



CARLA
VAN DEN BRINK

KEIZERSGRACHT 77 C AMSTERDAM

Bright, modern, and characteristic apartment on the Keizersgracht
with stunning views and LIFT to the apartment.

*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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instelling
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LIVING

Located on the first half of the iconic Keizersgracht, close to the Brouwersgracht, this is a place that combines the best of Amsterdam: character, comfort, and an excellent location. The property is just a stone's throw from the lively Herenstraat, with numerous cozy restaurants, cafes, and shops. Additionally, you are within walking distance of the Jordaan, including the Westerstraat and its weekly market.



ACCESSIBILITY

The apartment is excellently accessible by both public transport and car. Public transport is just a few minutes away, with the Keizersgracht tram stop only a 2-minute walk and several bus and tram connections nearby. Trams 1, 2, and 5 quickly take you to other parts of the city, such as Dam Square, Museumplein, and Amsterdam Central Station. The central station itself is just a 10-minute bike ride or 15-minute walk, making it easy to travel by train to other cities or Schiphol.

By car, you are also well connected. Via the nearby A10 ring road, you can quickly access highways to other parts of the Netherlands. Parking is available nearby, although there are limited options, but there are several parking garages in the area, such as Q-Park Centrum, just a few minutes' walk from the house. You can apply for a parking permit as a resident (there is a waiting list).

SURROUNDINGS

Keizersgracht 77 is located in the heart of Amsterdam's historic center, with many amenities within walking distance. In just a few minutes, you're in the Jordaan, one of the most charming neighborhoods in the city, with trendy cafes, art galleries, and the famous Noordermarkt. Westerpark, a popular green area for relaxation and events, is just a short walk away. The cozy shopping streets, such as Haarlemmerstraat, are nearby, as are cultural hotspots like the Anne Frank House. Furthermore, the canals and the nearby Negen Straatjes offer plenty of opportunities for shopping and dining. A perfect location with everything within reach.

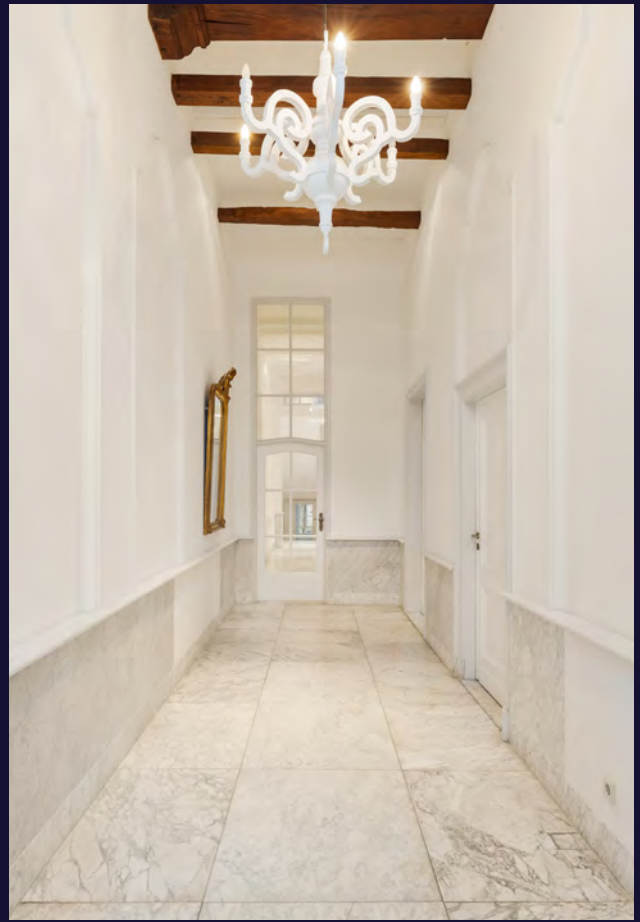




LAYOUT

Through the stately entrance, you enter this monumental canal house dating back to 1755. The marble hallway with high ceilings and an elegant staircase offers an impressive entrance. The lift easily takes you to the second floor, where you are welcomed by a hallway with a meter cupboard and a wardrobe.

The wide living room, with three large windows facing the canal, is exceptionally sunny thanks to its south-facing position. Daylight pours into the space, creating a warm and inviting atmosphere. The high beam ceilings give the room a sense of grandeur and spaciousness.





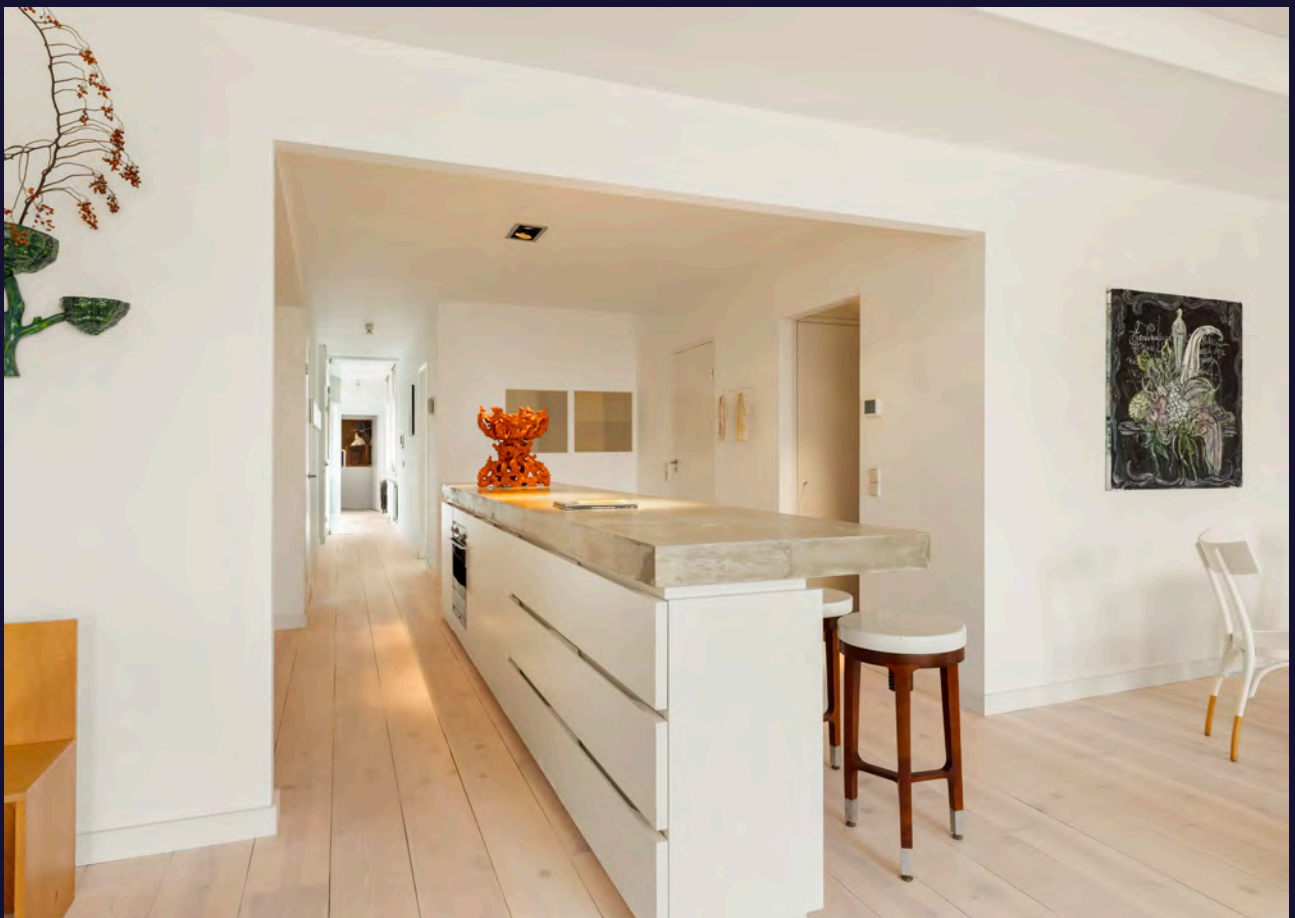
THE WIDE LIVING ROOM, WITH THREE LARGE WINDOWS FACING THE CANAL, IS EXCEPTIONALLY SUNNY THANKS TO ITS SOUTH-FACING POSITION.



KITCHEN

The modern kitchen is the heart of the home, complete with built-in appliances and an island where you can sit and enjoy a cozy meal. Right next to the kitchen is a handy cupboard for additional storage.











BEDROOM AND BATHROOM

The generous bedroom at the quiet rear of the apartment offers ample space for a large bed and a spacious wardrobe wall, making it the perfect place to unwind. The modern bathroom features a bathtub with a shower, a double sink, and charming tiles by Studio Job, which add a stylish touch. These 'insect' tiles are also part of the collection at the Stedelijk Museum. The kitchen and bathroom were designed by Faas van Dijk.







The small hallway at the back of the apartment has large windows that capture the morning/afternoon sun, making this part of the apartment feel almost like an indoor balcony. Additionally, there is a separate toilet with a sink and a utility room.

The laundry room is located downstairs, where each resident has their own spot for the washing machine, dryer, and convenient cupboards. This space has recently been renovated and offers a particularly practical and well-finished solution for daily convenience.

This apartment on the Keizersgracht offers not only a beautiful view but also a comfortable and modern home with the character of Amsterdam's canals. The combination of luxury, space, and a prime location makes this an unique opportunity.



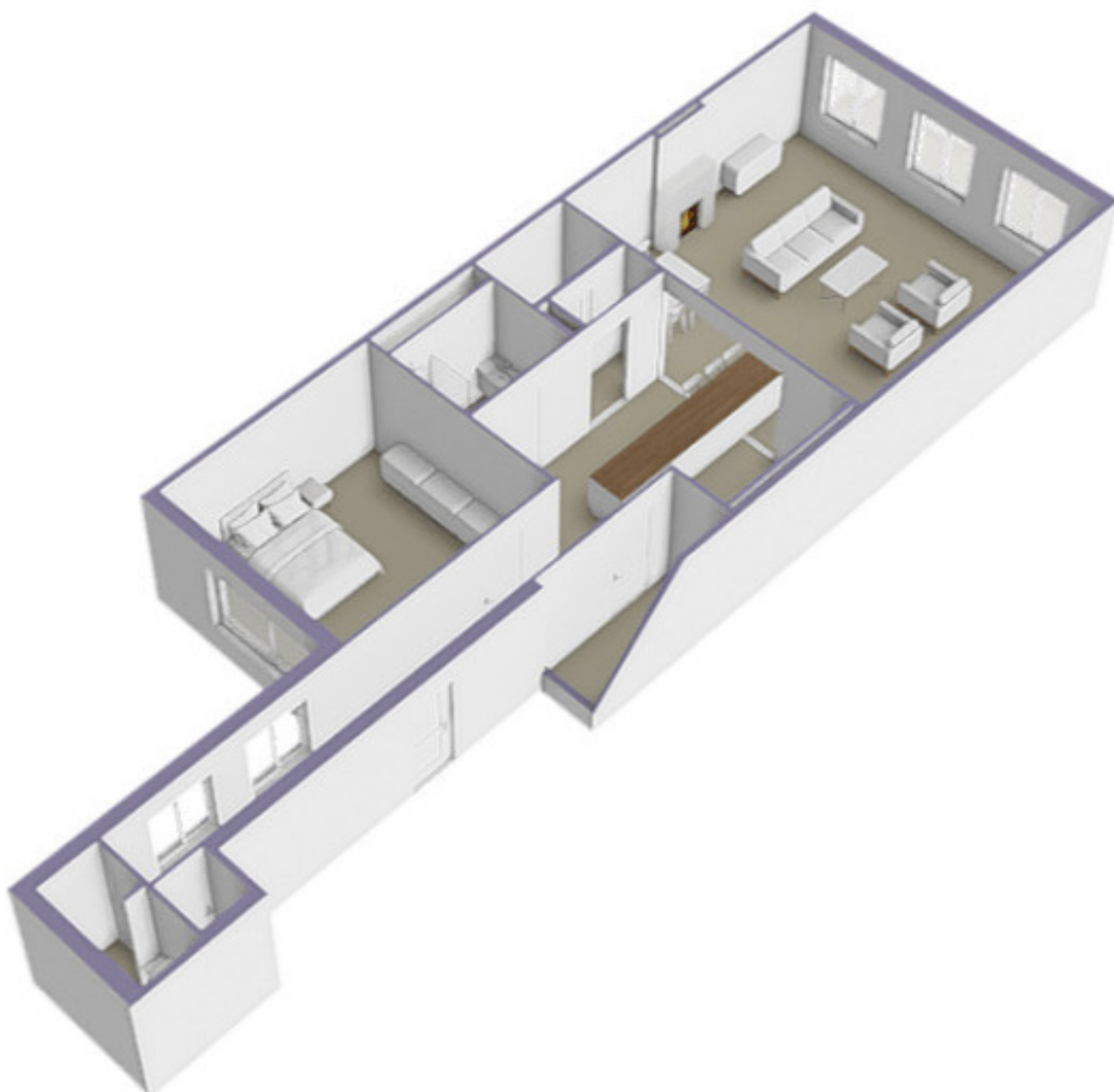
SECOND FLOOR



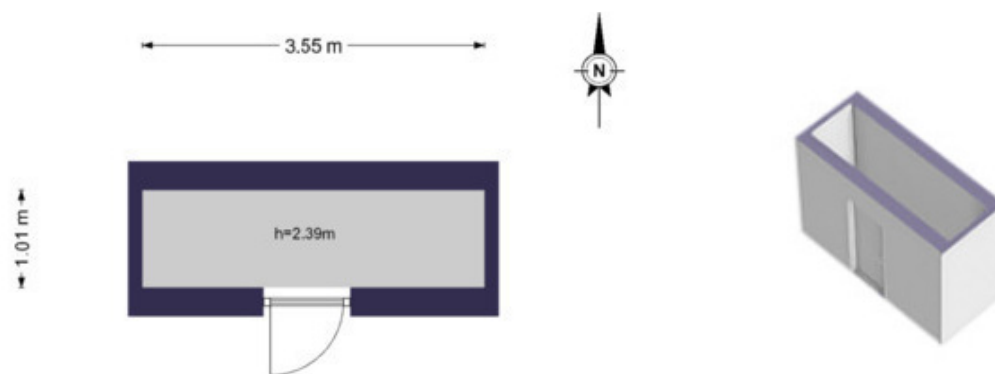
SECOND FLOOR



SECOND FLOOR



STORAGE



SPECIFICATIONS

OBJECT

Type:	Upstairs apartment
Type:	Apartment
Year of construction:	1755
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

WLiving area:	104 m ²
Number of rooms:	2
Number of bedrooms:	1
Volume:	359 m ³
Extern outdoor space:	4 m ²

BESTEMMING

- + Bestemming van dit object is wonen
- + In de omgeving zijn soortgelijke woningen
- + Op loopafstand zijn winkels en openbaar vervoer bereikbaar

CADASTRAL

Municipality:	Amsterdam
Section:	M
Plot Number:	6605

BIJZONDERHEDEN

- + Own land
- + GFA approx. 104 m²
- + Lift to the apartment
- + Lots of light
- + Fantastic location

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

VVE

- + The VvE is small and is professionally managed by Rappange. The service costs are € 445 per month, and there is a long-term maintenance plan (MJOP).

