



CARLA  
VAN DEN BRINK

ZAND- EN JAAGPAD 25  
BAAMBRUGGE

Waterfront detached villa in Baambrugge  
with unique layout and very generous garden

*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  
NVM Makelaar

T 06 50 208 206  
Hellen@vandenbrink.nl



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tmi taxatie management  
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## LIVING

This detached villa at Zand en Jaagpad 25 offers a unique mix of comfort, space and an idyllic location on the river Angstel with a lively view across the polder to Abcoude. With a living area of 130 m<sup>2</sup> and a spacious garden of no less than 1,980 m<sup>2</sup>, here you will enjoy peace, privacy and luxury living in the green and yet close to Amsterdam and Utrecht.





## LOCATION AND ACCESS

The house is located in a quiet, green area, on the river Angstel, surrounded by nature. The charming village of Baambrugge offers daily amenities such as a grocery store (owned and run by residents of the village) and restaurants, while the proximity to larger cities provides a perfect balance between tranquility and urban convenience.













## FIRST FLOOR

Upon entering through the central entrance, you immediately notice the bright living room. This spacious and cozy living room offers plenty of natural light and views, at the front over the polders to Abcoude, at the rear deep into the large backyard.

The kitchen, equipped with appliances, adjoins a spacious conservatory/dining room. This dining room offers direct access to the garden and is perfect for long dinners with family or friends.

At the rear of the house is a separate wing with a spacious utility room, a bathroom and a room with beautiful views of the backyard with fruit and nut trees. This wing offers great privacy and flexibility of use, for example as a guest house or office space.















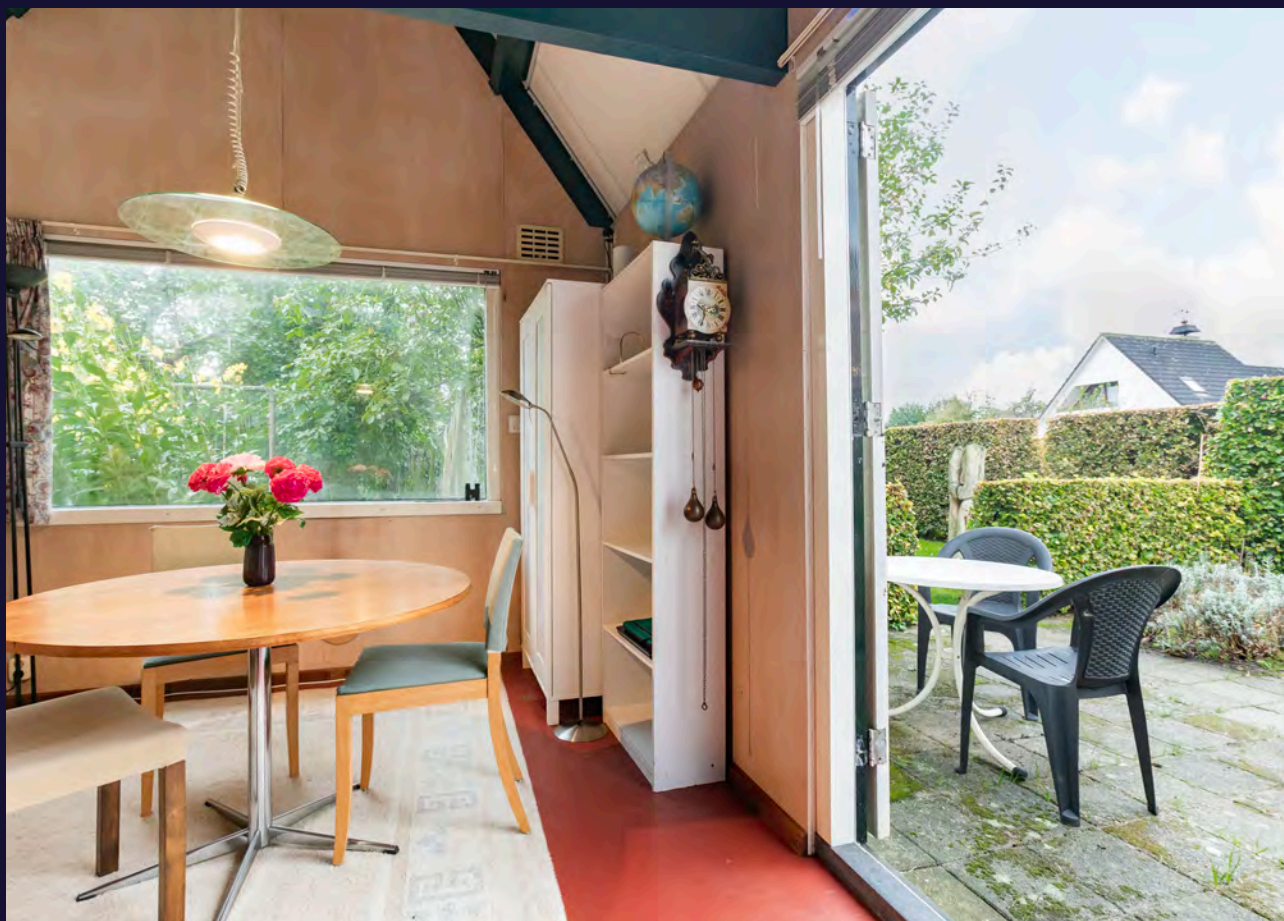


THIS WING OFFERS GREAT PRIVACY  
AND FLEXIBILITY OF USE, FOR EXAMPLE  
AS A GUEST HOUSE OR OFFICE SPACE.













## SECOND FLOOR

The second floor is divided with a spacious landing that provides access to all rooms. On the left side is a spacious master bedroom with a built-in wardrobe and lots of light.

The right side is furnished as a workspace, ideal for working from home or as an extra bedroom. Also here is a convenient built-in closet. The bathroom on this floor features a walk-in shower, double sink, electric floor heating and toilet.

This floor offers a perfect blend of functionality and comfort, within which the original style elements have been maintained. In the landing, the loft ladder leads to the spacious storage attic.





















## OUTSIDE SPACE

With a plot of 1,980 m<sup>2</sup>, this house offers an exceptionally spacious garden, surrounded by greenery and directly adjacent to the water.

The garden is an oasis of peace and privacy, with fruit and nut trees ideal for enjoying nature and outdoor living. Thanks to its generous design, the garden offers plenty of possibilities, such as creating various seating areas or setting up a vegetable garden. Here you can enjoy the serene surroundings in complete freedom.

In the garden there are a large (25 m<sup>2</sup>) and a small barn (10 m<sup>2</sup>), with a greenhouse in between (8 m<sup>2</sup>). The garden has a private access for cars to the public road.











# PLOT



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)

## NEN2580 BBMI - NVM

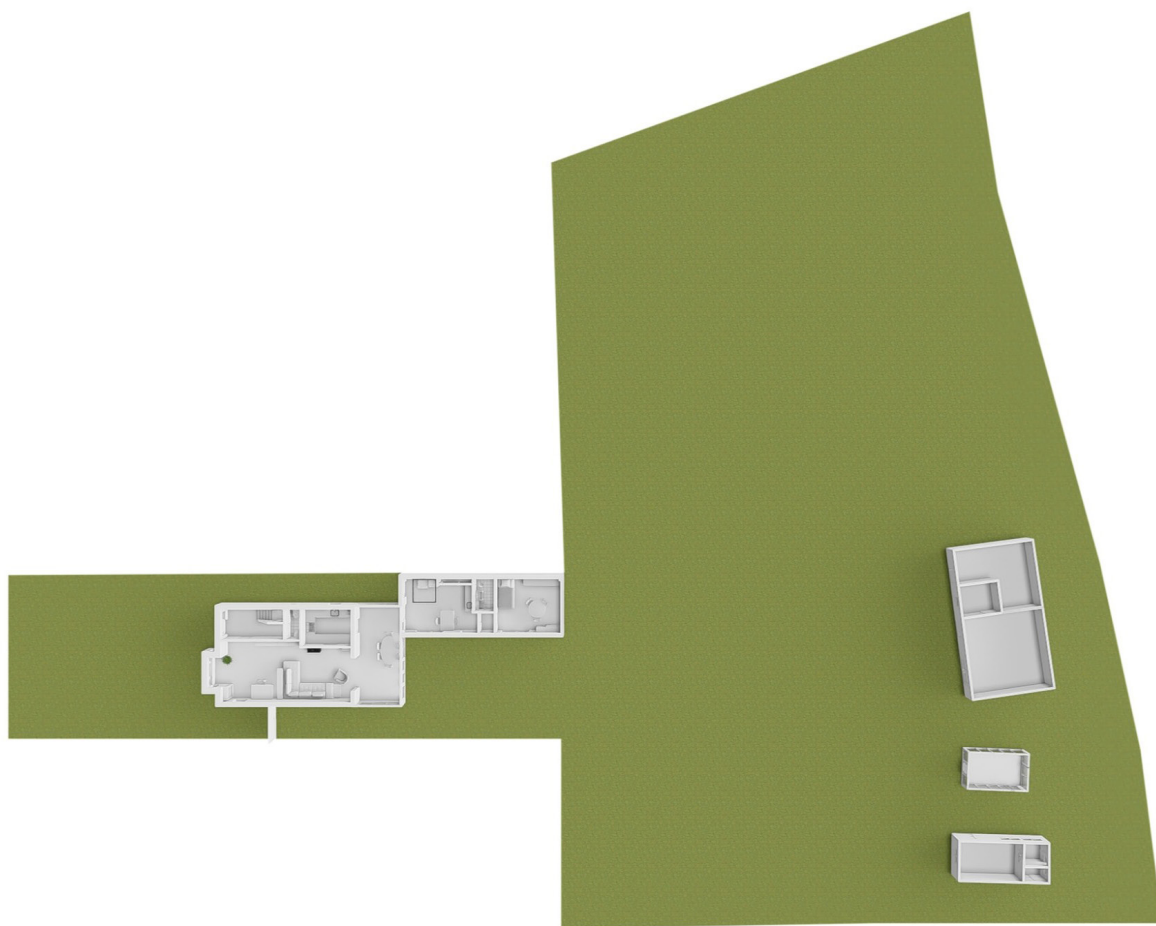
Gebruiksoppervlakte wonen
96.15m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
43.72m²



De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

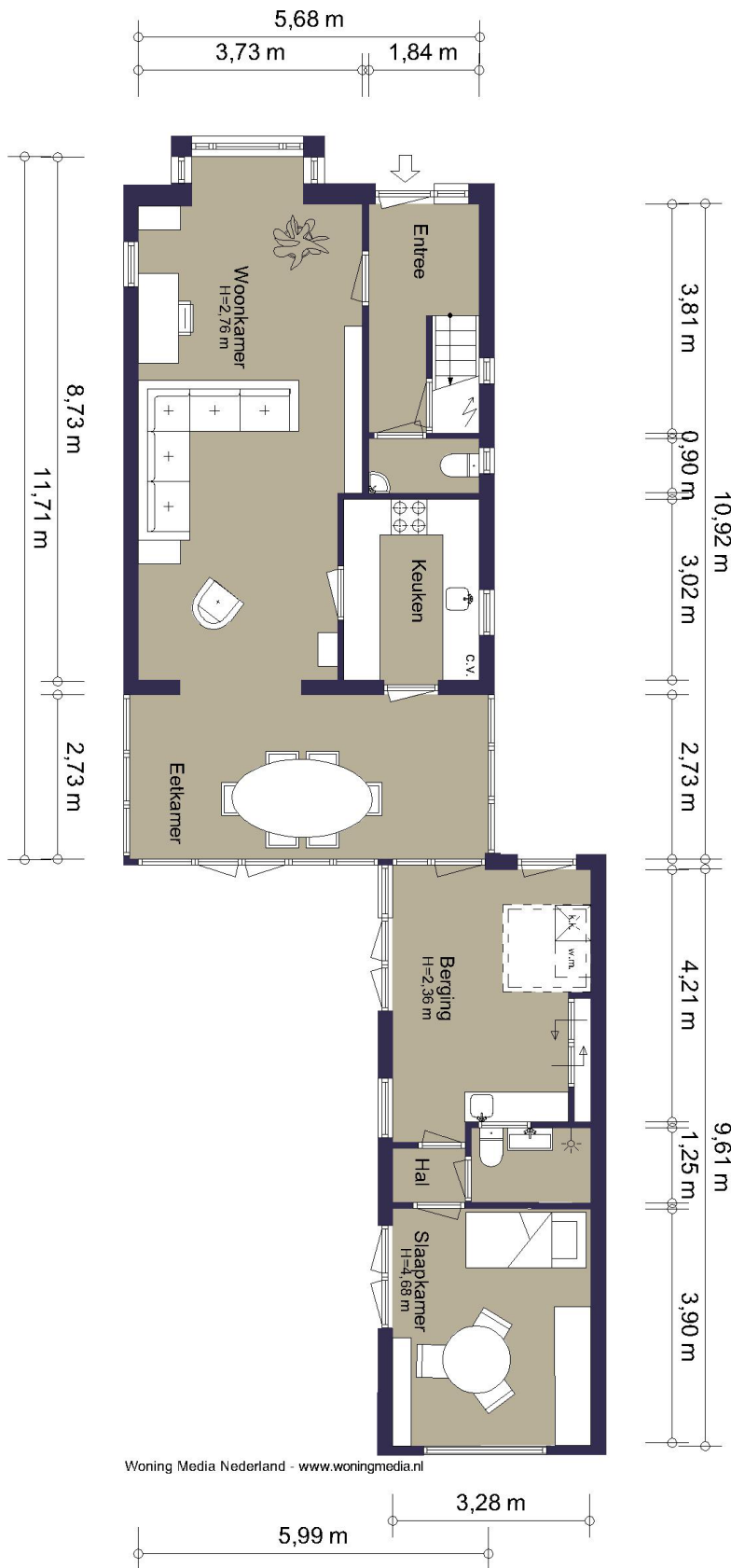


# PLOT





# FIRST FLOOR



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
96.15m <sup>2</sup>
Overige in pandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



# FIRST FLOOR





# SECOND FLOOR



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)



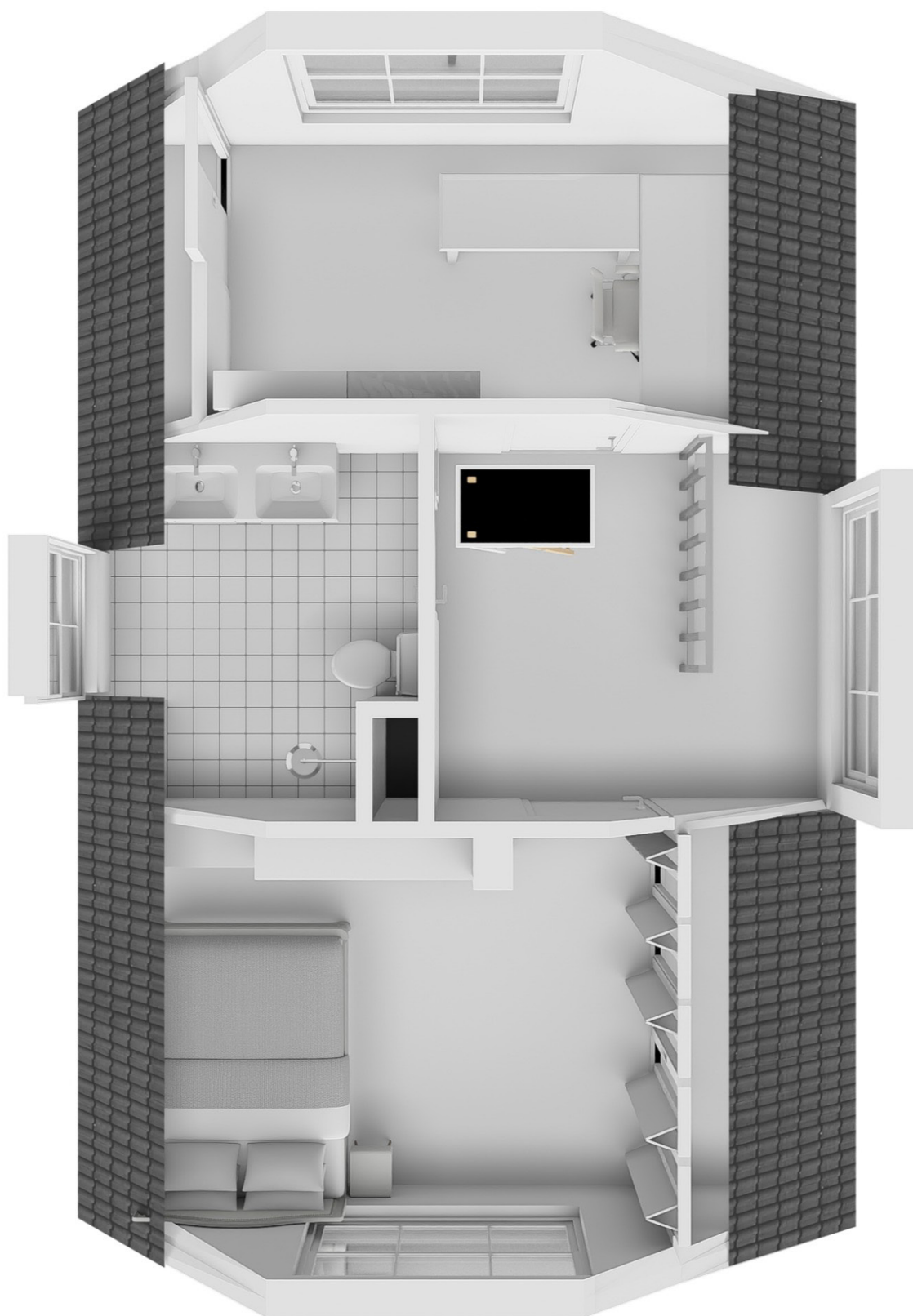
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
33.90m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

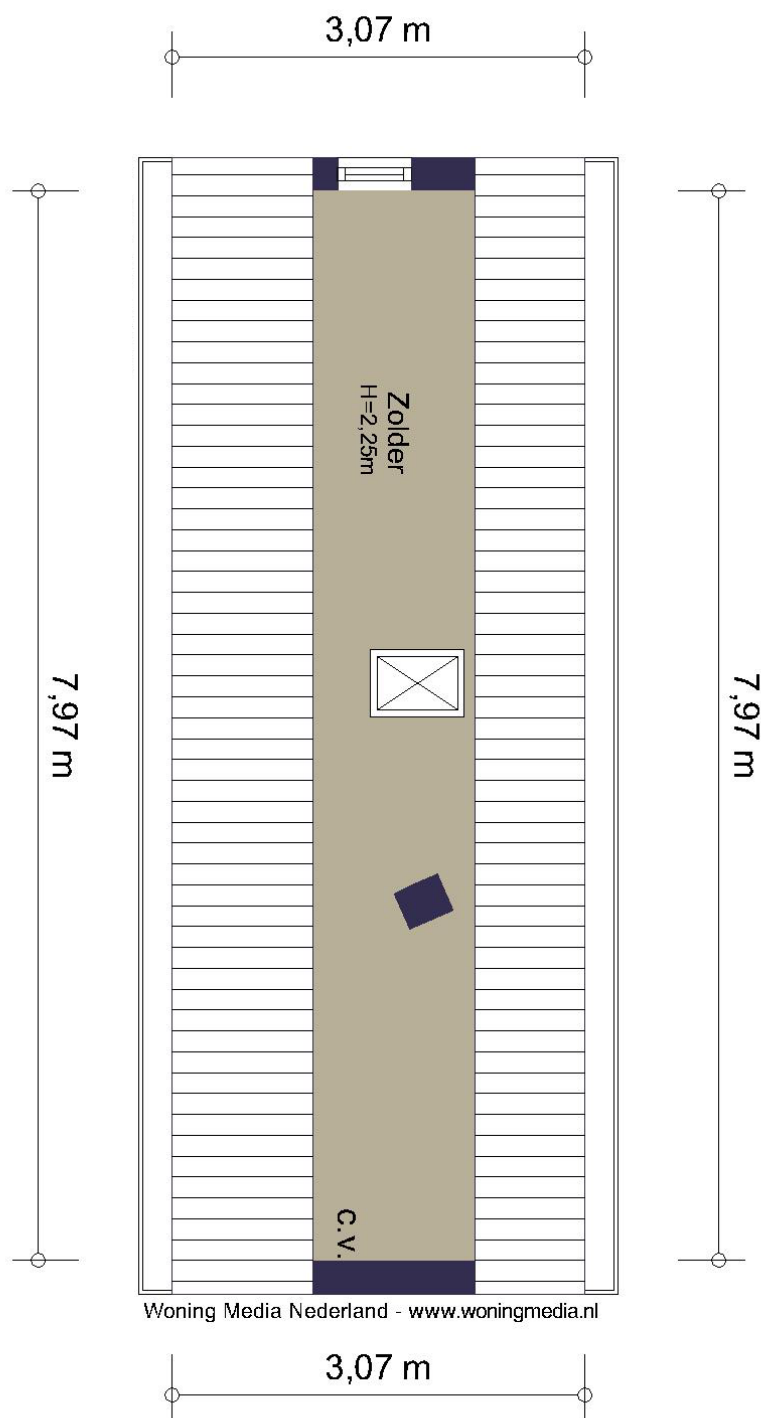


## SECOND FLOOR





# ATTIC



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)

NEN2580 BBMI - NVM

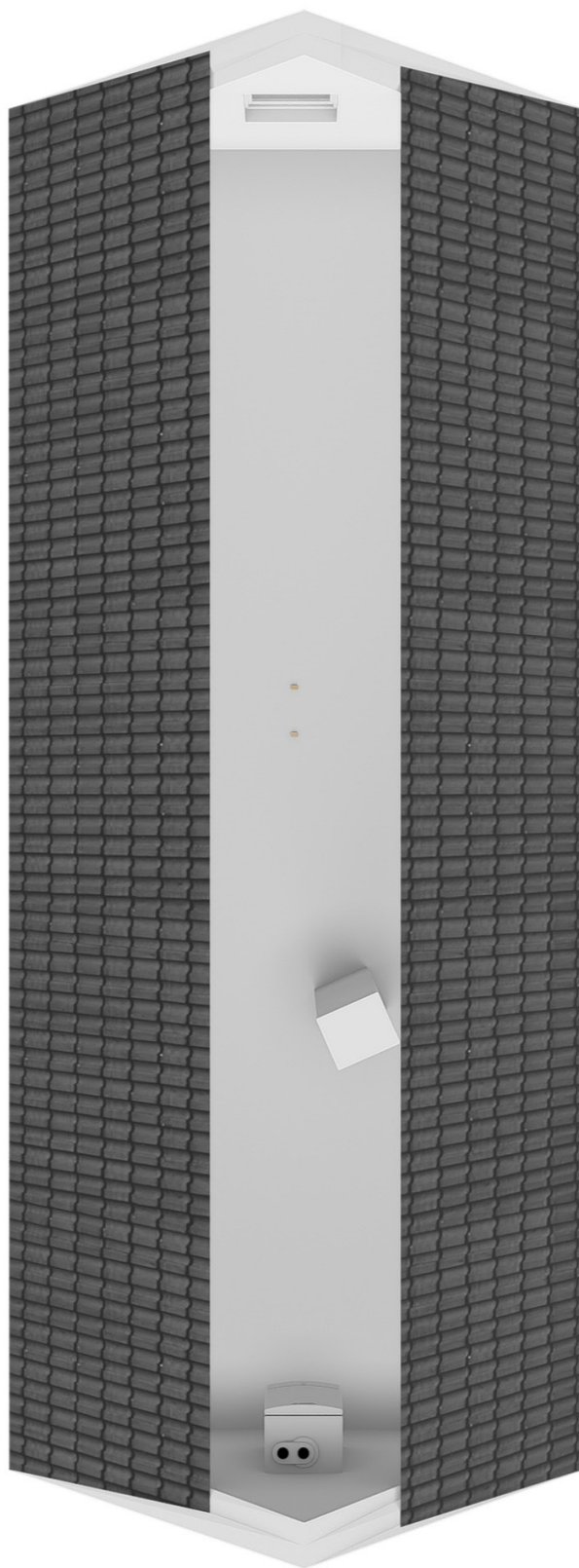
Gebruiksoppervlakte wonen	n.v.t.
Overige inpandige ruimte	8.61m <sup>2</sup>
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



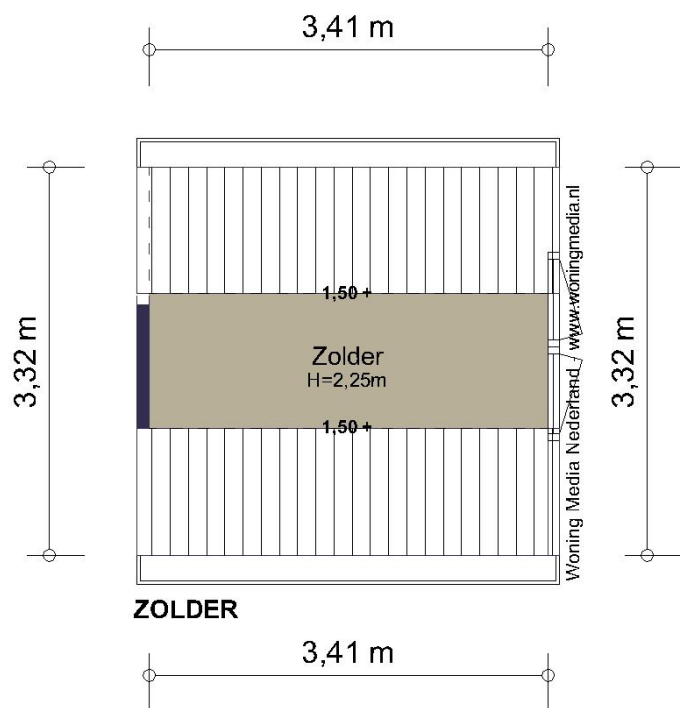


# ATTIC





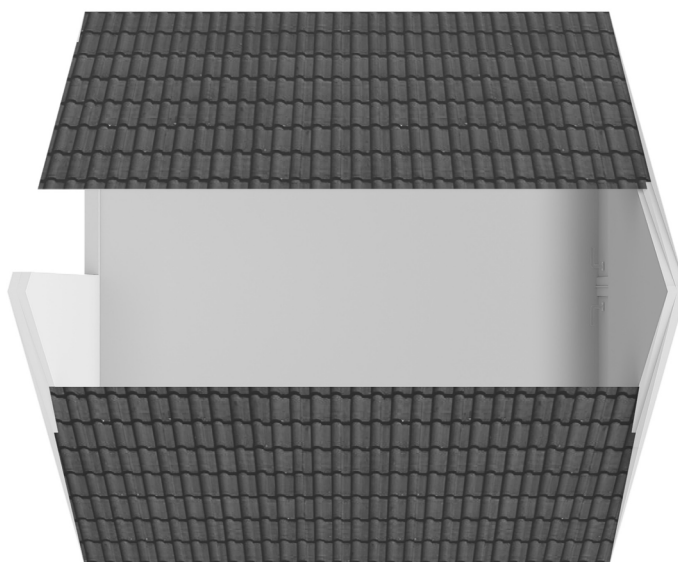
# ATTIC



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	n.v.t.
Overige inpandige ruimte	3.90m <sup>2</sup>
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.





# SPECIFICATIONS

## OBJECT

Type	Detached family home
Type:	Residential house
Year of construction	1936
Current use	Living space
Current destination	Living space

## OUTDOOR SPACE

Backyard and frontyard

## DESTINATION

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

## PARTICULARS

- + Garden of 1980 m<sup>2</sup>
- + Solar panels (34)
- + Public and on-site parking
- + Energy label A
- + Fully insulated, roof insulation, wall insulation, floor insulation and all horizontal roof parts finished by "reverse insulation" using 6 cm blue foam with 1 cm mortar layer (walkable).
- + The painting of the frames, windows and doors was recently done in 2022.

## CHARACTERISTICS

Living area	130 m <sup>2</sup>
Number of rooms	7
Number of bedrooms	3
Volume	622 m <sup>3</sup>
Building- related outdoor space	1990 m <sup>2</sup>

## CADASTRAL

Municipality	Baambrugge
Section	A
Plot Number	2549

Municipality	Baambrugge
Section	A
Plot Number	2565

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Full ownership



