



CARLA
VAN DEN BRINK

VALERIUSSTRAAT 240 H
AMSTERDAM

Spacious and attractive ground-floor apartment with large terrace
in quiet part of Valeriusstraat.

carlavandenbrink.nl

*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.*



Isabeau Boender
NVM Makelaar

T 06 83 574 447
Isabeau@vandenbrink.nl



CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling

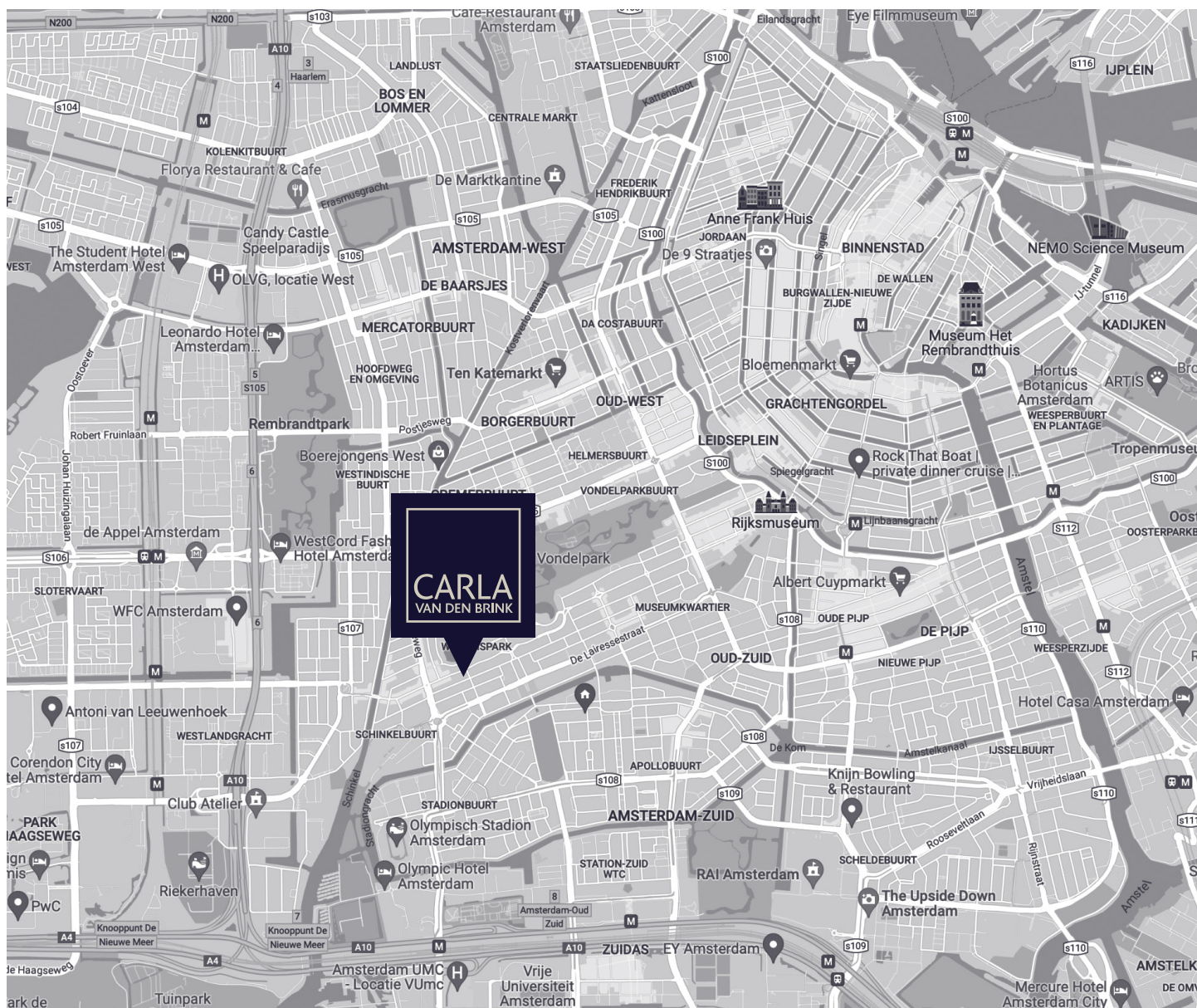
LIVING

This unique and characterful 8-meter-wide three-layer ground-floor apartment of 250 m² is located on the bel-etage, ground floor and first floor. The building has two entrances: one on the ground floor and one on the bel-etage.

This quiet part of Valeriusstraat has one-way traffic and wide sidewalks.

This is a lovely family home with a playful layout, an abundance of space and the possibility for a home office. A home that offers the perfect balance of charm, comfort and style - right in the middle of one of Amsterdam's most sought-after neighbourhoods.





LOCATION AND ACCESSIBILITY

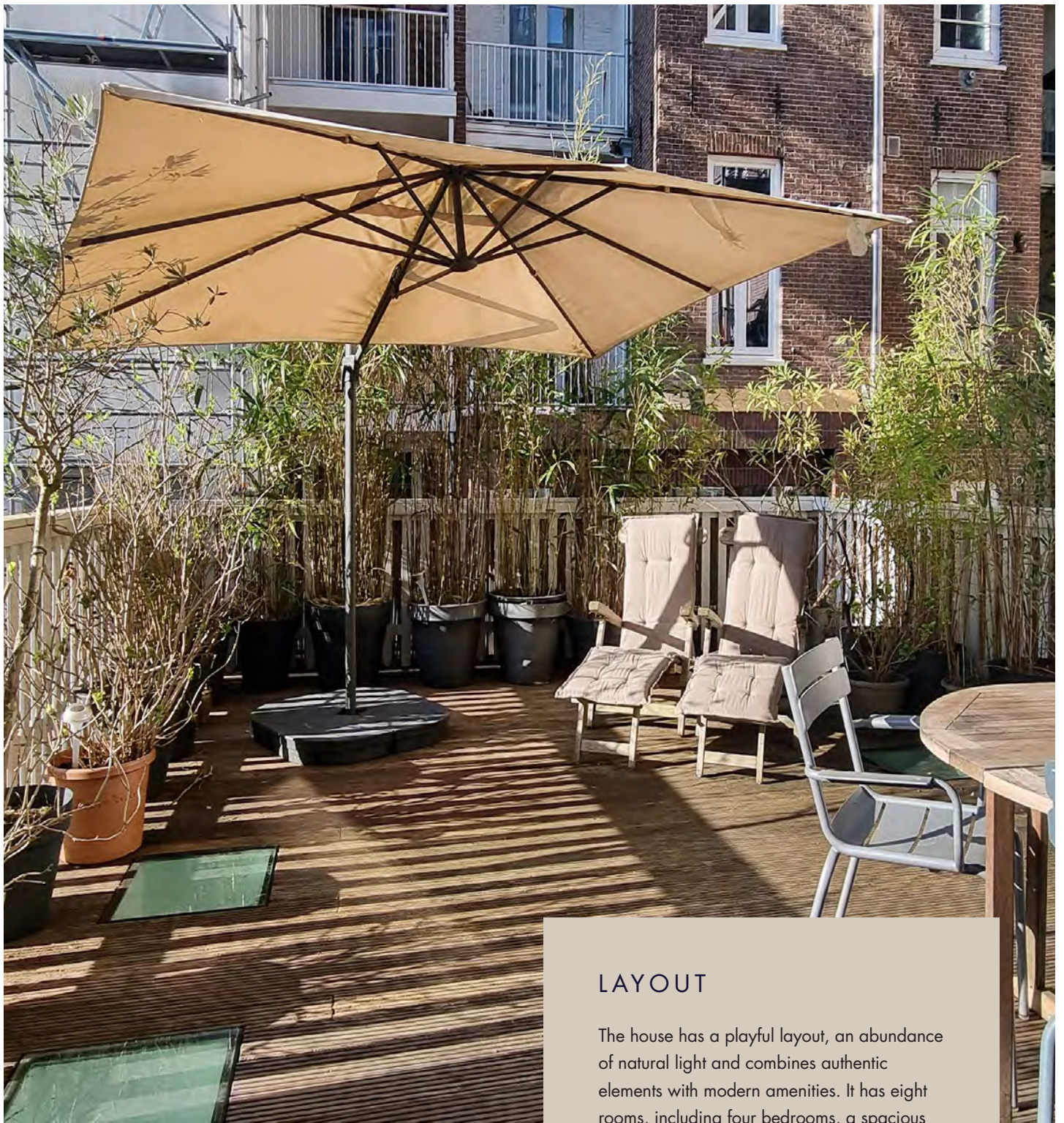
The apartment is located in the popular Oud-Zuid neighborhood, in the last block of Valeriusstraat, on the corner of Hendrik Jacobszstraat. It is a cozy and child-friendly neighborhood where neighbors still have real contact.

The Vondelpark is within walking distance and the Amsterdamse Bos is a 10-minute bike ride away. You can easily do your daily shopping at the Jumbo around the corner, the greengrocer and the bookshop on Koninginneweg or at the many shops on Amstelveenseweg and on Zeilstraat. On Valeriusplein and in Cornelis Krusemanstraat you will also find many cozy terraces, lunchrooms, cafes and

restaurants. Cultural institutions such as the Concertgebouw, the Rijksmuseum, the Stedelijk Museum and the Van Gogh Museum are a short bike ride away. For exclusive shopping, you can visit the nearby Cornelis Schuytstraat, P.C. Hooftstraat or Beethovenstraat. There are many primary and secondary schools in the area. The British School is practically around the corner.

The house is easily accessible by public transportation; various trams and buses stop around the corner. You can reach the A10 beltway within ten minutes and Schiphol Airport is only 20 minutes from the apartment.



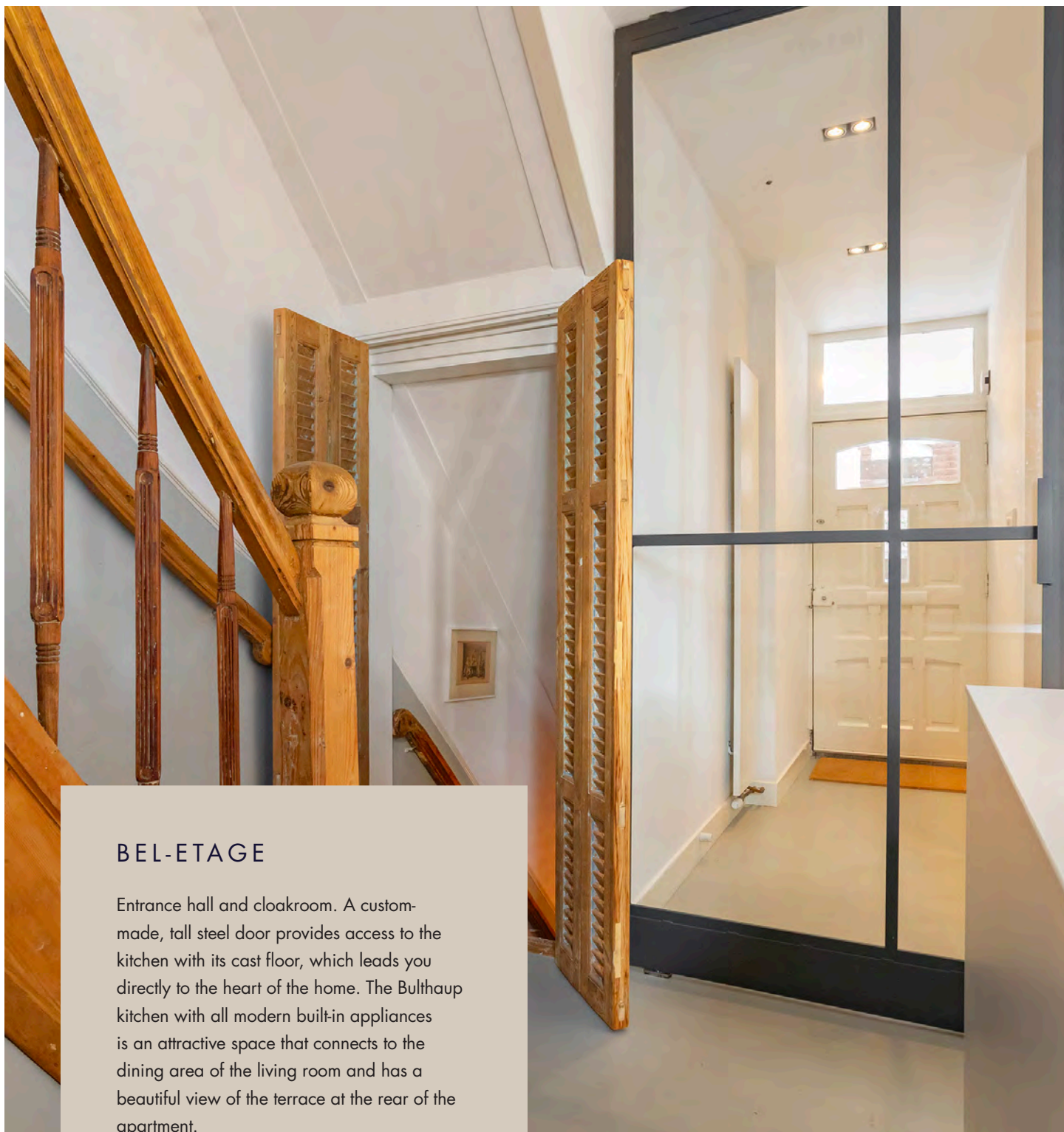


LAYOUT

The house has a playful layout, an abundance of natural light and combines authentic elements with modern amenities. It has eight rooms, including four bedrooms, a spacious L-shaped living room and a spacious and sunny terrace on the extension on the ground floor.

The main entrance is on the bel-etage, which you enter through a portico. The portico is tiled on either side with antique Belgian tiles and a series of commissioned paintings of birds.





BEL-ETAGE

Entrance hall and cloakroom. A custom-made, tall steel door provides access to the kitchen with its cast floor, which leads you directly to the heart of the home. The Bulthaup kitchen with all modern built-in appliances is an attractive space that connects to the dining area of the living room and has a beautiful view of the terrace at the rear of the apartment.

The spacious living room, which extends the entire length of the house, is both spacious and intimate, with its original wooden floor, authentic stained glass upper windows and gray-pink marble fireplace. From the dining area, the glass conservatory leads through French doors to the sheltered terrace, which enjoys the midday and evening sun.







THE SPACIOUS
LIVING ROOM,
WHICH EXTENDS
THE ENTIRE LENGTH
OF THE HOUSE,
IS BOTH SPACIOUS
AND INTIMATE.







THE BULTHAUP
KITCHEN WITH ALL
MODERN BUILT-IN
APPLIANCES IS AN
ATTRACTIVE SPACE
THAT CONNECTS
TO THE DINING
AREA OF THE
LIVING ROOM







FROM THE DINING AREA, THE GLASS CONSERVATORY LEADS THROUGH FRENCH DOORS TO THE SHELTERED TERRACE, WHICH ENJOYS THE MIDDAY AND EVENING SUN.

GROUND FLOOR

The ground floor has its own front door at street level and can be reached from inside the house in two ways: via an open staircase in the conservatory and via a staircase in the kitchen, which is separated by antique Egyptian louver doors. The front windows, glass floor in the conservatory and skylights in the extension make this floor very light. The large open space with underfloor heating can be separated by custom-made wooden folding doors. This space is multifunctional and can be used as a practice or home office, guest room, playroom or TV room. On this floor, at the rear, there is a spacious bedroom with a walk-in closet and an en-suite bathroom with underfloor heating, a double sink and a walk-in shower. The hallway with a separate toilet, a gym and built-in closets leads to the stairs to the kitchen on the main floor.





THE FRONT
WINDOWS,
GLASS FLOOR
IN THE
CONSERVATORY
AND SKYLIGHTS
IN THE EXTEN-
SION MAKE
THIS FLOOR
VERY LIGHT.

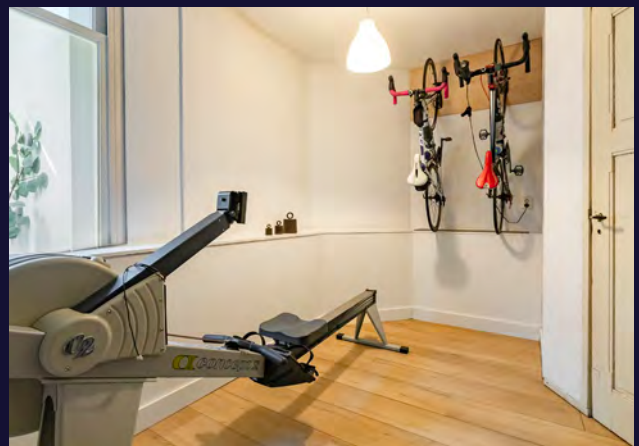




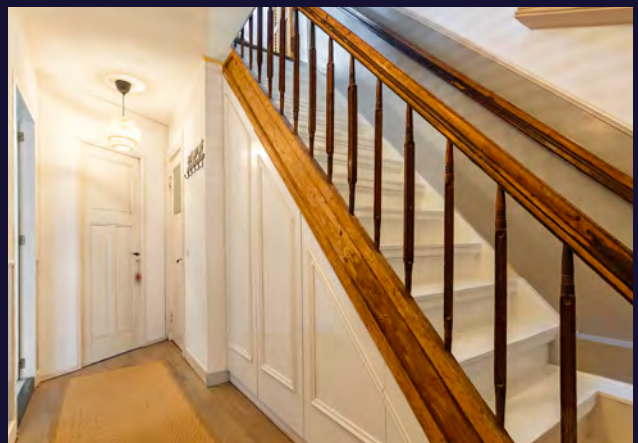


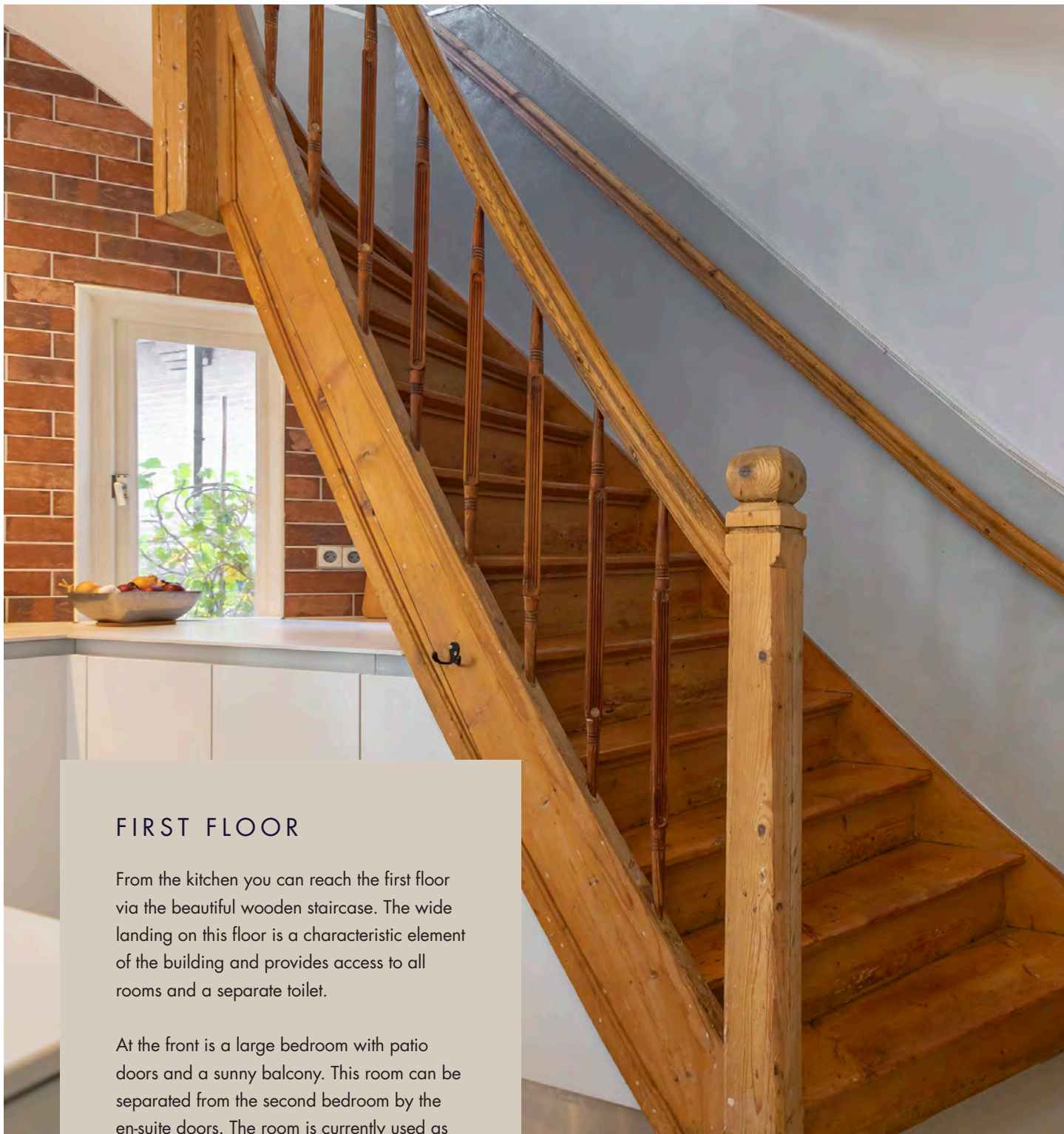






THE HALLWAY WITH
A SEPARATE TOILET,
A GYM AND BUILT-
IN CLOSETS LEADS
TO THE STAIRS TO
THE KITCHEN ON
THE MAIN FLOOR.





FIRST FLOOR

From the kitchen you can reach the first floor via the beautiful wooden staircase. The wide landing on this floor is a characteristic element of the building and provides access to all rooms and a separate toilet.

At the front is a large bedroom with patio doors and a sunny balcony. This room can be separated from the second bedroom by the en-suite doors. The room is currently used as a study.

At the rear is the third bedroom, also with patio doors to the balcony and with an en-suite bathroom with bath and walk-in shower. The bathroom is accessible from both the landing and en-suite and has a large window, which provides plenty of light and good ventilation.

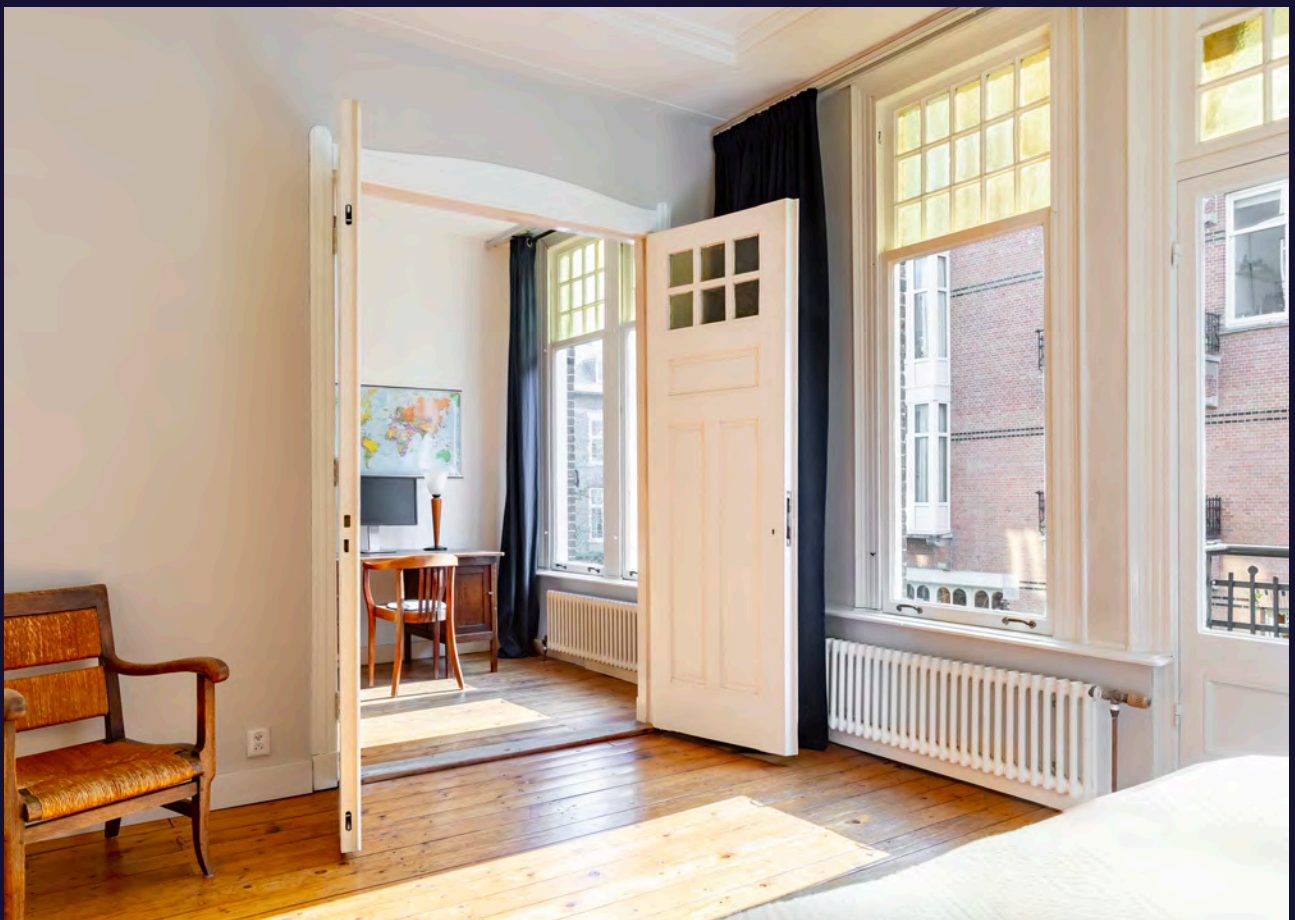








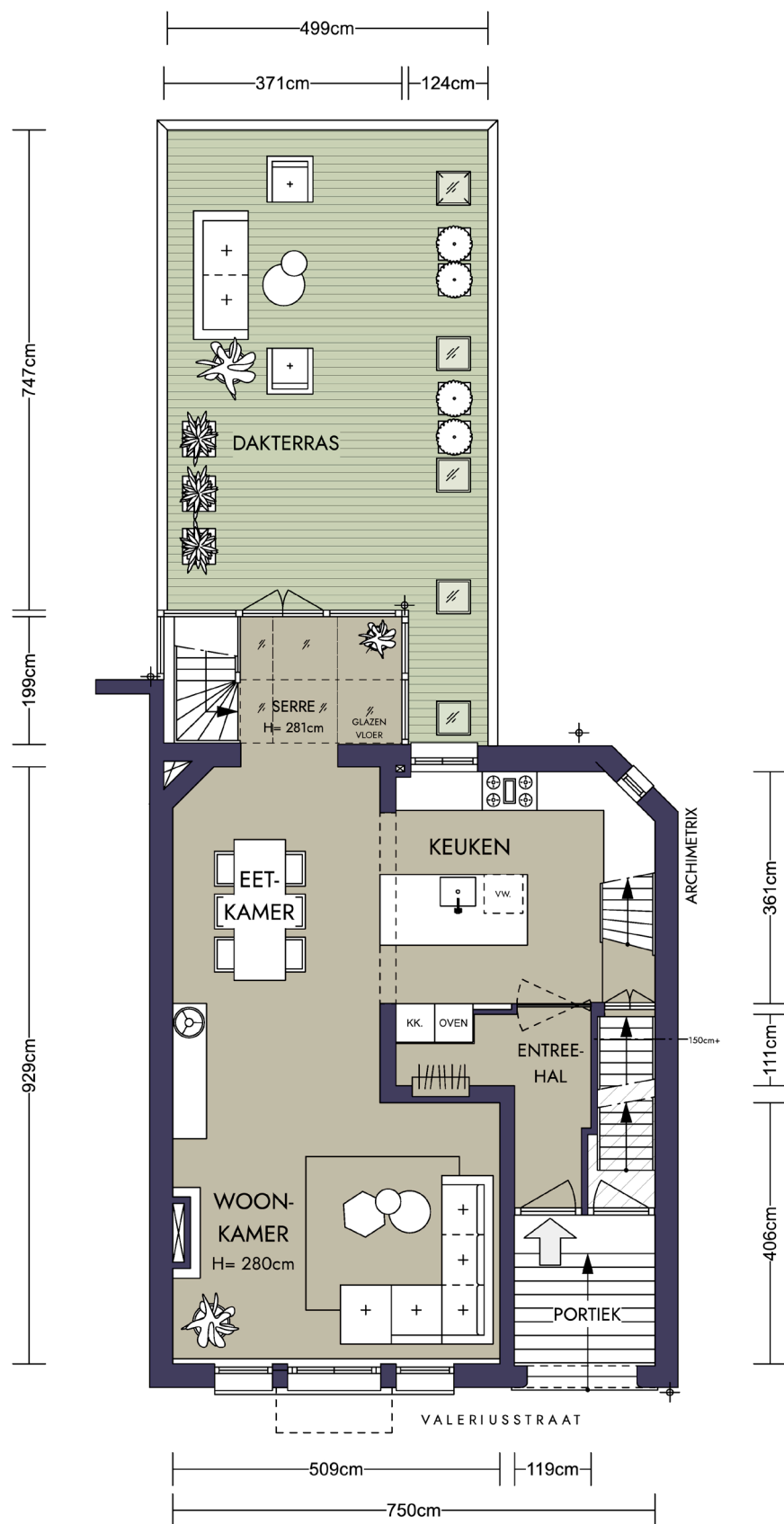
THE BATHROOM IS ACCESSIBLE FROM BOTH THE LANDING AND EN-SUITE AND HAS A LARGE WINDOW, WHICH PROVIDES PLENTY OF LIGHT AND GOOD VENTILATION.







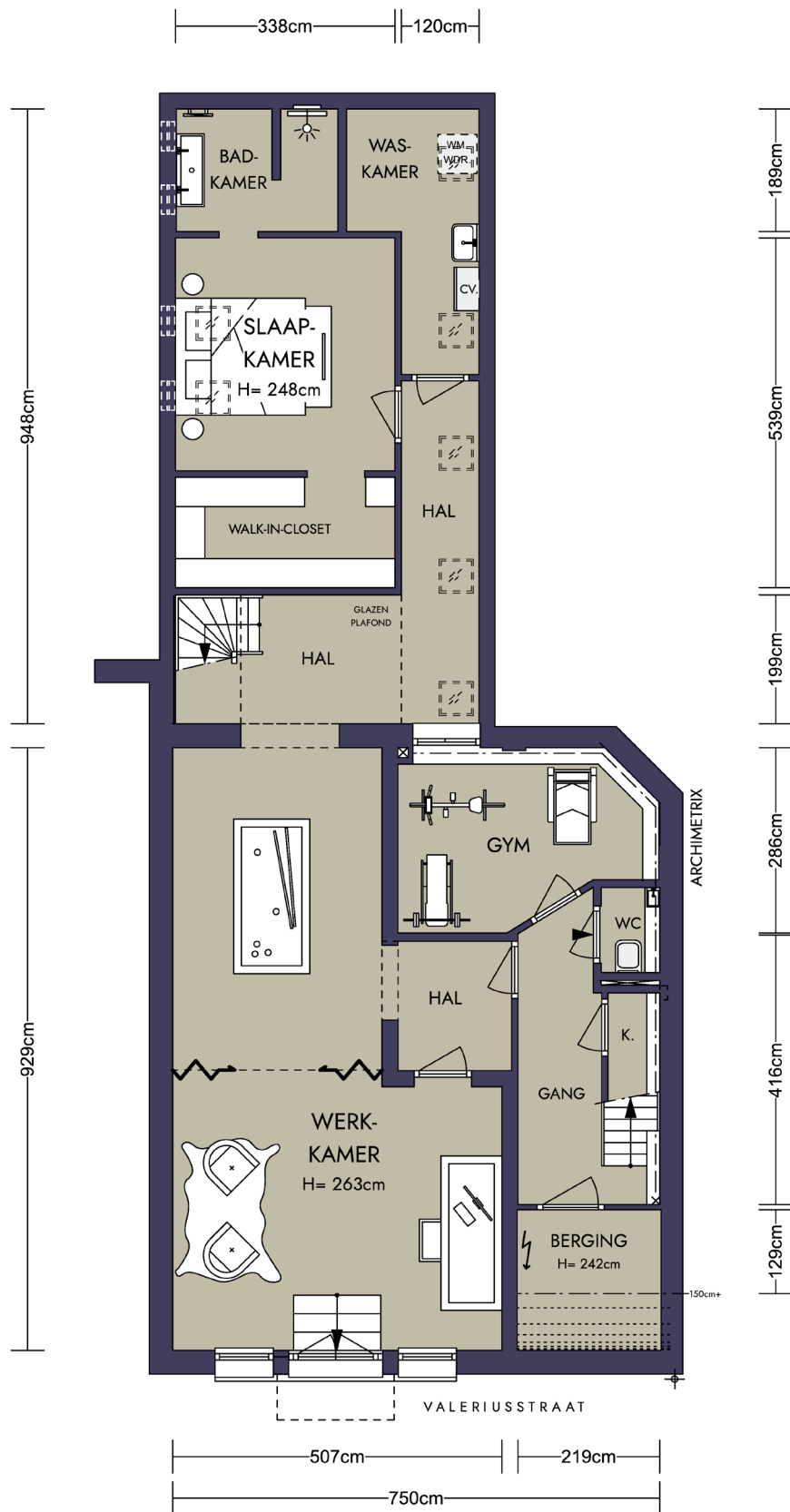
BEL-ETAGE



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	69,06 m ²
Overige inpandige ruimte	n.v.t.
Gebruwgebonden buitenruimte	39,86 m ²
Externe bergruimte	n.v.t.

GROUND FLOOR



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte Wonen	112,23 m ²
Overige inpandige ruimte	n.v.t.
Gebouwggebonden buitenruimte	n.v.t.
Externe berging	n.v.t.

FIRST FLOOR



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	68,39 m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	4,61 m ²
Externe bergruimte	n.v.t.

SPECIFICATIONS

OBJECT

Type:	Downstairs apartment
Type:	Apartment
Year of construction:	1913
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	250 m ²
Number of rooms:	7
Number of bedrooms:	5
Volume:	932 m ³
Building- related outdoor space:	44 m ²

OUTDOOR SPACE

- + Sun terrace, balcony available

DESTINATION

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

PARTICULARS

- + Beautiful apartment on the ground, first and second floors on the charming Valeriusstraat
- + Living area according to NEN2580 is 250 m²
- + Spacious sun terrace at the rear
- + The house has an antique wooden floor and a modern kitchen
- + Given the year the building was constructed, an age and 'as is, where is' clause will be included in the purchase contract.

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A1
Plot Number:	10314
Share:	3/6

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

ASSOCIATION OF OWNERS - VVE

- + Well-functioning VvE with MJOP with three members
- + VvE contribution 360 euros per month
- + Reserve in cash

