



CARLA  
VAN DEN BRINK

## BEETHOVENSTRAAT 63-3 AMSTERDAM

Recently Renovated 5-Room Apartment  
with 2 Bathrooms and a Spacious Rooftop Terrace  
on the Beloved Beethovenstraat.

*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



## THE APARTMENT

This stunning apartment, complete with a woningdeelvergunning (house-sharing permit), has been recently repainted and features a brand-new herringbone PVC floor. Perfectly situated above an optician and directly across from the luxury clothing boutique Pauw, it combines ultimate comfort with a prime location.







## SURROUNDINGS

Beethovenstraat 63 is located in the heart of Amsterdam's chic Oud-Zuid district, one of the city's most sought-after neighborhoods.

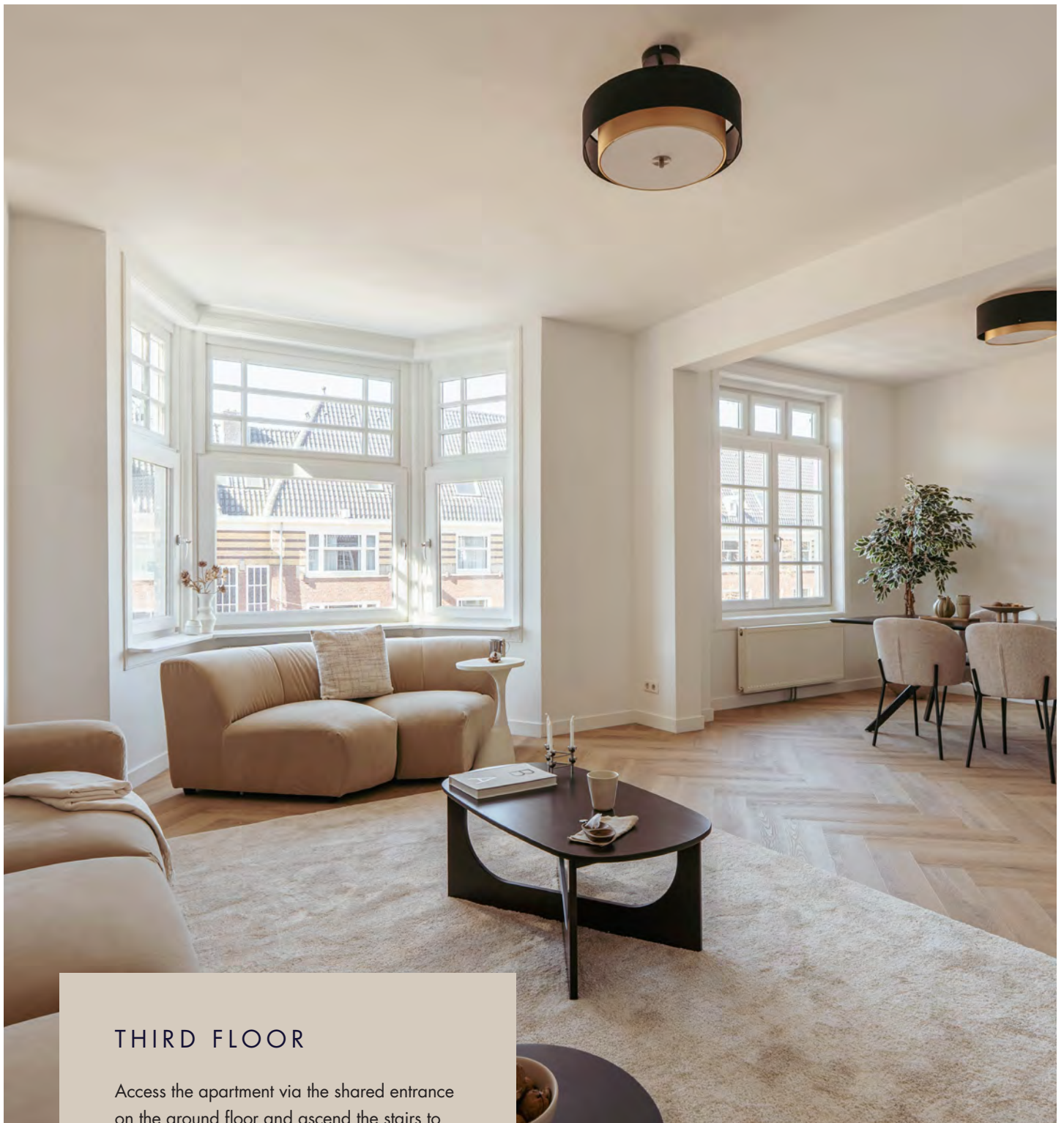
The area offers a perfect blend of luxury and convenience, with exclusive boutiques, culinary hotspots like Ferilli's and Café Sud, and everyday amenities all within walking distance. For relaxation, the nearby Beatrixpark and Vondelpark are perfect for a walk or picnic. The neighborhood is family-friendly, with excellent schools and playgrounds nearby.

The location is also ideal for commuting. Public transportation and Amsterdam Zuid station provide quick access to the city center and Schiphol Airport, while the A10 ring road is just minutes away.









## THIRD FLOOR

Access the apartment via the shared entrance on the ground floor and ascend the stairs to the second floor, where the entrance to the apartment is located. An internal staircase leads to the third floor.

The spacious, light-filled landing provides access to a separate toilet and a generous living room at the front. Large windows with charming mullions and a cozy bay window flood the room with natural light.



DE RUIME EN  
LICHTE OVERLOOP  
BIEDT TOEGANG  
TOT EEN SEPARAAT  
TOILET EN  
DE ROYALE  
WOONKAMER  
AAN DE  
VOORZIJD.





LARGE WINDOWS  
WITH CHARMING  
MULLIONS AND  
A COZY BAY  
WINDOW FLOOD  
THE ROOM WITH  
NATURAL LIGHT.















The enclosed kitchen at the rear, with access to the balcony, offers enough space to accommodate a dining table. Buyers can design and install a kitchen tailored to their preferences.

Also located on this floor is a large bedroom at the rear, featuring a luxurious en-suite bathroom with a bathtub, walk-in shower, washbasin cabinet, and designer radiator. Both the kitchen and the bedroom provide access to the balcony at the rear.







BOTH THE KITCHEN  
AND THE BEDROOM  
PROVIDE ACCESS  
TO THE BALCONY  
AT THE REAR.









## FOURTH FLOOR

The staircase leads to the top floor, where a landing provides access to the sunny rooftop terrace. On this floor, you'll find two spacious bedrooms with built-in wardrobes. One of the bedrooms offers access to a second bathroom, complete with a walk-in shower, washbasin, and second toilet.





ON THIS FLOOR,  
YOU'LL FIND  
TWO SPACIOUS  
BED-ROOMS  
WITH BUILT-IN  
WARDROBES.







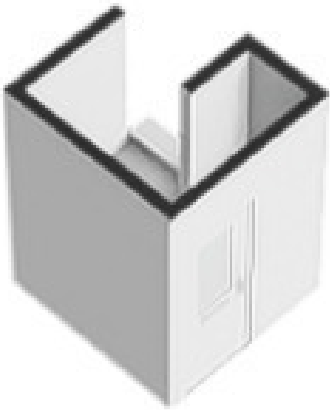
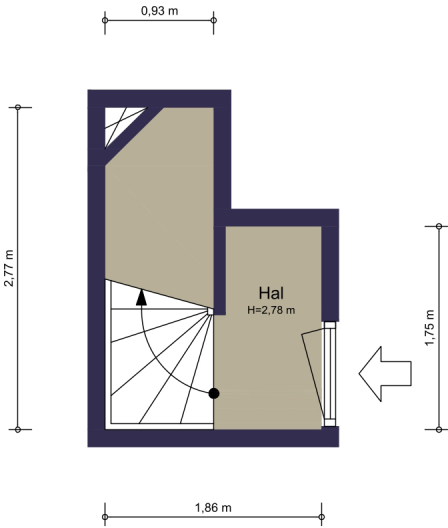








SECOND FLOOR



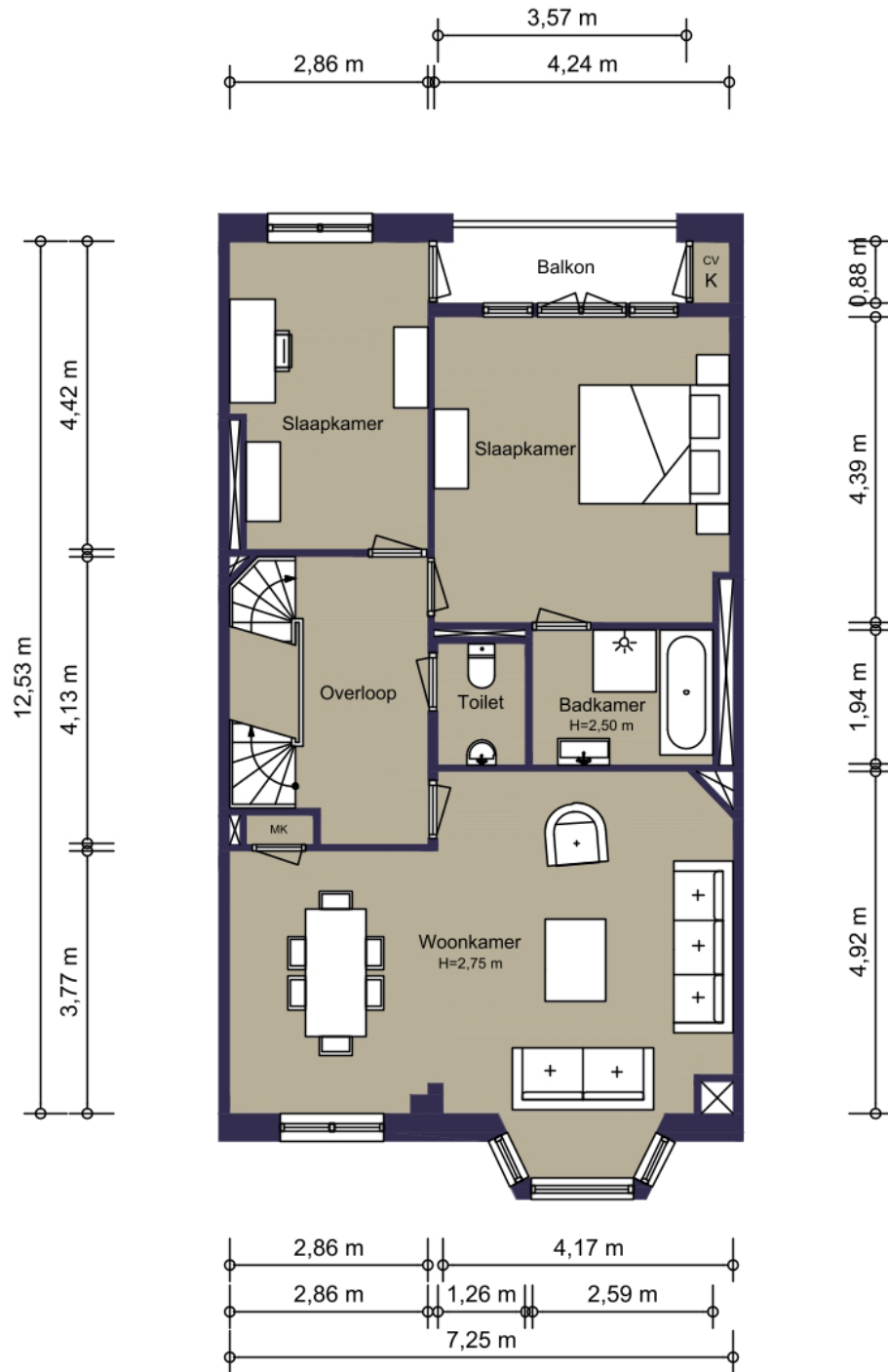
OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	1,54 M²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.



# THIRD FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	86,20 M <sup>2</sup>
OVERING INPANDIGE RUIMTE	0,50 M <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	4,10 M <sup>2</sup>
EXTERNE BERGRUIMTE	N.V.T.

## THIRD FLOOR

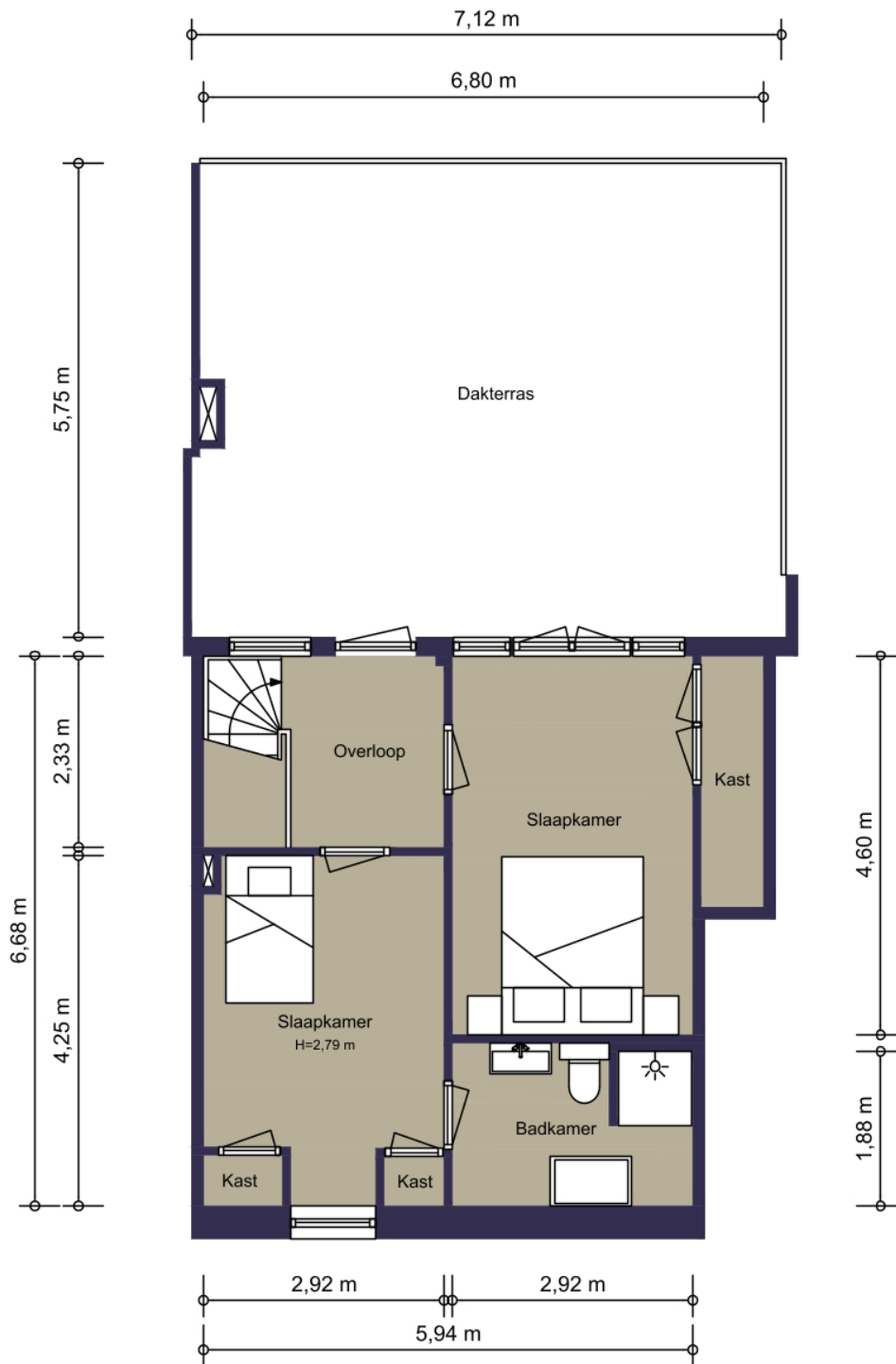




## THIRD FLOOR



# FOURTH FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

## NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	42,32 M <sup>2</sup>
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	41,20 M <sup>2</sup>
EXTERNE BERGRUIMTE	N.V.T.



## FOURTH FLOOR



## FOURTH FLOOR





# SPECIFICATIONS

## OBJECT

Type:	Upper house
Type:	Double upper house
Year of construction:	1930
Current use:	Living space
Current destination:	Living space

## DESTINATION

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

## KEY FEATURES

- + Prime location on Beethovenstraat
- + Sharing permit in place
- + A non-occupancy clause applies, meaning that the owner has not lived in the property themselves and therefore may not have the same level of knowledge about the property as someone who has lived there.
- + Project notary: Spier and Hazenberg

## VVE (HOMEOWNERS' ASSOCIATION)

- + The association consists of four members and is managed by Rappange
- + The exterior painting, both front and rear, was recently completed
- + The monthly service fee is €137.39, and a multi-year maintenance plan (MJOP) is in place

## CHARACTERISTICS

Living area:	127 m <sup>2</sup>
Number of rooms:	5
Number of bedrooms:	3
Volume:	435 m <sup>3</sup>
Building- related outdoor space:	45 m <sup>2</sup>

## OUTDOOR SPACE

Large roof terrace and balcony

## CADASTRAL

Municipality:	Amsterdam
Section:	Z
Index number:	A5
Plot Number:	2433
Share:	1/3

## MUNICIPALITY

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

## LEASEHOLD

- + The property is on leasehold land
- + The current period runs until 28-02-2053, and the canon (annual fee) for this period has been prepaid
- + The owner has already transitioned to perpetual leasehold, with a canon set at € 3,997.35 annually from 01-03-2053 (plus indexation from 2026)

