



CARLA  
VAN DEN BRINK

DE LAIRESSESTRAAT 90 1R  
AMSTERDAM

Unique and Stylish Living in Huize Zonnehoek –  
A Spacious 6-Room Apartment Full of Charm and Light.

*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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## WONEN

Step into a world of grandeur in this stunning apartment, situated on a single floor in the iconic Huize Zonnehoek. This historic complex, designed by architect F.A. Warners and built in 1916, exudes class and character. Here, you will experience a perfect balance between authentic details and modern luxury.

Thanks to the impressive ceiling height of over 3 meters and the numerous windows, enhanced by a magnificent central light cove with stained-glass details, this apartment is bathed in natural light. This creates an unparalleled sense of spaciousness and a warm, inviting atmosphere.





## ACCESSIBILITY

The neighborhood is well connected by public transport; the Cornelis Schuytstraat tram stop is just a 6-minute walk away, offering connections to Central Station and other parts of the city. Several bus lines also serve the area. Station Zuid is a 10-minute bike ride away and provides an excellent connection to Schiphol Airport in just 7 minutes.

For motorists, the A10 Ring Road is easily accessible, and parking is available with a permit.

## SURROUNDING

De Lairessestraat 90 is located in the prestigious Museum Quarter of Amsterdam, a neighborhood known for its stately architecture and cultural richness. The street (a 30 km/h zone), named after the 17th-century painter Gerard de Lairesse, connects Vondelpark with Museumplein, offering residents a unique combination of tranquility and urban allure.

In the immediate vicinity, you will find various luxury shops and delicatessens, such as butcher De Schuyt, chocolatier Van Avezaath-Beune, and Bakery Bertram. For culinary enthusiasts, there are renowned dining establishments such as Ron Gastrobar and the French seafood restaurant VISQUE. Additionally, the Concertgebouw, Museumplein, and the chic P.C. Hooftstraat are within walking distance, making art, culture, and high-end shopping easily accessible.





## LAYOUT

Through the stylish entrance and the grand staircase – or by elevator – you reach the first floor. You enter the apartment via a spacious hallway with a separate toilet and washbasin. To the left is the modern kitchen, fully equipped with high-quality built-in appliances and an exclusive Viking gas stove. The adjoining dining room seamlessly flows into a generous lounge area with a cozy fireplace.

The wide living room at the front offers plenty of possibilities: create a luxurious living space and add an extra (third) bedroom. At the rear, you will find the serene master bedroom with a built-in wardrobe and access to the balcony. The luxurious en-suite bathroom is an oasis of comfort, featuring a bathtub, walk-in shower, toilet, and double sink. A rear storage room with a laundry area is also accessible via an additional hallway connected to the lounge.





LIVING IN HUIZE  
ZONNEHOEK  
MEANS RESIDING  
IN A CLASSIC  
MASTERPIECE WITH  
THE COMFORTS  
OF TODAY.









THE DINING ROOM SEAMLESSLY FLOWS INTO A GENEROUS LOUNGE AREA WITH A COZY FIREPLACE.





THE MODERN KITCHEN IS  
COMPLETE WITH HIGH-QUALITY  
BUILT-IN APPLIANCES AND AN  
EXCLUSIVE VIKING GAS COOKER.



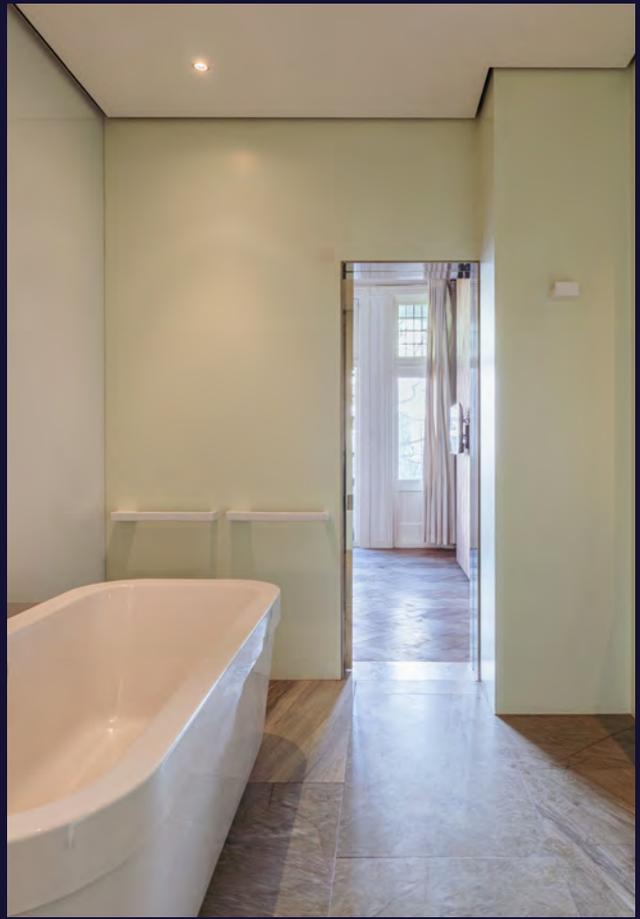


AT THE REAR, YOU  
WILL FIND THE  
SERENE MAIN  
BEDROOM WITH A  
BUILT-IN WARDROBE  
AND ACCESS TO  
THE BALCONY.





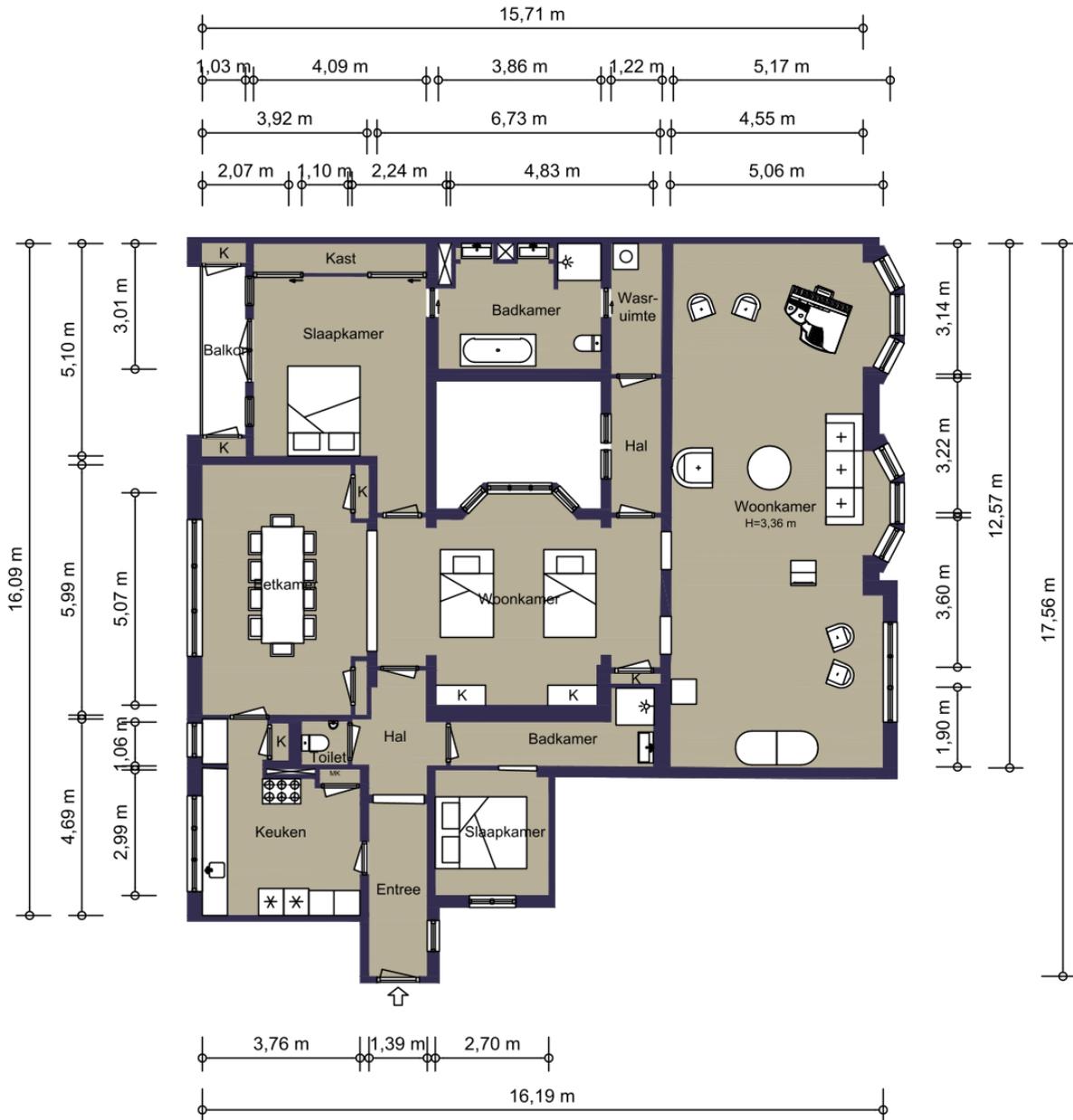
THE LUXURIOUS  
EN-SUITE BATH-  
ROOM IS AN OASIS  
OF COMFORT,  
FEATURING A  
BATHTUB, WALK-IN  
SHOWER, TOILET,  
AND DOUBLE SINK.







# FIRST FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

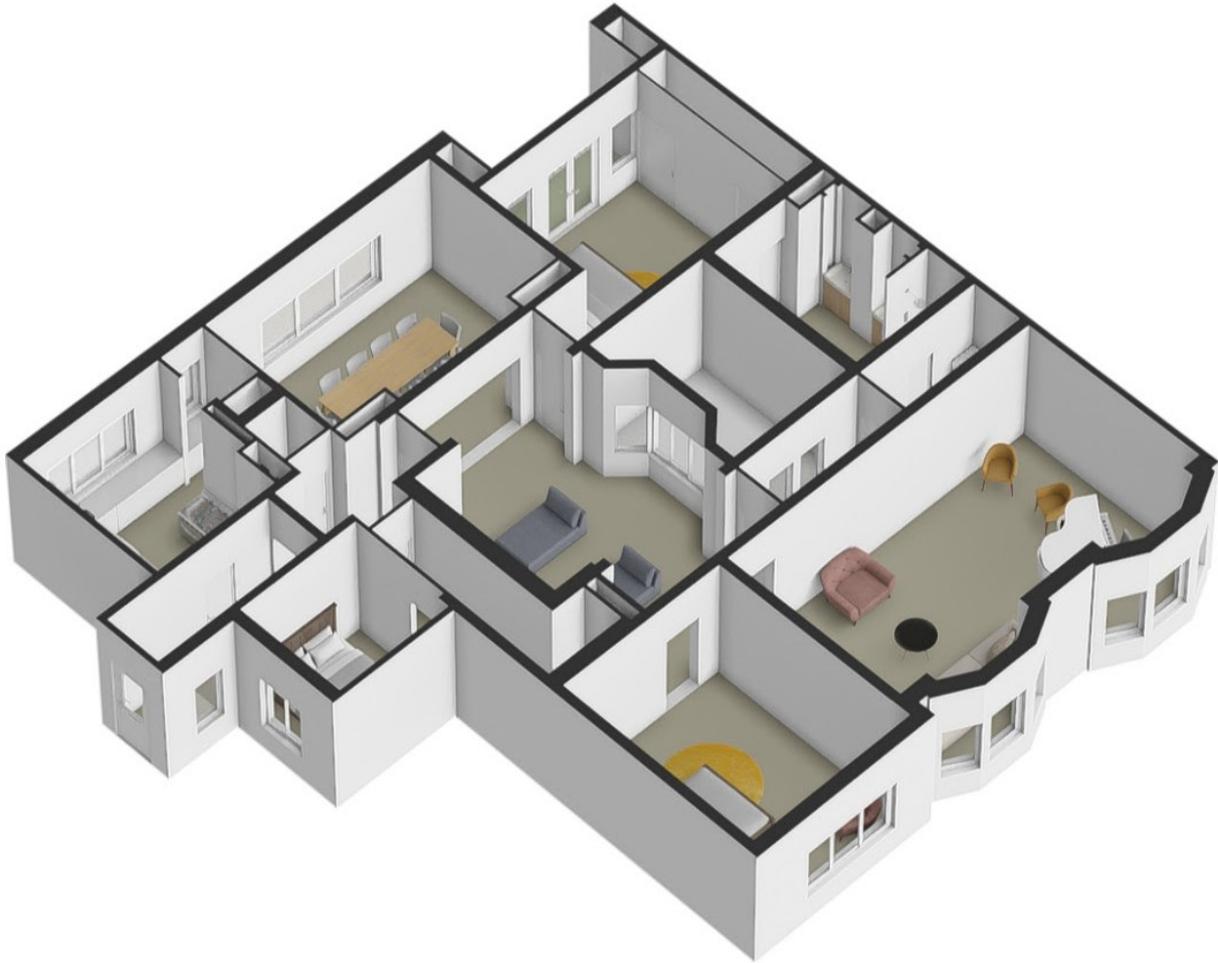
## NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	210,20 M <sup>2</sup>
OVERING INPANDIGE RUIMTE	0,90 M <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	4,10 M <sup>2</sup>
EXTERNE BERGRUIMTE	N.V.T.

# FIRST FLOOR



# FIRST FLOOR - ALTERNATIVE LAYOUT



# SPECIFICATIONS

## OBJECT

Type:	In between house
Type:	Apartment
Year of construction:	1915
Current use:	Living space
Current destination:	Living space

## OUTDOOR SPACE

Balcony in extension of bedroom

## 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

## SPECIAL FEATURES

- + Situated on a single residential floor;
- + Accessible by elevator;
- + Possibility to create a third bedroom;
- + Separate storage room in the basement;
- + Listed as a municipal monument;
- + Project notary: Legal Loyalty.

## CHARACTERISTICS

Living area:	210 m <sup>2</sup>
Number of rooms:	6
Number of bedrooms:	3
Volume:	895 m <sup>3</sup>
Building- related outdoor space:	4 m <sup>2</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A4
Plot Number:	11538
Share:	208/3201

## OWNERSHIP SITUATION

- + The property was previously part of a cooperative flat operation. Recently, it has been converted into apartment rights. The apartment is situated on leasehold land issued by the Municipality of Amsterdam. The current lease period runs until March 31, 2039, with an annual ground rent of €590.89, indexed annually in October.
- + The application for perpetual leasehold has been submitted in time, benefiting from favorable conditions.

## HOMEOWNERS' ASSOCIATION (VVE)

- + The homeowners' association consists of 12 members and is professionally managed by Delair Vastgoed-beheer.
- + The service costs currently amount to approximately € 804.59, which includes property tax, concierge services, and savings for general maintenance. The advance payment for heating costs and hot water is € 768 per month. A detailed financial overview is available upon request.

