



CARLA
VAN DEN BRINK

PLANTAGE MIDDENLAAN 80 AMSTERDAM

Directly opposite the aquarium of Artis,
this spacious property is full of beautiful authentic details.
It was designed by none other than architect Dolf van Gendt,
who also designed the Concertgebouw and co-designed the Central Station.
The property consists of 5 floors and has a south-facing backyard.

*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



taxatie management
international
Approved by Rijksoverheid

MUNICIPAL MONUMENT

Built as a residence for the family of J. Versluijs, a secondary school teacher. From 1910 to 1929, Daniël Goedkoop, director of the 't Kromhout shipyard and founder of NSM (a predecessor of NDSM) in 1894, lived here. From 1930 until the war, the building served as the Portuguese-Israeli boys' orphanage "Aby Jetomim," which came from the Jodenbreestraat.





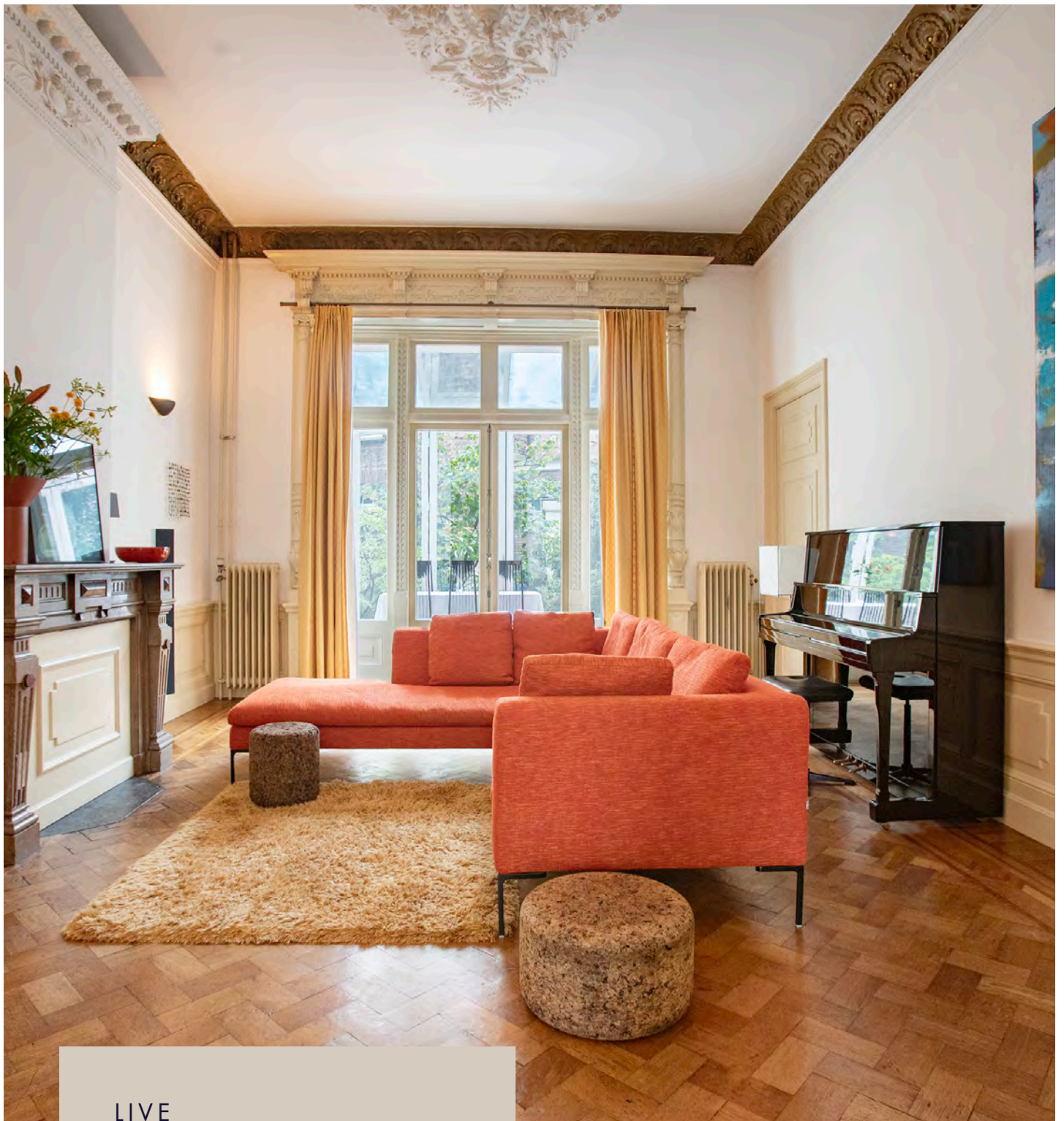
SURROUNDINGS

The house is located in the popular Plantage neighborhood. Surrounded by greenery with the Hortus Botanicus, the Wertheim Park, and the Oosterpark. Directly opposite the Artis zoo.

In the area, there are several good and cozy restaurants and cafes, as well as various museums. Within walking distance, there are several supermarkets, and the nearby Utrechtsestraat offers a wide range of shops. Additionally, there is the daily market on the Dappermarkt. The National Opera & Ballet (the Stopera), Carré, Rembrandtplein, and Nieuwmarkt are also within a short distance.

Within walking distance, there is a tram stop and a metro station, making other parts of the city easily accessible. Amsterdam Central Station is about a 10-minute bike ride away and offers connections to all parts of the country and Schiphol Airport within reach. By car, the A10 ring road is quickly accessible via the IJtunnel and the Piet Hein tunnel, allowing for quick exit from the city.





LIVE

In this warm home, the high ceilings and large windows provide a fantastic sense of space and plenty of light. Original details can be found throughout the house, which have been remarkably well preserved. Beautiful ornamental ceilings, moldings, carved woodwork, stained glass windows, and sandblasted glass are just a few examples.





LAYOUT

On the ground floor, a beautiful wooden door gives access to the stately entrance. The marble staircase leads to the bel-etage and the basement. The ceiling height here is no less than 5.23 meters, and the ornate decorations and stained glass window provide a warm welcome upon entry.

The hall with a marble floor on the bel-etage has a handy matching wardrobe and a separate toilet and offers access to the living room en-suite. The front and back rooms are separated by very attractive en-suite sliding doors and beautiful moldings. The round decorative benches in the seating area by the window offer a lovely view outside. Directly across the street, you overlook the aquarium of Artis. The windows can be closed with the original shutters. The ceiling moldings are authentic and feature gold accents.

The spacious back room can serve excellently as a dining room. The authentic parquet floor, the two marble fireplaces, one with a fireplace, and the ornaments create a lot of atmosphere. At the rear of the dining room is the conservatory, added in 2000, with stairs to the garden.

The closed kitchen has a marble floor, a large window with beautiful stained glass, and original shutters. There is also a second staircase to the basement on this floor.









THE ROUND
DECORATIVE
BENCHES IN THE
SEATING AREA BY
THE WINDOW
OFFER A LOVELY
VIEW OUTSIDE.





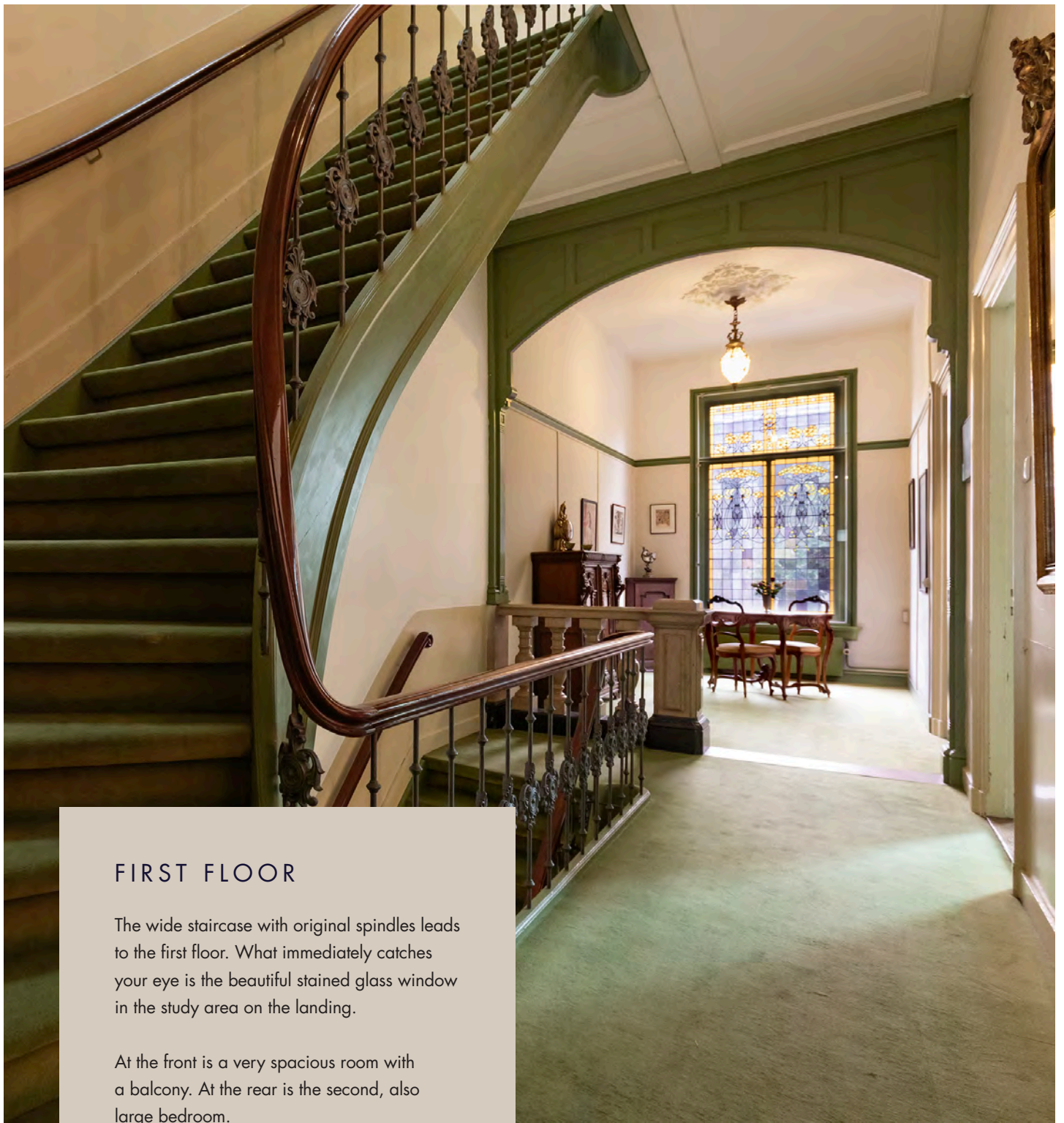


AT THE REAR OF
THE DINING ROOM
IS THE CONSER-
VATORY, ADDED IN
2000, WITH STAIRS
TO THE GARDEN.









FIRST FLOOR

The wide staircase with original spindles leads to the first floor. What immediately catches your eye is the beautiful stained glass window in the study area on the landing.

At the front is a very spacious room with a balcony. At the rear is the second, also large bedroom.

The bathroom can be renovated to your taste and is currently equipped with a bathtub, separate shower, and double sink. The bathroom is accessible from the hall and from the second bedroom.

On the landing, there is a second separate toilet.



WHAT IMMEDIATELY
CATCHES YOUR EYE
IS THE BEAUTIFUL
STAINED GLASS
WINDOW IN
THE STUDY AREA
ON THE LANDING



AT THE FRONT IS
A VERY SPACIOUS
ROOM WITH
A BALCONY.

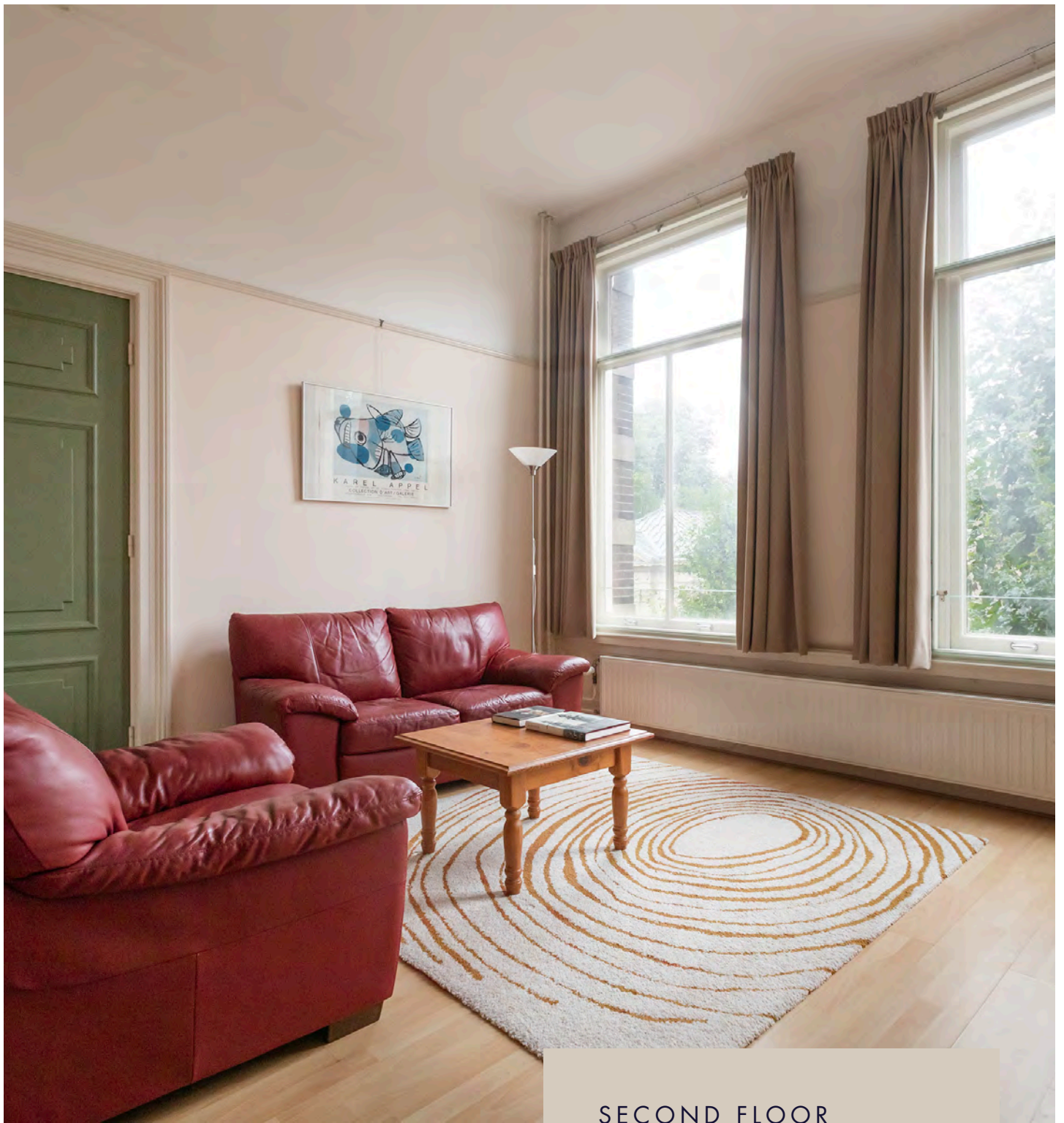








ON THE LANDING,
THERE IS A SECOND
SEPARATE TOILET.



SECOND FLOOR

On this floor is an independent apartment with a living room, kitchen with various built-in appliances, 2 bedrooms, and 2 bathrooms. This floor has enough space for an alternative layout. For example, with 4 bedrooms and 2 bathrooms or 3 bedrooms, a walk-in closet, and 2 bathrooms. Of course, several variants are conceivable.











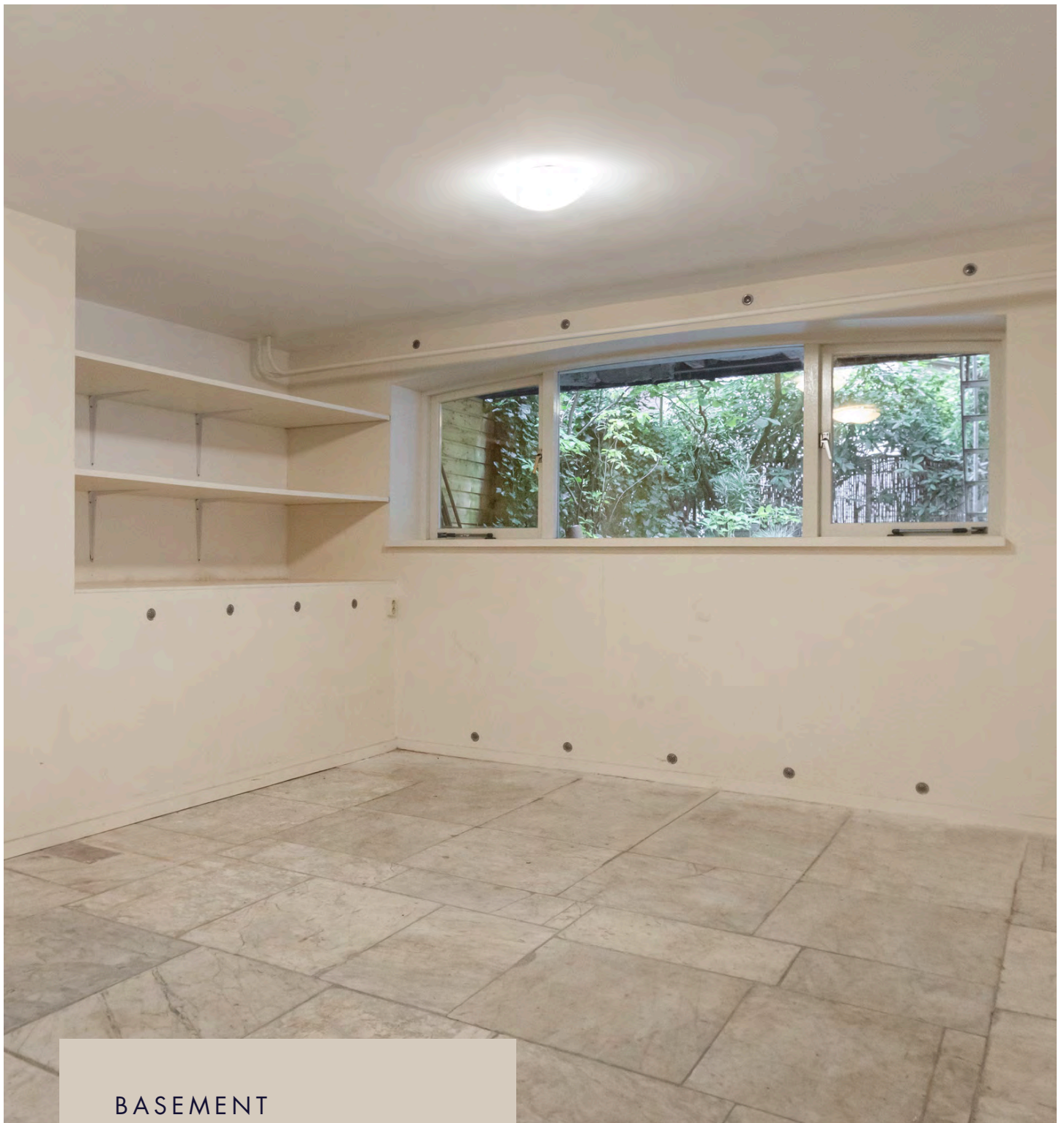
THIRD FLOOR

On the top floor are 2 more large bedrooms. The bedroom at the front has an en-suite bathroom with a shower and sink. The bedroom at the rear has a kitchen. From the spacious landing, there is also access to a separate toilet.





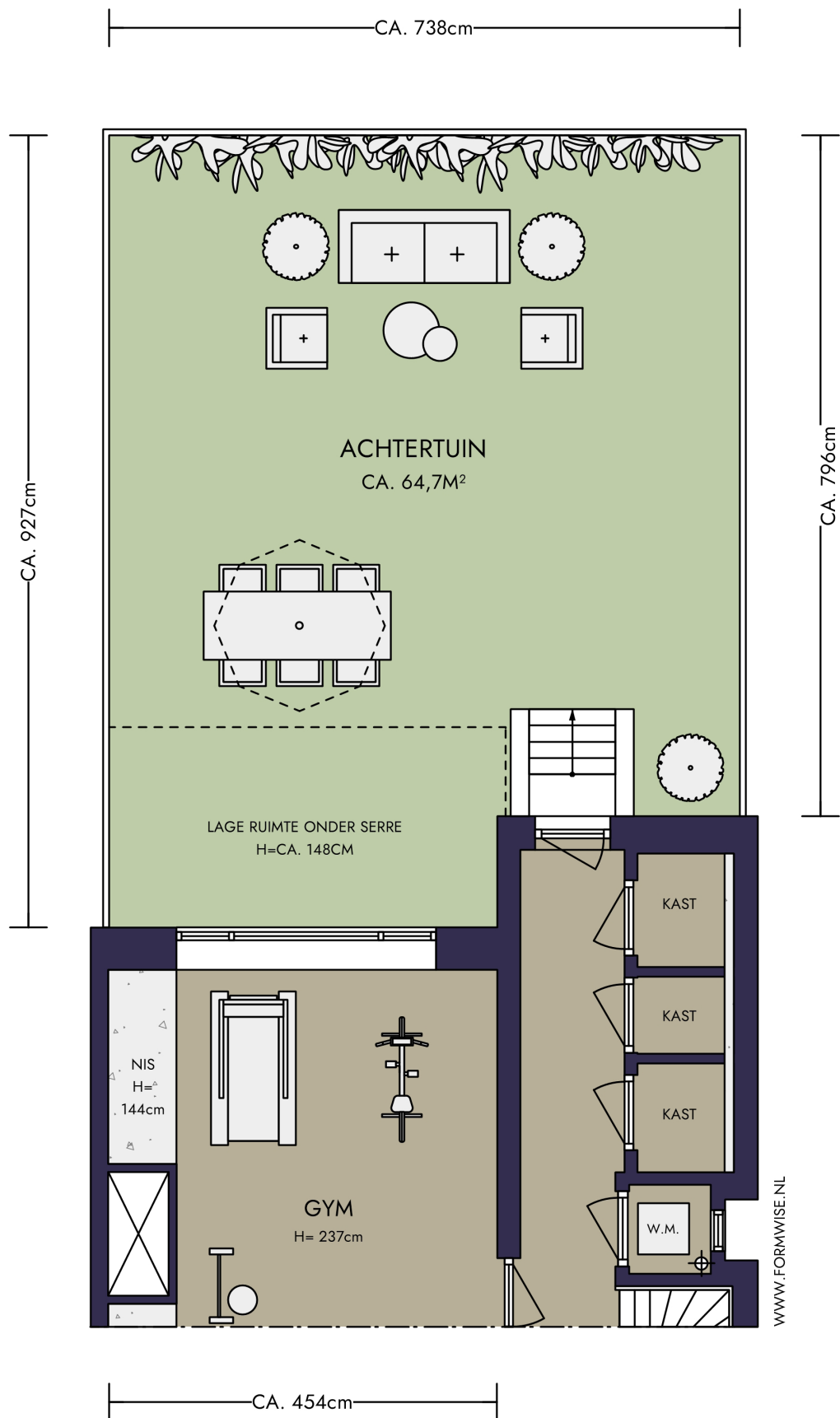




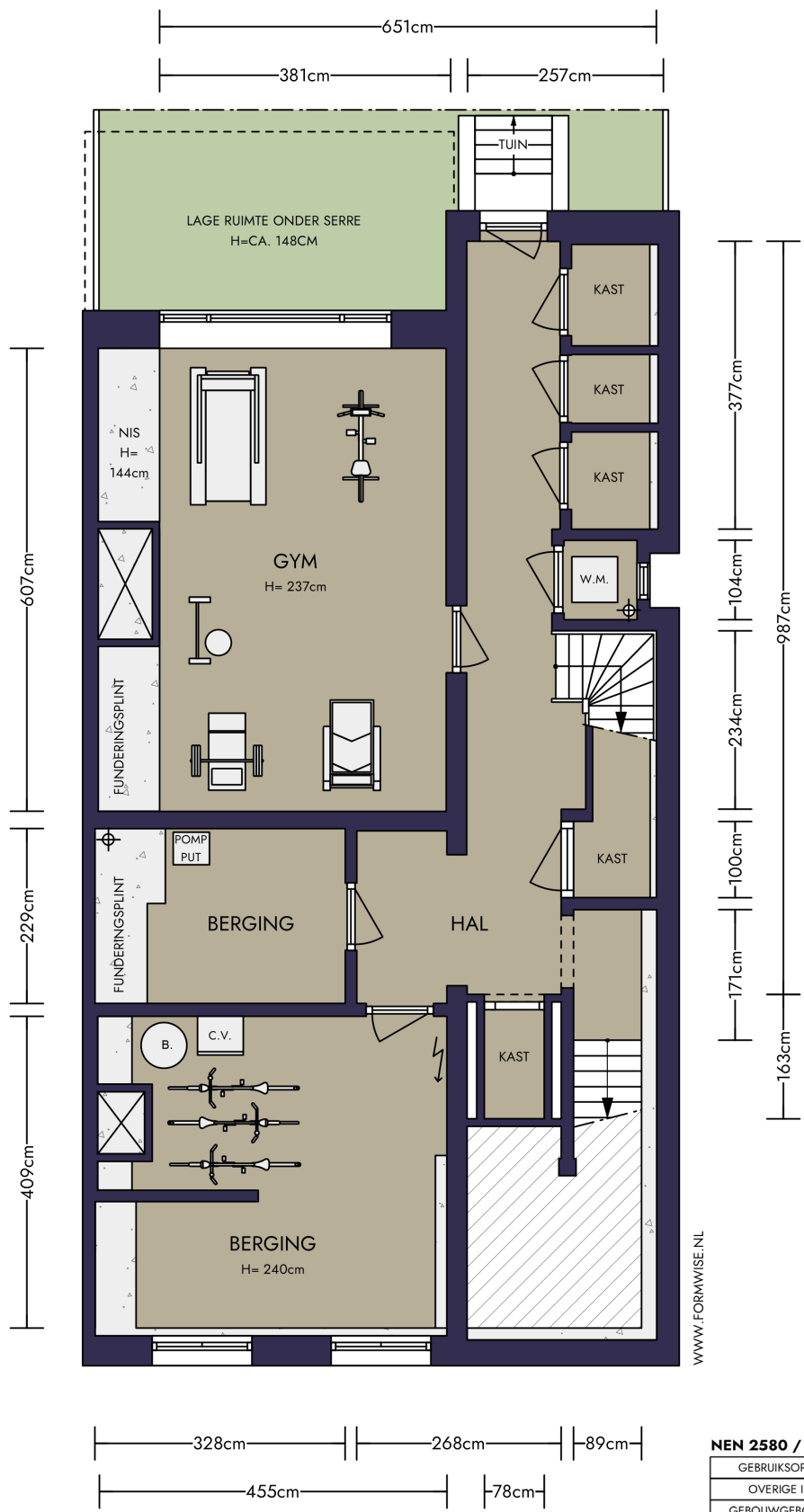
BASEMENT

The basement has a good height of approximately 2.40 meters. Currently mainly used as storage space. The spacious room on the garden side has large windows. There is also a wine room, technical room, and connections for a washing machine and dryer. From the basement, there is a second access to the garden

GARDEN - BASEMENT

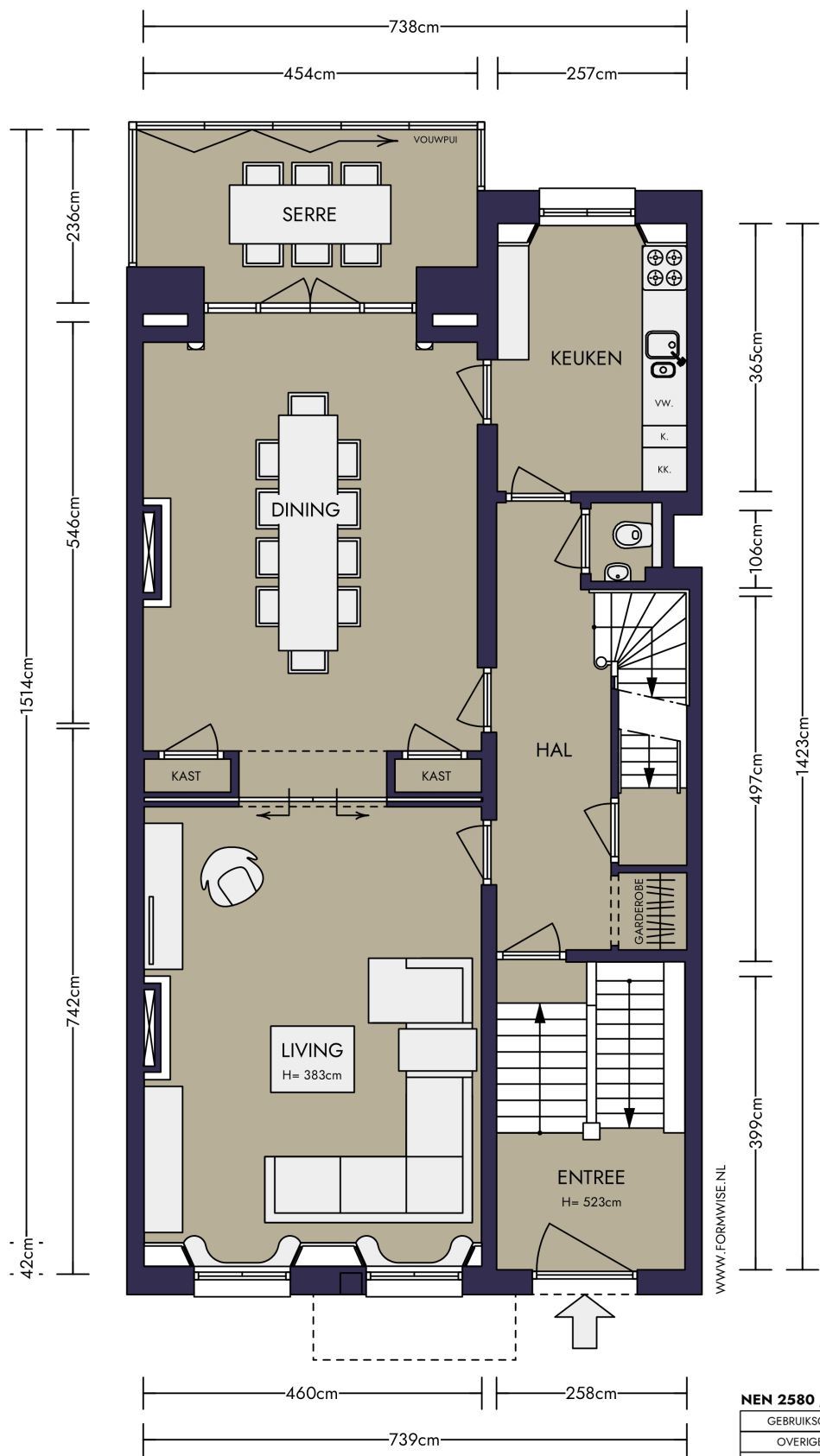


BASEMENT



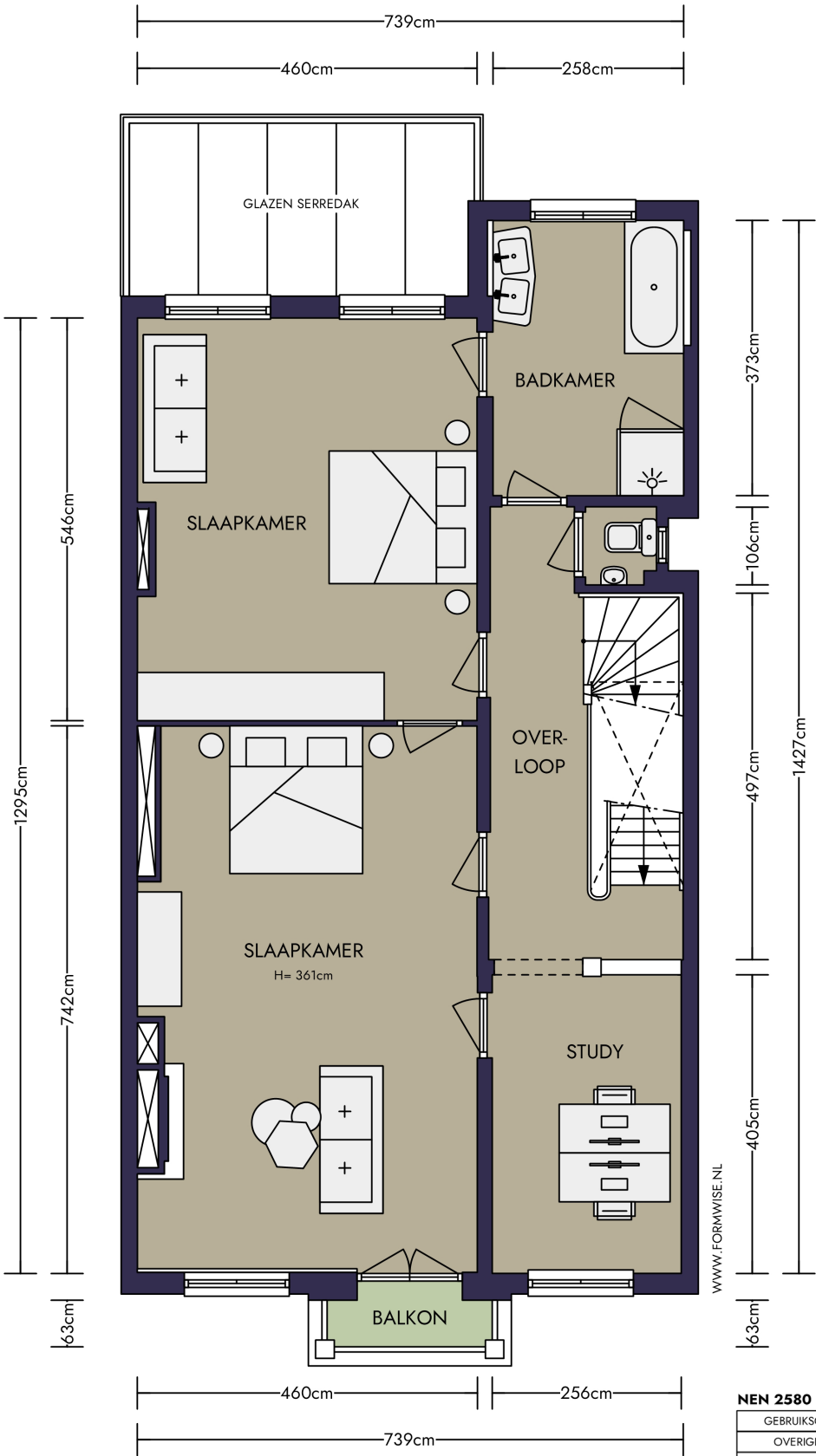
NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	110,17 m²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

GROUND FLOOR



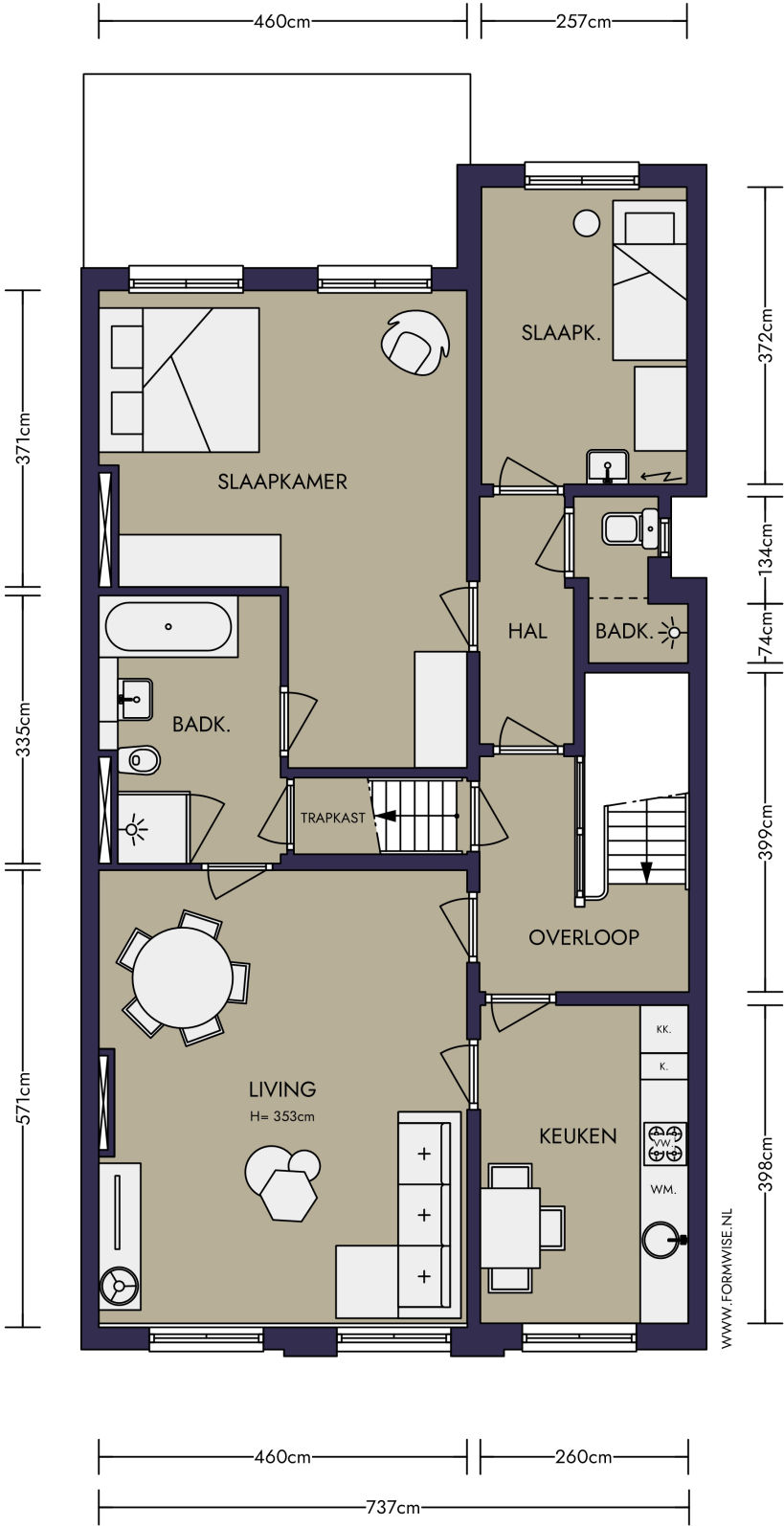
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FIRST FLOOR



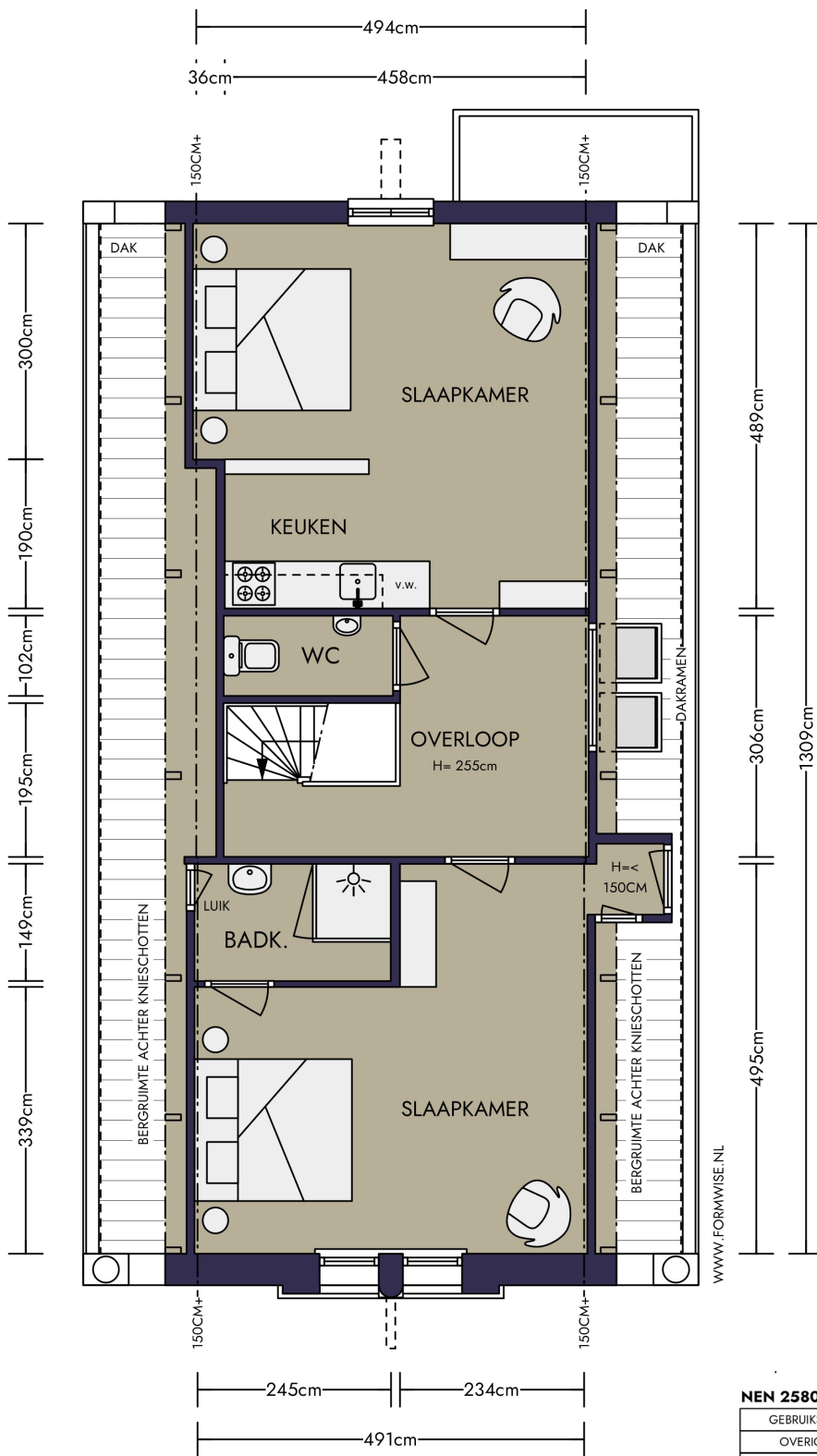
NEN 2580 / NVM - BBMI	
GEBRUIKSOPPERVLAKTE WONEN	96,92 m²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	1,41 m²
EXTERNE BERGRUIMTE	N.V.T.

SECOND FLOOR



NEN 2580 / NVM - BBMI	
GEBRUIKSOPPERVLAKTE WONEN	98,04 m²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

THIRD FLOOR



NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	62,71 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Townhouse
Subtype:	Terraced house
Year of construction:	1886
Permanent residence:	Yes
Current use:	Residential
Current zoning:	Mixed-use -1

OUTDOOR SPACE

Garden	approximately 65 m ² facing south
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ZONING

- + Zoning for this property is Mixed-use -1
- + Similar homes in the area, with shops and public transport within walking distance

BIJZONDERHEDEN

- + Municipal monument
- + Beautiful authentic details
- + Good ceiling height in the basement of approx. 2.40m
- + High ceilings and plenty of light
- + Property equipped with secondary glazing
- + Located opposite Artis Zoo

CHARACTERISTICS

Living area:	446 m ²
Number of rooms:	12
Number of bedrooms:	7
Volume:	1,976 m ³
Attached outdoor space:	1 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	O
Plot number:	701
Plot area:	184 m ²

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

