



CARLA
VAN DEN BRINK

MARNIXSTRAAT 77 D AMSTERDAM

Living on the waterfront, on your own land on the edge of
the Jordaan – a hidden gem in the heart of Amsterdam!

The location is ideal. There are numerous cafés,
restaurants and boutiques in the immediate vicinity, while
supermarkets and specialty shops are within walking distance.

Everything you need is literally around the corner.

*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
instelling
geautoriseerd door de Rijksoverheid

LIVING

In the bustling Jordaan district, you will find this charming and bright 110 m² ground floor apartment, spread over the ground floor and basement. A 22 m² terrace at the rear overlooks the picturesque Lijnbaansgracht. The property is situated on its own land and was renovated in 2004. The ideal home for those who love the city centre!

The apartment has two full (bed)rooms, a third room suitable as an office or extra bedroom, a walk-in closet and a spacious bathroom with a bathtub, shower and double sink, located on the sleeping floor.





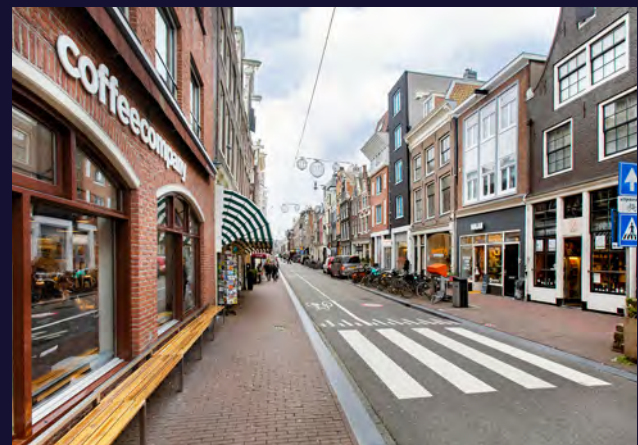
SURROUNDINGS

This unique apartment is located in the lively and well-known Jordaan neighbourhood. The Jordaan offers a wide variety of coffee shops, lunchrooms, shops and boutiques. There are also many well-known restaurants, such as Duende Dos, Toscanini and restaurant Parlotte. Cafés such as Café De Palm and Kat in de Wijngaard are just around the corner. In the neighbourhood, you can drink the best coffee in town at Wakuli or Toki. Every Saturday, the Noordermarkt offers a wide range of organic products. The beautiful Amsterdam

canals are literally at the end of the street and the bustling centre of Amsterdam is within walking distance. The central station with various roads is a few minutes away by bike. Schiphol Airport is a 20-minute drive away.

PARKING

Parking is available through a permit system. Waiting times are updated daily. For the most recent information about parking permits, please visit the website amsterdam.nl.



LAYOUT

The entrance hall leads to the hallway with guest toilet and washbasin. The spacious kitchen at the front is equipped with various built-in appliances, including a fridge with freezer compartment, gas hob, extractor hood and combination microwave. At the rear is the bright living room with a beautiful view of the water. There is also a handy cupboard that serves as indoor storage.

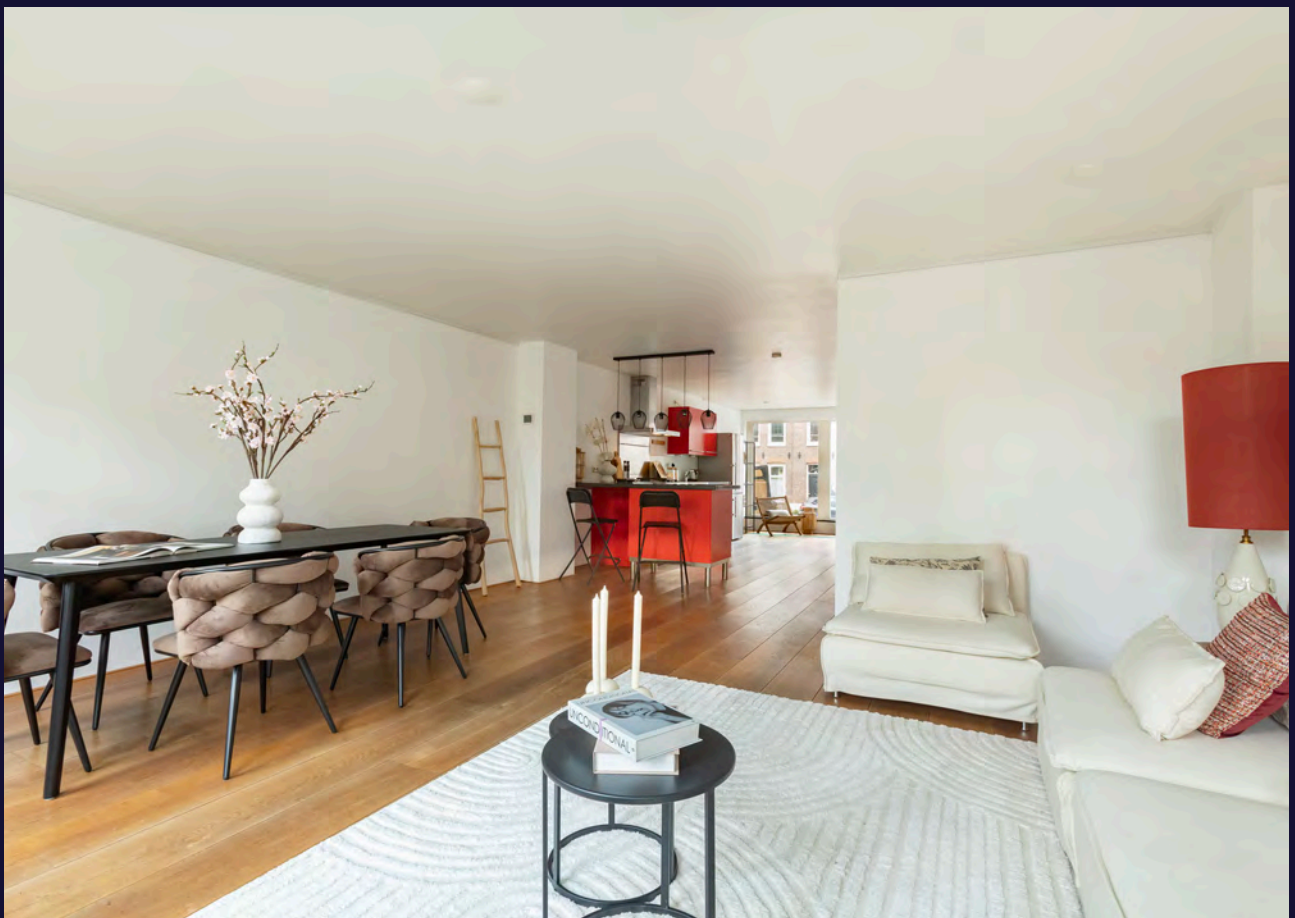






THE TERRACE, DIRECTLY ADJACENT TO THE CANAL, SERVES AS A LOVELY BACKYARD AND IS 22 M². HERE YOU CAN ENJOY THE SUN AND THE WATER IN PEACE AND QUIET, RIGHT IN THE CITY CENTRE.











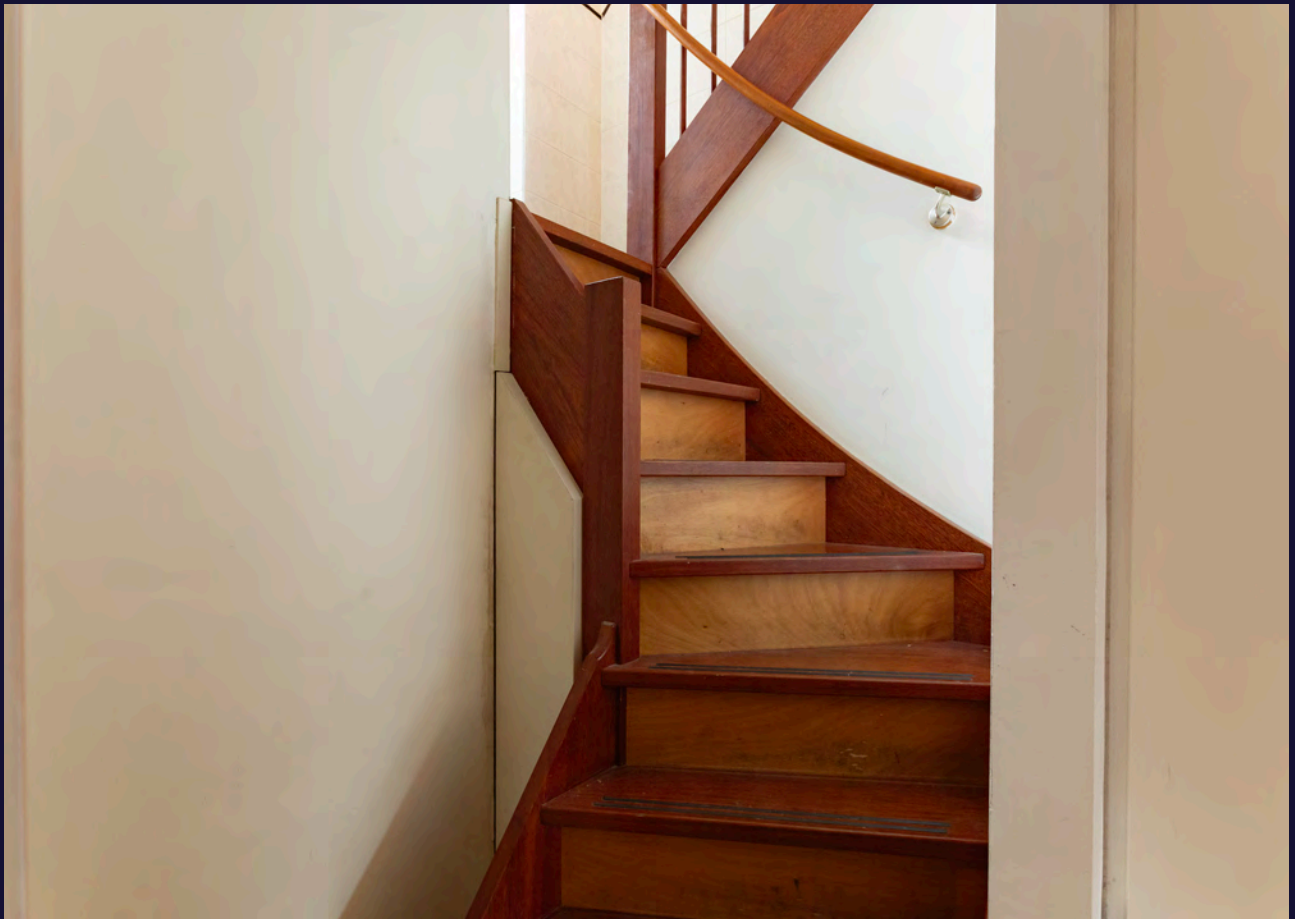
THE HOUSE
HAS WOODEN
FLOORS AND
MODERN KITCHEN
APPLIANCES.





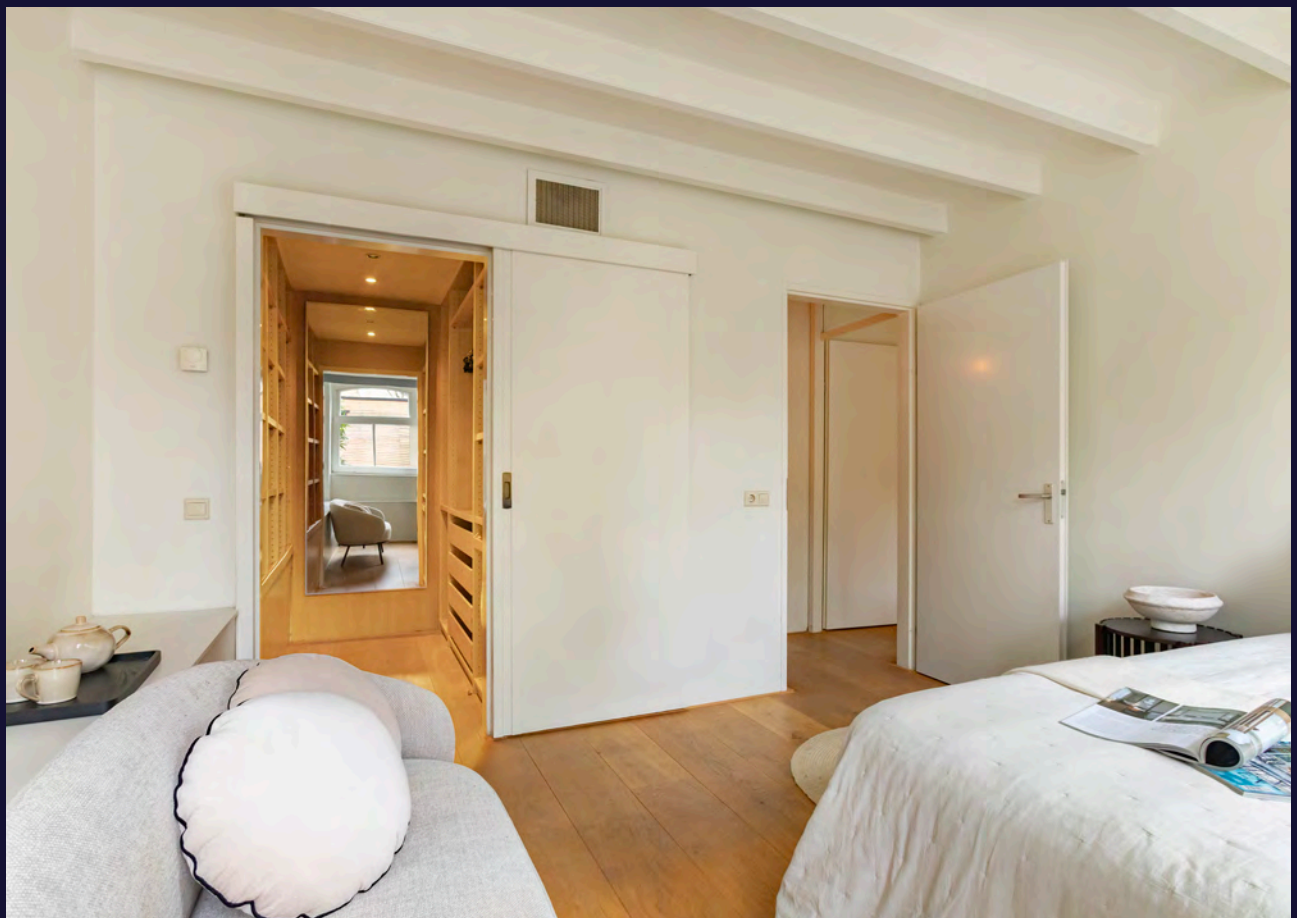
BASEMENT

A staircase leads to the basement, where there is a second toilet and the bathroom with bath, shower and washbasin. At the quiet rear is the spacious master bedroom with walk-in closet. The second bedroom is located on the street side. The third, multifunctional room is on the canal side.





AT THE QUIET REAR
IS THE SPACIOUS
MASTER BEDROOM
WITH WALK-IN
CLOSET.





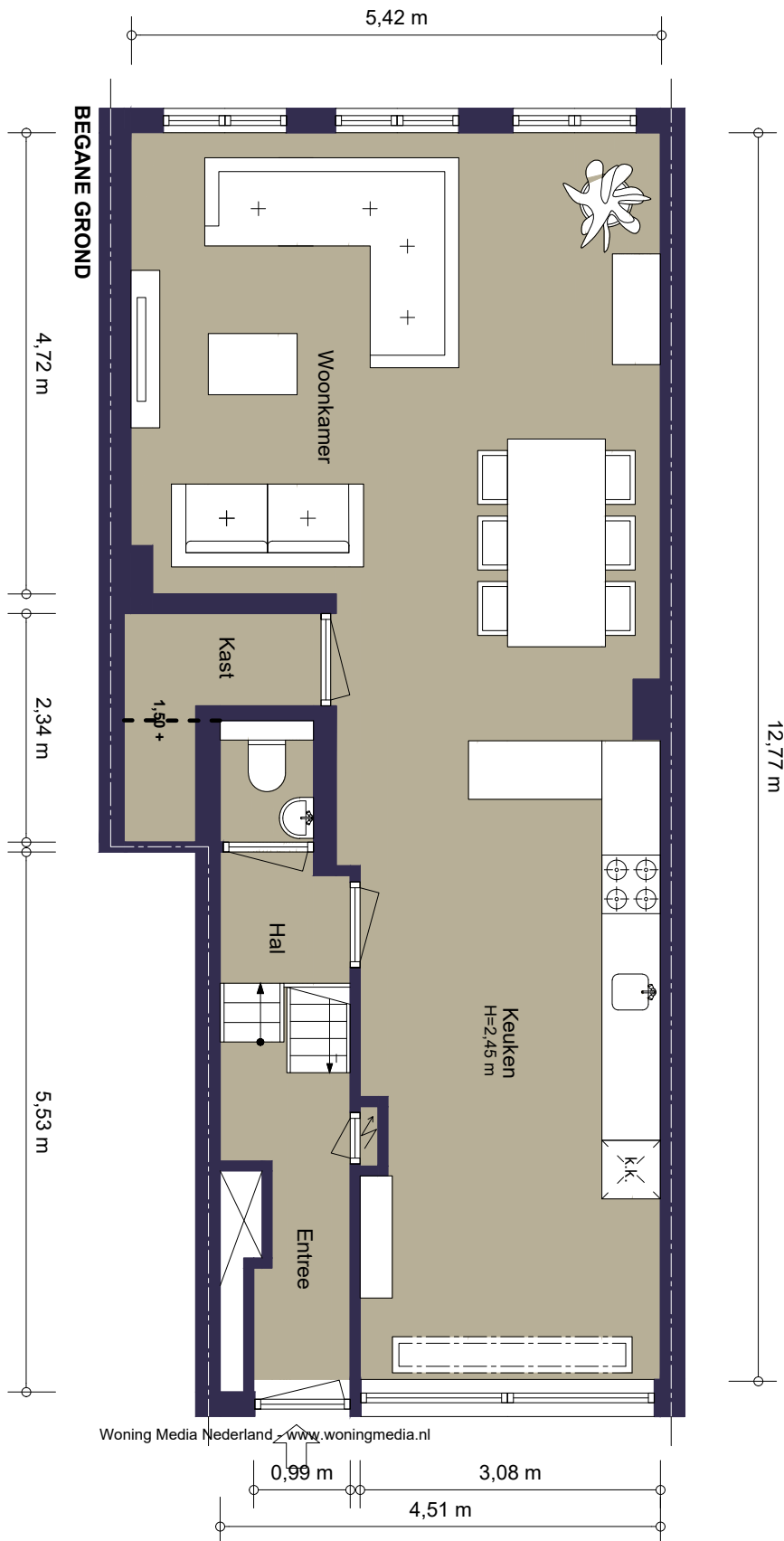




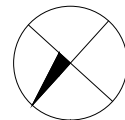




GROUND FLOOR



Woning Media Nederland - www.woningmedia.nl

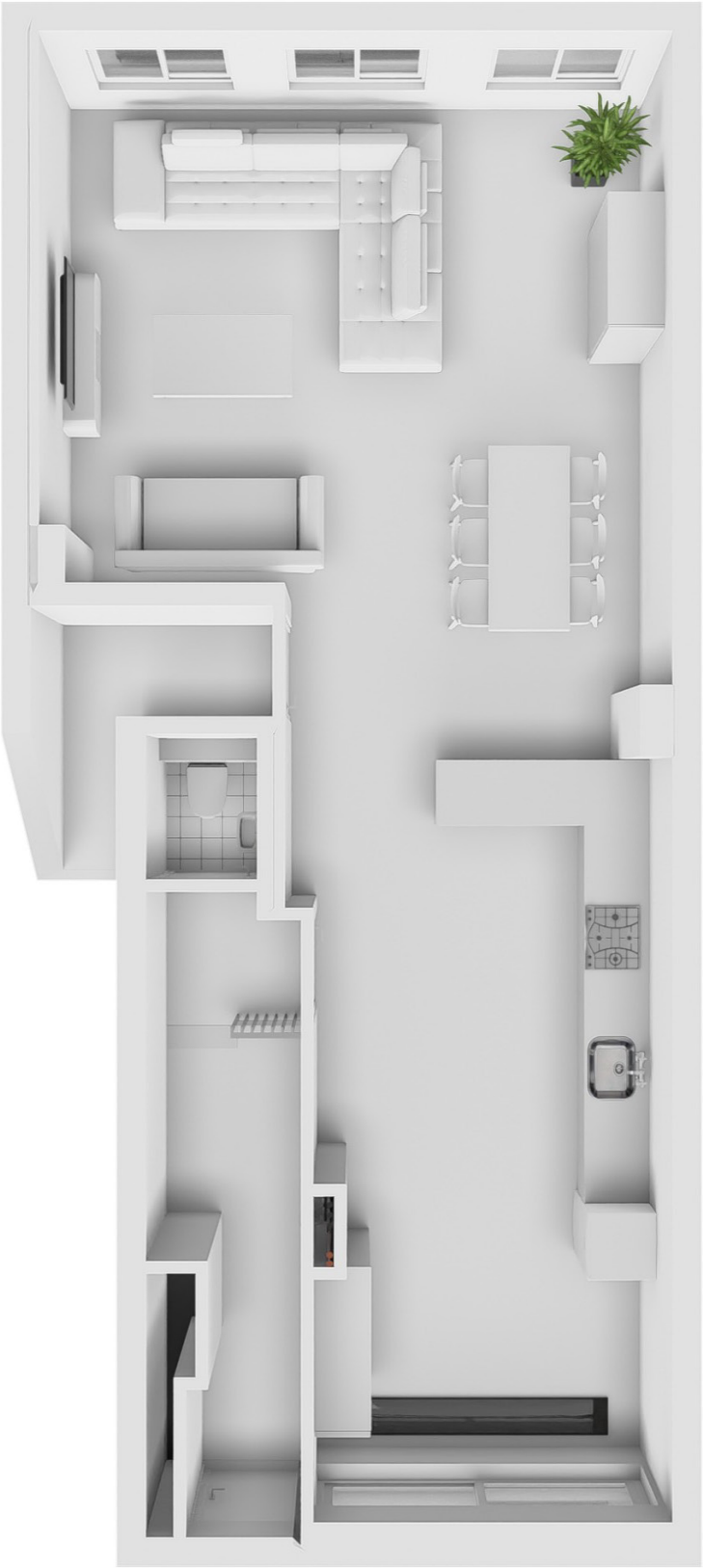


NEN2580 BBMI - NVM

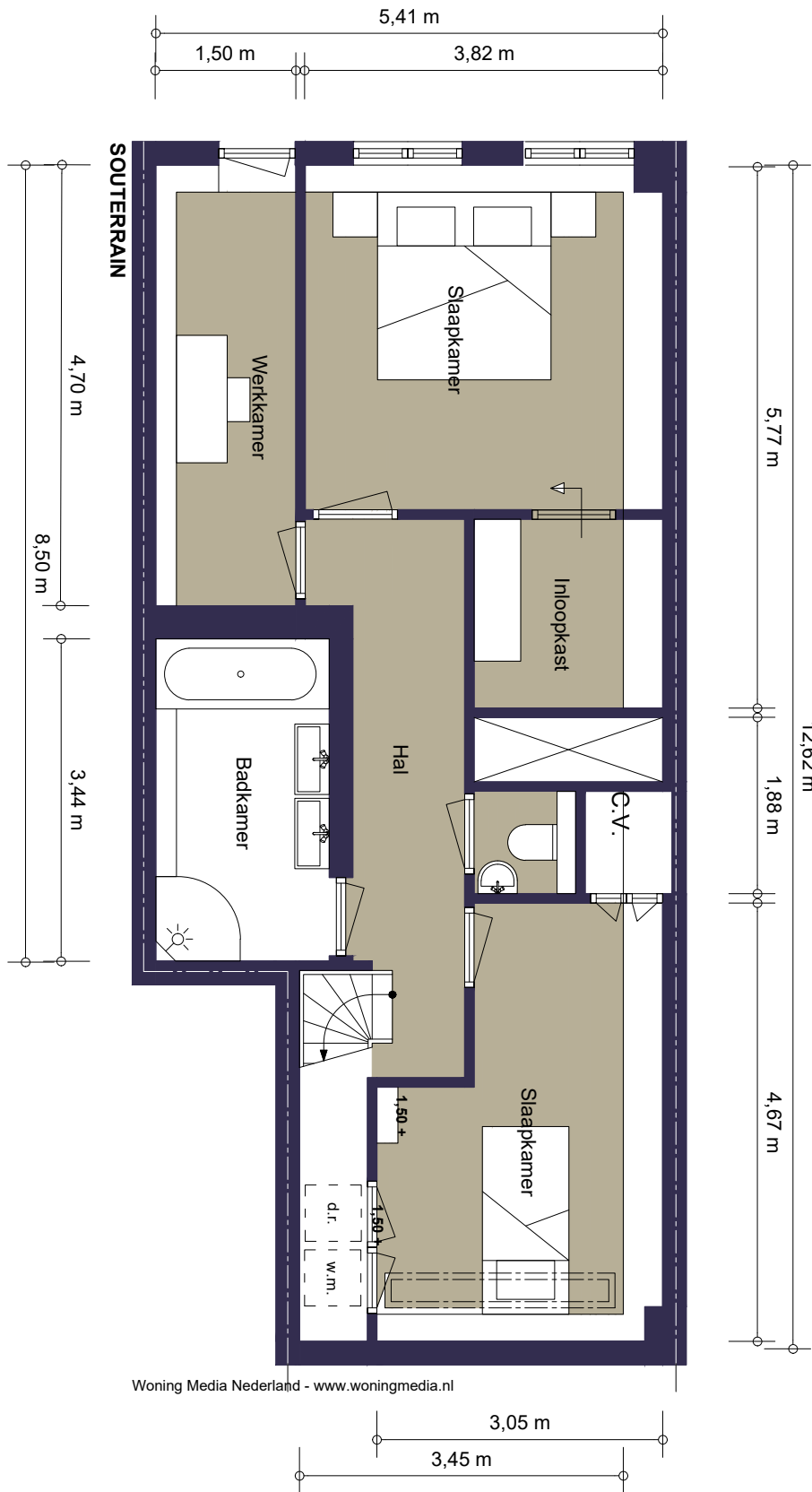
Gebruiksoppervlakte wonen
62,30m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

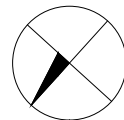
GROUND FLOOR



BASEMENT



Woning Media Nederland - www.woningmedia.nl

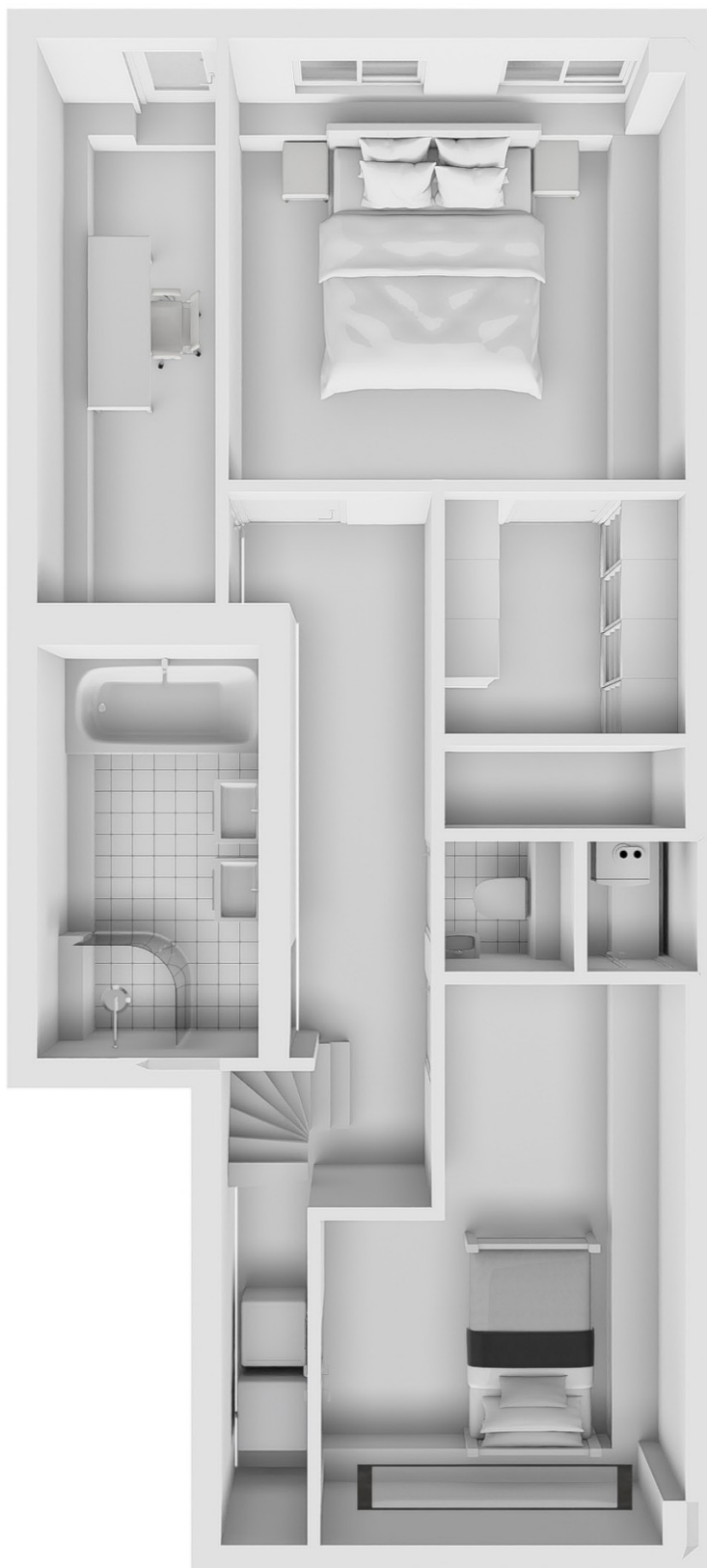


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
47,32m²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
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BASEMENT



SPECIFICATIONS

OBJECT

Type:	Downstairs apartment
Type:	Apartment
Year of construction:	1890
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + 22 m² terrace on the Lijnbaansgracht canal

DESTINATION

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

FEATURES

- + Freehold ground
- + Canal view at the rear
- + 2 bedrooms
- + Energy label A
- + The property was renovated in 2004
- + A non-residency clause will be included in the purchase agreement (this is a former rental property)

DELIVERY

- + Delivery will take place in consultation.

CHARACTERISTICS

Living area:	110 m ²
Number of rooms:	4
Number of bedrooms:	2
Volume:	406 m ³

CADASTRAL

Municipality:	Amsterdam
Section:	L
Index number:	1
Plot Number:	9135
Share:	4/11

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

OWNERS' ASSOCIATION (VVE)

- + Small and informal owners' association with 2 members (only this housenumber)
- + HOA contribution currently € 50 per month, expected to increase

