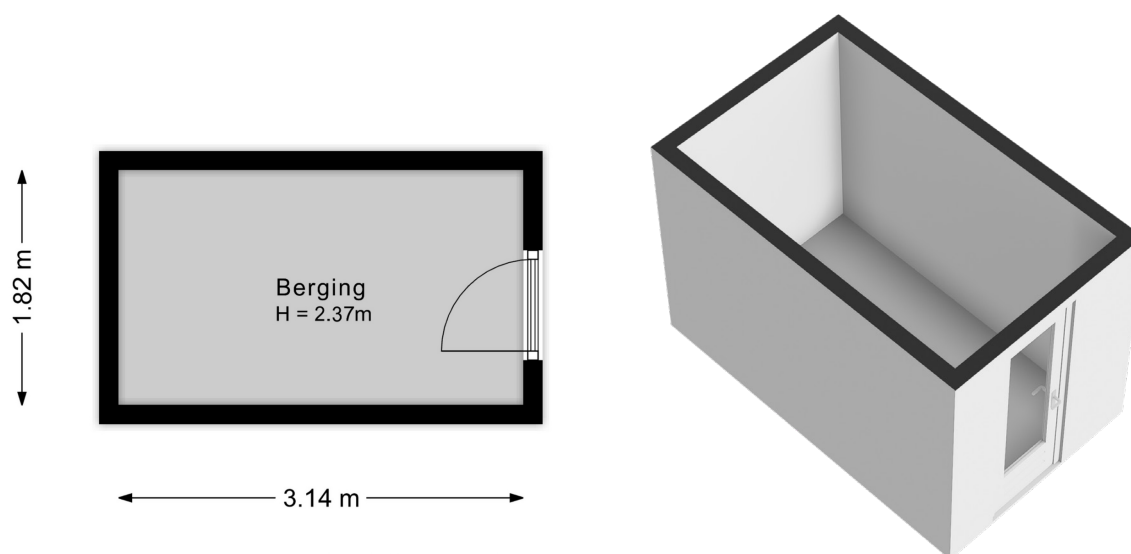
This floor plan illustrates a multi-unit residential building layout. The plan is divided into several distinct units, each with its own set of rooms and common areas. Key features include:

- Units and Rooms:**
 - Unit 1 (Top Left):** Includes a large living room (Woonkamer, 23.60 m), a kitchen (Keuken, 1.62 m), a bedroom (Slaapkamer, 3.91 m), and a bathroom (WC, 2.30 m).
 - Unit 2 (Top Right):** Features a living room (Woonkamer, 15.72 m), a kitchen (Keuken, 2.42 m), a bedroom (Slaapkamer, 3.77 m), and a bathroom (WC, 2.42 m).
 - Unit 3 (Middle Left):** Consists of a living room (Woonkamer, 8.10 m), a kitchen (Keuken, 3.91 m), a bedroom (Slaapkamer, 3.91 m), and a bathroom (WC, 2.30 m).
 - Unit 4 (Middle Right):** Includes a living room (Woonkamer, 12.77 m), a kitchen (Keuken, 3.37 m), a bedroom (Slaapkamer, 3.67 m), and a bathroom (WC, 3.37 m).
 - Unit 5 (Bottom Left):** Features a living room (Woonkamer, 5.44 m), a kitchen (Keuken, 2.42 m), a bedroom (Slaapkamer, 3.59 m), and a bathroom (WC, 2.42 m).
 - Unit 6 (Bottom Right):** Includes a living room (Woonkamer, 4.00 m), a kitchen (Keuken, 2.12 m), a bedroom (Slaapkamer, 3.97 m), and a bathroom (WC, 3.97 m).
- Common Areas:**
 - Trappenhuis (algemeen):** A central staircase area.
 - Hal (algemeen):** A central hallway area.
 - Entree:** Entrance areas for each unit.
 - Washok:** A common washing area.
 - Balkon:** A common balcony area.
- Dimensions:**
 - Overall Dimensions:** 23.60 m (width), 15.72 m (length), 12.77 m (length), 8.10 m (length), 3.91 m (length), 3.77 m (length), 2.42 m (length), 2.30 m (length), 3.59 m (length), 2.12 m (length), 3.97 m (length), 3.67 m (length).
 - Room Dimensions:** Various smaller dimensions are provided for individual rooms, such as 1.62 m for the kitchen in Unit 1, 3.91 m for the bedroom in Unit 1, and 2.30 m for the bathroom in Unit 1.

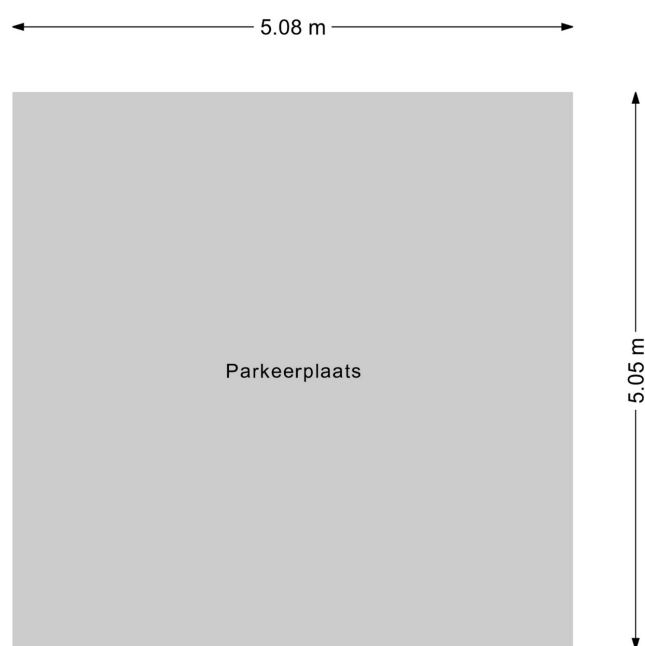
APARTMENT (OPTIONAL)



STORAGE



PARKING



SPECIFICATIONS

OBJECT

Type:	Penthouse
Type:	Apartment
Year of construction:	2018
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Balcony and roof 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

- + Sole penthouse on the ninth floor;
- + High ceilings (approx. 3.2m);
- + 360-degree panoramic views;
- + Large electric sliding windows;
- + Advanced temperature control with underfloor heating, cooling, heat recovery systems, and electric blinds;
- + Smart home technology, LED lighting, and electric curtains;
- + Energy label A++, 13 solar panels, EPC rating 0.14;
- + Two parking spaces with one charging station (available separately for € 150,000);
- + Separate storage room and bike storage on the first floor;
- + Option to create a secondary apartment;

CHARACTERISTICS

Living area:	307 m ²
Number of rooms:	7
Number of bedrooms:	4
Volume:	1085 m ³
Building-related outdoor space:	7 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	K
Index number:	A55
Plot Number:	10368
Share:	278/4143
Municipality:	Amsterdam
Section:	K
Index number:	A23
Plot Number:	10368
Share:	29/453

MUNICIPALITY

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

LEASEHOLD

- + The current leasehold period runs until December 1, 2066, with an annual indexed canon. For 2025, the canon is € 6,371.78 for the residence and € 32.89 for the parking spaces. The perpetual leasehold starting December 1, 2066, has already been redeemed, meaning no further payments will be due after that date.

