



CARLA
VAN DEN BRINK

HARINGSBUISDIJK 505 AMSTERDAM

Welcome to one of Amsterdam's most talked-about residential projects: Sluishuis. An architectural masterpiece on the IJ, designed by BIG Architects and Barcode Architects.

A building that not only creates a new cityscape, but also a unique living environment: living on the water, surrounded by islands, boardwalks, and sloops.

*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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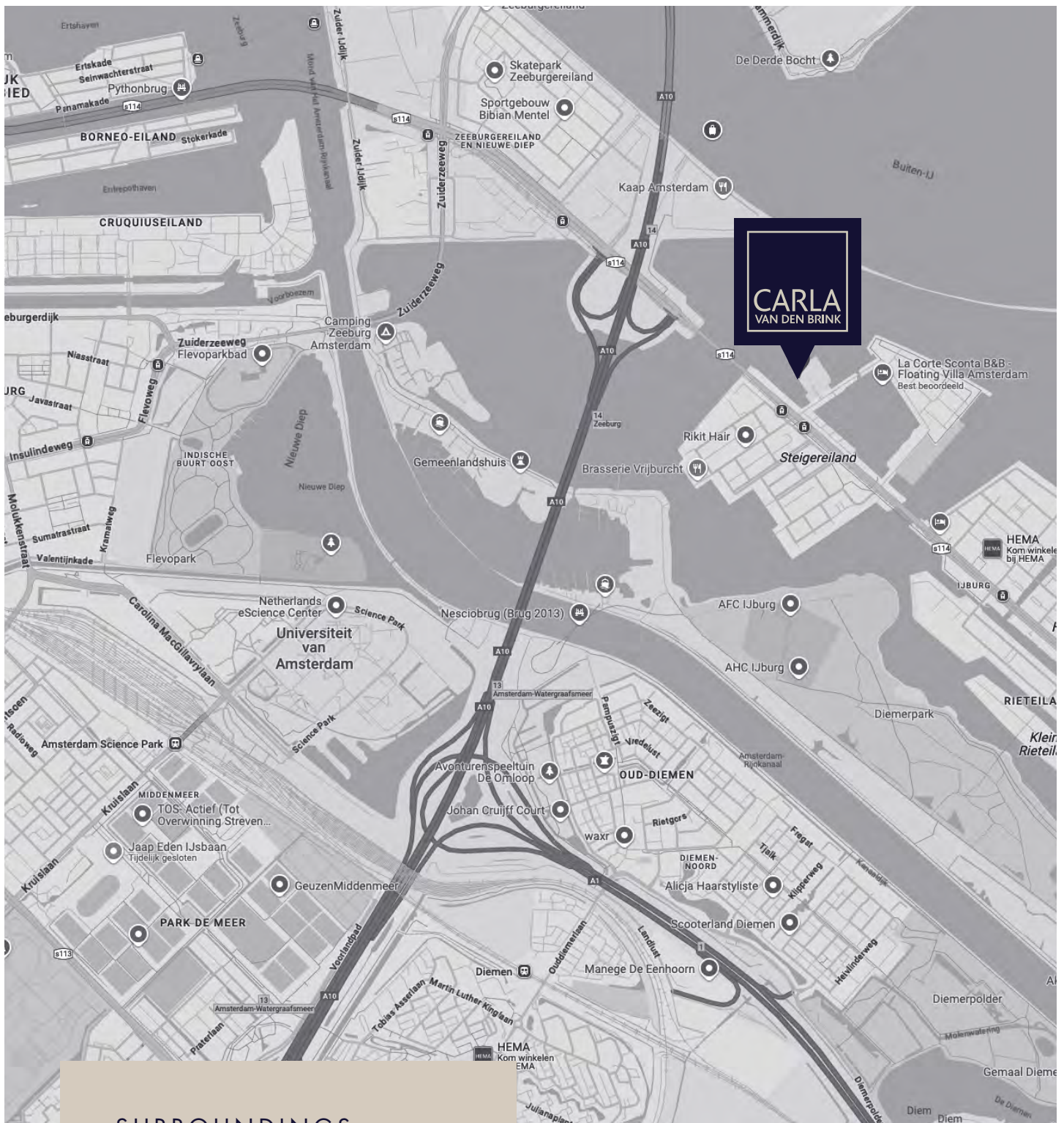
CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling



THE PENTHOUSE

On the tenth floor is this exclusive penthouse of approx. 141 m², with a fantastic south-facing sun terrace of approx. 35 m² and two additional balconies of 10 m² each on the west side. A perfect balance between indoor and outdoor living, with breathtaking views of the entire city of Amsterdam, the water landscape, and the IJ. The apartment has no fewer than three outdoor areas, a parking space (rental), a bicycle storage room, and an option to purchase an XL boat slip (6.5 x 3.3 meters).



SURROUNDINGS

The Sluishuis is the gateway to lively IJburg, with all amenities—supermarkets, restaurants, and public transportation—within easy reach. This is living in an international, water-rich setting, with residents from all over the world. Stylish, sustainable, and above all unique.



LAYOUT

The hall provides access to all rooms, including a total of three spacious bedrooms. The master bedroom is located at the rear and has a luxurious en-suite bathroom. All bedrooms have French doors to the sunny balconies.

The spacious living room with open kitchen offers plenty of space and daylight. The open kitchen is connected to the dining table and the living room. The sliding doors provide wonderful access to the sunny terrace.







HOTEL-STYLE
COMFORT,
BUT AT HOME.





THE SLIDING
DOORS PROVIDE
WONDERFUL
ACCESS TO
THE SUNNY
TERRACE.

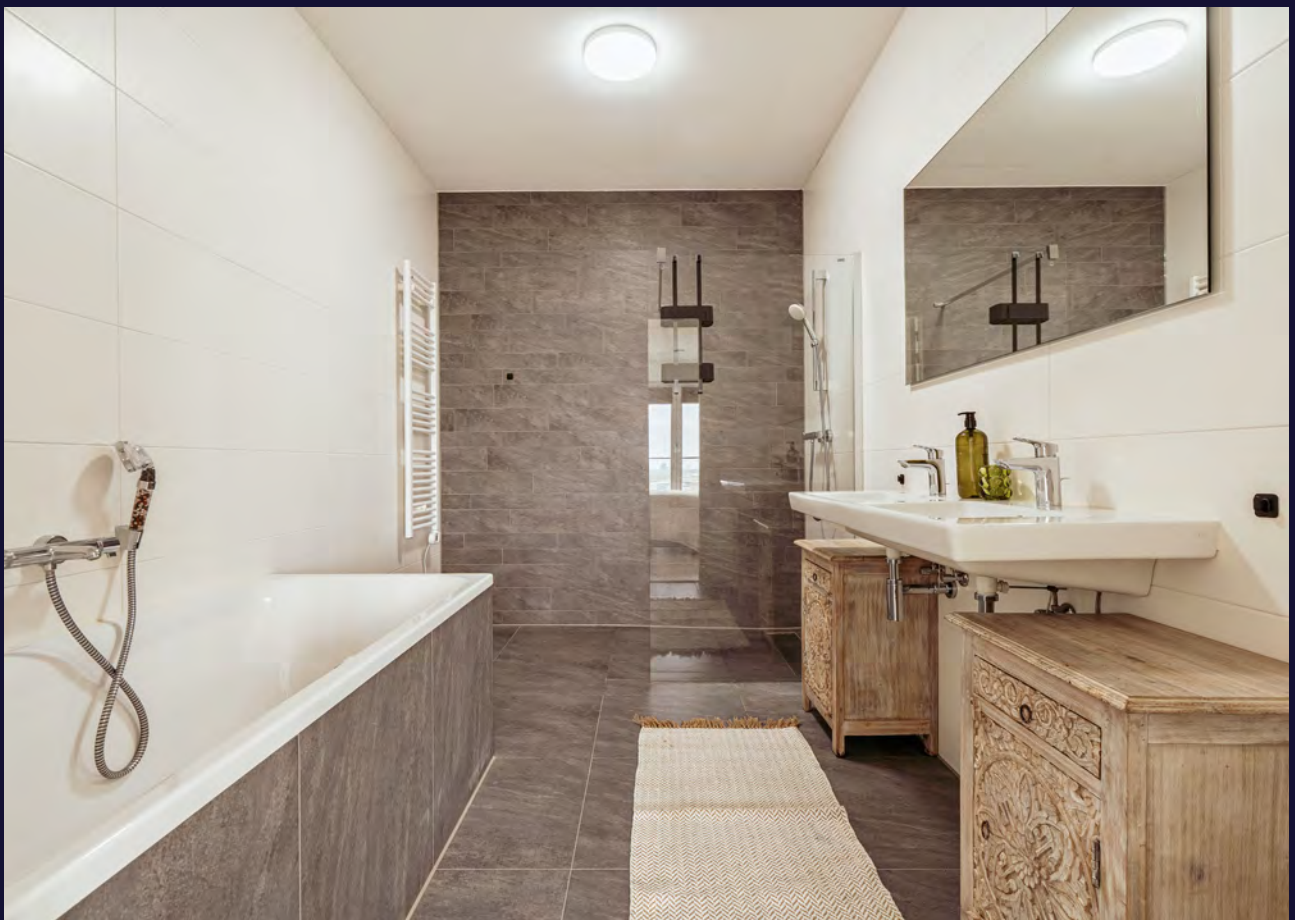














FUTURE PROOF

Of course, this apartment is equipped with underfloor heating and cooling, smart thermostats, and sustainable installations such as a heat recovery system in the shower.

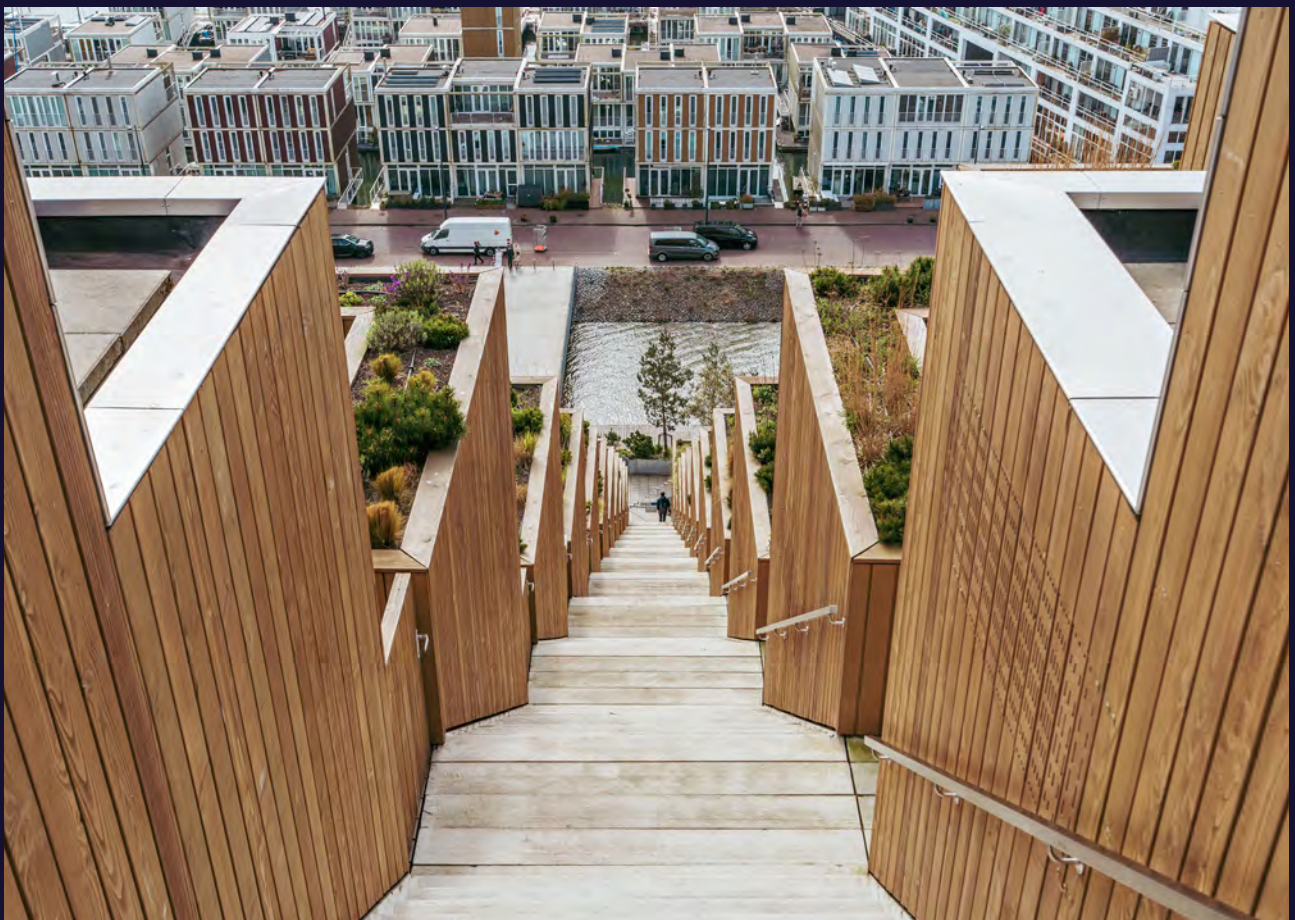
The entire building has been designed with the future in mind: energy efficient, gas-free, and even energy-producing, thanks in part to solar panels, heat pumps, and triple glazing.











PARKING

The penthouse has a lift that gives direct access to the parking garage with bicycle facilities. A parking space is available for rent.

BOAT MOORING

In addition, there is the option to purchase your own boat mooring, allowing you to reach the center of Amsterdam within 20 minutes by boat. Here, water is not just a view, but a way of life.





10TH FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

| | |
|------------------------------|-----------|
| GEbruiksoppervlakte wonen | 144,03 M² |
| Overing in pandige ruimte | N.V.T. |
| Gebouwggebonden buitenruimte | 56,30 M² |
| Externe bergruimte | N.V.T. |

10TH FLOOR



SPECIFICATIONS

OBJECT

| | |
|-----------------------|--------------|
| Type: | Penthouse |
| Type: | Apartment |
| Year of construction: | 2022 |
| Current use: | Living space |
| Current destination: | Living space |

CHARACTERISTICS

| | |
|----------------------------------|--------------------|
| Living area: | 144 m ² |
| Number of rooms: | 4 |
| Number of bedrooms: | 3 |
| Volume: | 498 m ³ |
| Building- related outdoor space: | 56 m ² |

OUTDOOR SPACE

- + Terrace of approx. 35 m² (south)
- + 2 balconies of 10 m² each (west)

DESTINATION

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

PARTICULARS

- + Approx. 144 m² living space
- + 3 bedrooms and 2 bathrooms
- + Underfloor heating/cooling and energy-efficient installations
- + Private boat mooring optionally available for € 25,000
- + Elevator, parking garage, and bicycle storage
- + You can rent a parking spot in the parking garage below for a monthly fee of € 140,-
- + Iconic architecture & view over the IJ river

CADASTRAL

| | |
|---------------|-----------|
| Municipality: | Amsterdam |
| Section: | AU |
| Index number: | 1216 |
| Plot Number: | 3782 |
| Share: | 141/28721 |

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Property subject to ground lease

