



CARLA
VAN DEN BRINK

JOHANNES VERHULSTSTRAAT 193 C AMSTERDAM

Unique Duplex Penthouse of 147m² with private elevator,
renewed foundation, 3 bedrooms, 2 bathrooms,
a spacious terrace off the living room
and a stunning rooftop terrace in Amsterdam-Zuid.

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*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 APARTMENT

Located on the charming Johannes Verhulststraat, in the heart of the green and prestigious Amsterdam Oud-Zuid area, this fully renovated and luxuriously finished duplex penthouse of 145.3 m² offers an unparalleled living experience. Spanning the third, fourth, and fifth floors, this exceptional apartment features a private elevator that opens directly into the home, two balconies, and a generous rooftop terrace with breathtaking views over Amsterdam. Thanks to a thorough renovation—including foundation restoration, new window frames, modern installations, facade insulation, and high-end finishes—this property offers ultimate living comfort in one of Amsterdam's most sought-after locations.

DELIVERY

Delivery upon mutual agreement.



SURROUNDINGS AND ACCESSIBILITY

This apartment is located in the highly sought-after residential neighborhood of Oud-Zuid. Situated on a quiet street, it offers the perfect balance of tranquility and nearby vibrant amenities. Just a short walk away is the lush Vondelpark, ideal for walking, jogging, or other outdoor activities. The prestigious shopping streets P.C. Hooftstraat and Cornelis Schuytstraat are nearby, featuring a variety of exclusive boutiques, charming cafés, specialty stores, and fine dining options. The neighborhood boasts an abundance of high-quality restaurants, bistros, and lunch spots.

Cultural hotspots such as Museumplein, the Concertgebouw, the Rijksmuseum, the Van Gogh Museum, the Stedelijk Museum, and the MOCO Museum are just a few minutes away—perfect for art and culture enthusiasts. The area is also home to

several (international) primary and secondary schools as well as childcare facilities. For daily groceries, there are various supermarkets and specialty stores within walking distance. Additionally, Amsterdam Centrum, De Pijp, and the Zuidas business district are just a 10-minute bike ride away, with VU Medical Center (VU-AMC) also conveniently close by.

The apartment is easily accessible: public transport options are within walking distance, and Station Zuid/WTC is just a 10-minute bike ride away, offering train, metro, tram, and bus connections in all directions. The A10 and A4 highways are easily accessible, and Schiphol Airport is only a 15-minute drive away.

Parking is available on public streets via the permit system.

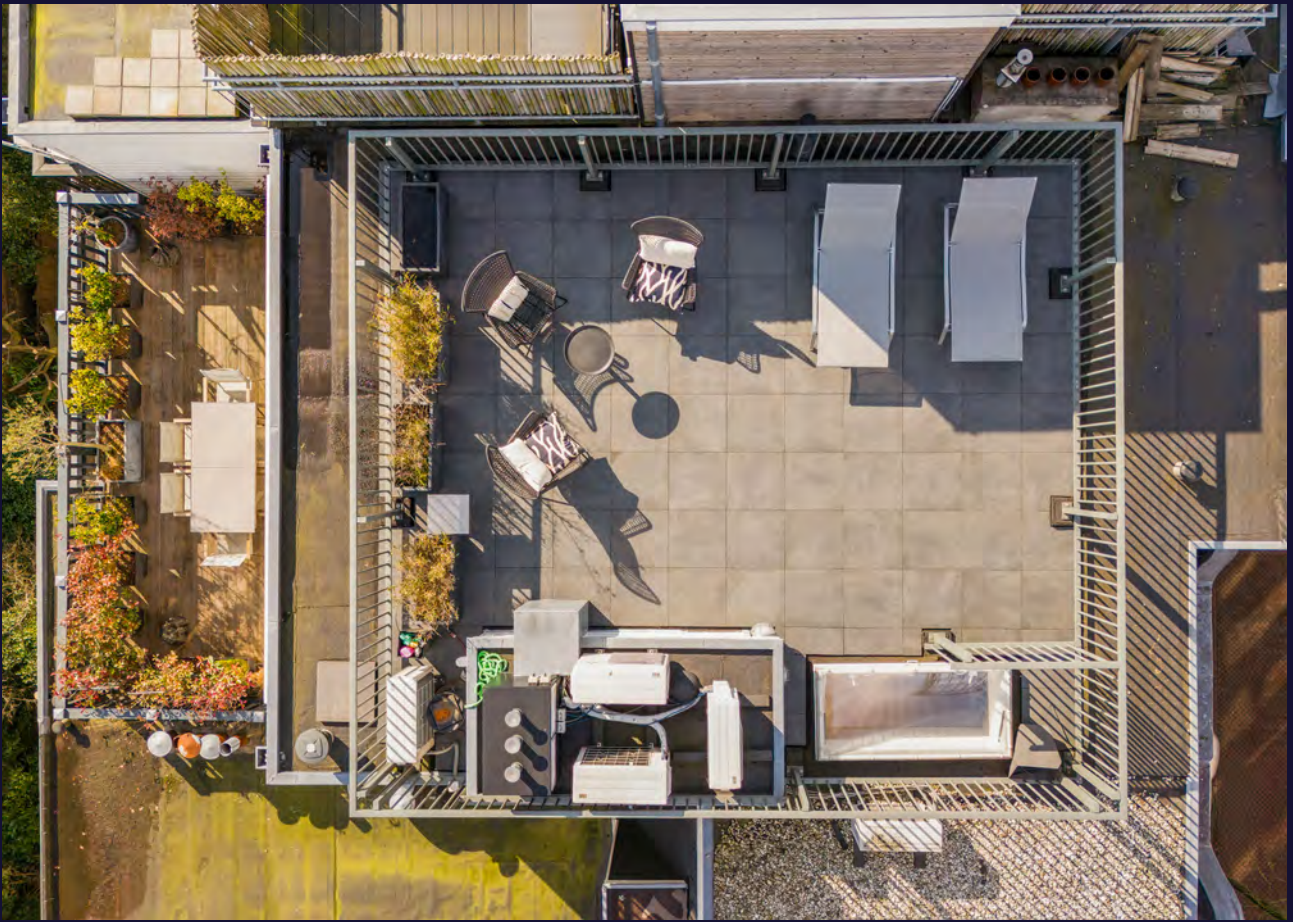


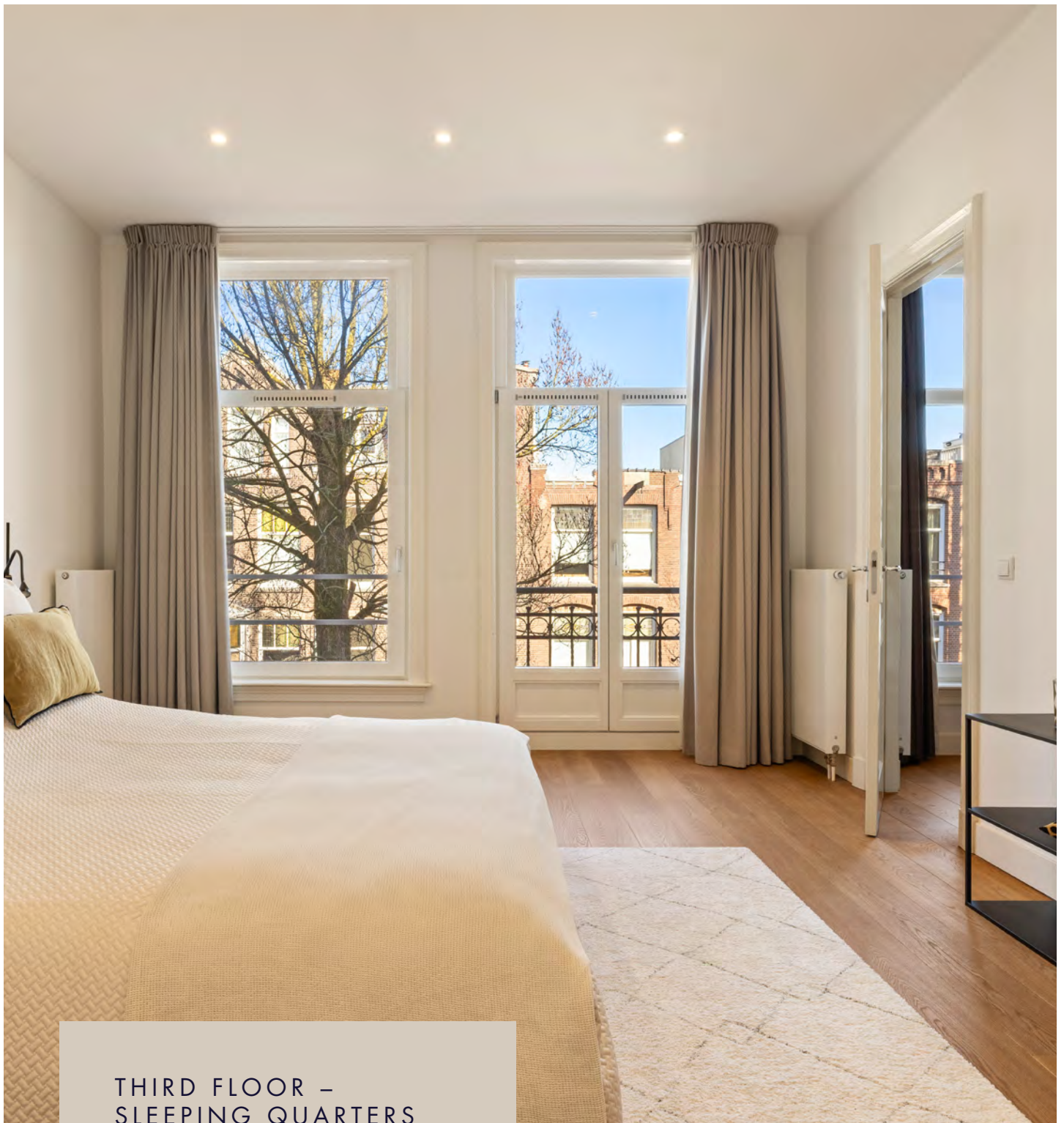


LAYOUT

The apartment is situated on the third, fourth, and fifth floors. Through the shared entrance, the elevator or staircase takes you to the third or fourth floor.

Private elevator with access to both the bedroom and living floors.





THIRD FLOOR – SLEEPING QUARTERS

The elevator opens directly into the apartment. The entrance on the third floor leads through the hallway to three bedrooms, including the large master bedroom with an en-suite bathroom, a walk-in closet, and access to a front-facing balcony. The luxurious en-suite bathroom features a walk-in shower, bathtub, double sink, and toilet.







THE LARGE MASTER
BEDROOM HAS AN
EN-SUITE BATHROOM,
A WALK-IN CLOSET,
AND ACCESS TO
A FRONT-FACING
BALCONY.

The second spacious bedroom is located at the rear and includes a stunning floor-to-ceiling wardrobe wall with a cozy built-in seating area. The third, smaller bedroom is also situated at the rear. All bedrooms are equipped with air conditioning, ensuring optimal living comfort throughout the year. Additionally, this floor includes a second bathroom with a shower and sink, a separate toilet, and a convenient laundry room.









ADDITIONALLY,
THIS FLOOR
INCLUDES
A SECOND
BATHROOM
WITH A SHOWER
AND SINK,
A SEPARATE
TOILET, AND
A CONVENIENT
LAUNDRY ROOM.

FOURTH FLOOR – LIVING SPACE

The elevator or well-maintained staircase takes you to the fourth floor, where you'll find the exceptionally spacious living area with French doors opening onto the adjacent large terrace. The open kitchen, featuring a welcoming cooking island, seamlessly connects to the bright and stylish living room. The kitchen is equipped with state-of-the-art built-in appliances and a Quooker. The two cooktops, dishwasher, oven, and wine fridge are all from the high-end brand Gaggenau.

A cozy workspace with ample natural light has been created slightly separately under the sloped roof. The wooden flooring, the atmospheric gas fireplace, and the large windows contribute to a warm and luxurious ambiance. Thanks to double glazing and high-quality insulation, the home has an energy-efficient B rating.

Through the large French doors, you step onto the delightful south-facing terrace, offering plenty of privacy—perfect for enjoying the sun, a relaxed lunch, or a glass of wine with family and friends. On the terrace, there is a sunshade for the summer and a heating device for the colder evenings.





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THE ATMOSPHERIC
GAS FIREPLACE,
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WINDOWS
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A WARM AND
LUXURIOUS
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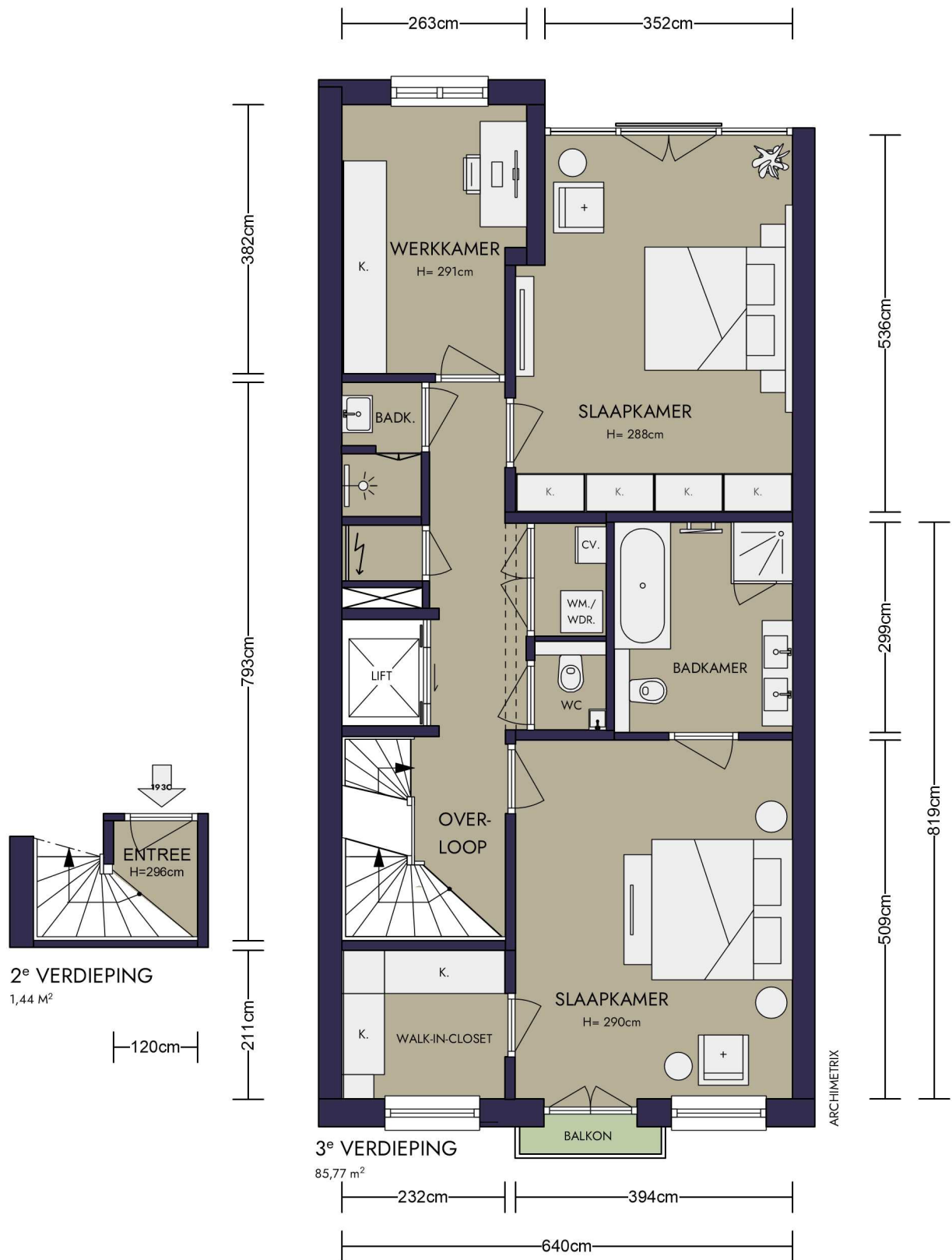


ROOFTOP TERRACE

The rooftop terrace is accessible via the staircase from the living area. This stunning outdoor space is a true eye-catcher, offering ample room for a dining table, lounge set, and sunbeds. Here, you can enjoy the breathtaking views of the city in complete peace and privacy, both during the day and in the evening.



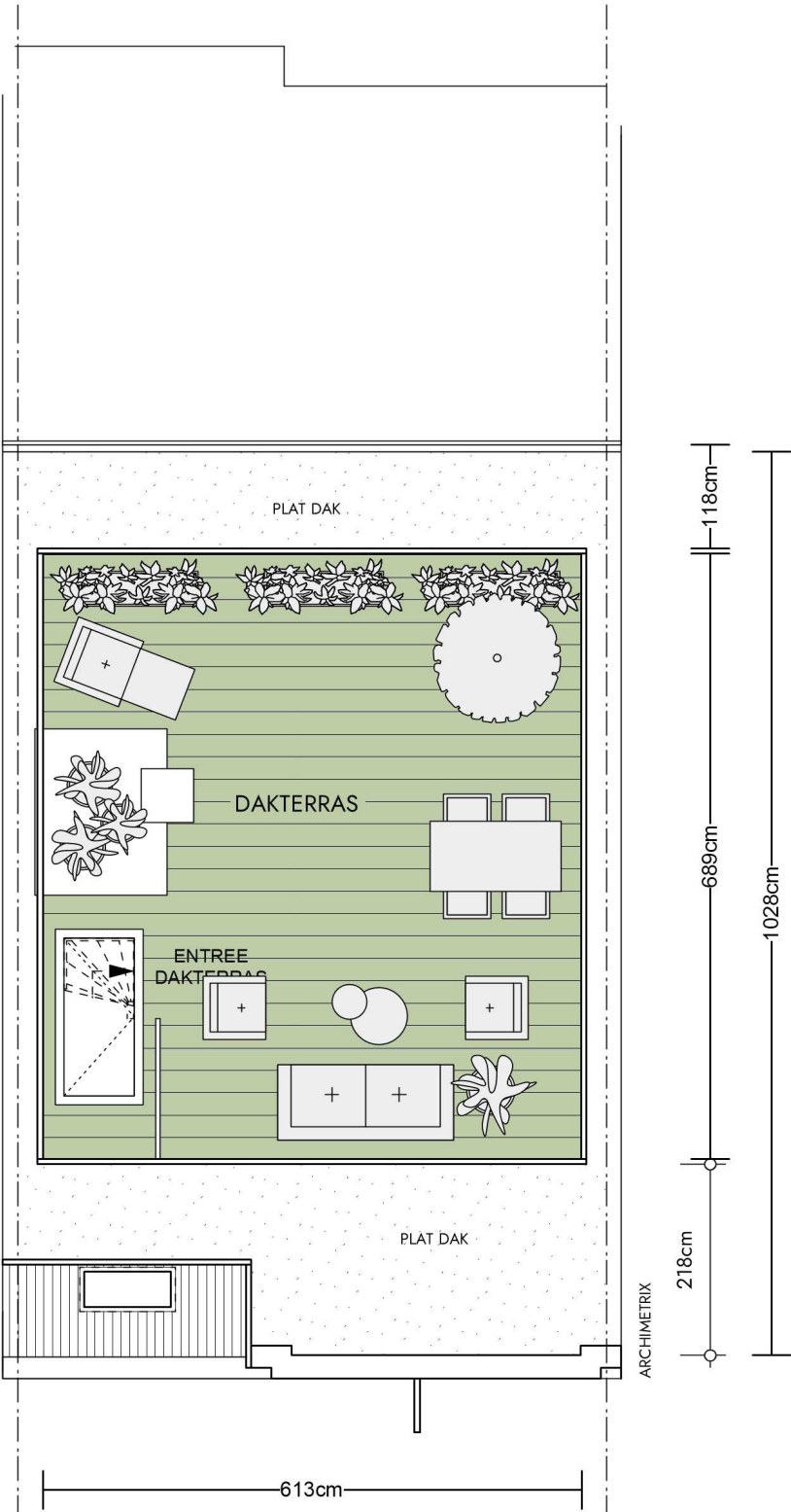
3TH FLOOR



4TH FLOOR



5TH FLOOR



SPECIFICATIONS

OBJECT

Type:	Upstairs apartment
Type:	Apartment
Year of construction:	1906
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	147 m ²
Number of rooms:	5
Number of bedrooms:	3
Volume:	410 m ³
Building- related outdoor space:	63 m ²

OUTDOOR SPACE

South-facing terrace directly connected to the living room:	22,36 m ²
Expansive rooftop terrace:	39,50 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A3
Plot Number:	11209
Share:	145/435

DESTINATION

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

MUNICIPALITY

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

BIJZONDERHEDEN

- + Private elevator with access to both the bedroom and living floors
- + Open kitchen with a central cooking island
- + Walk-in closet
- + Cozy gas fireplace in the living area
- + Air conditioning throughout the apartment.
- + Energy-efficient label B
- + Renovated foundation

OWNERSHIP SITUATION

- + Full ownership

HOMEOWNERS' ASSOCIATION (VVE)

- + Small and professionally managed homeowners' association (VvE) with 3 members
- + VvE service costs: EUR 344.52 per month

