



CARLA
VAN DEN BRINK

GERRIT VAN DER VEENSTRAAT 31 AMSTERDAM

Fantastic Family Home with 6 Bedrooms,
3 Bathrooms, a Sunny South-Facing Garden,
Roof Terrace and Basement.

*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



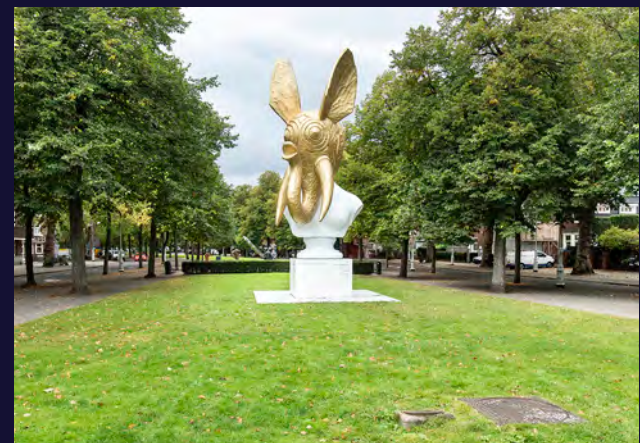
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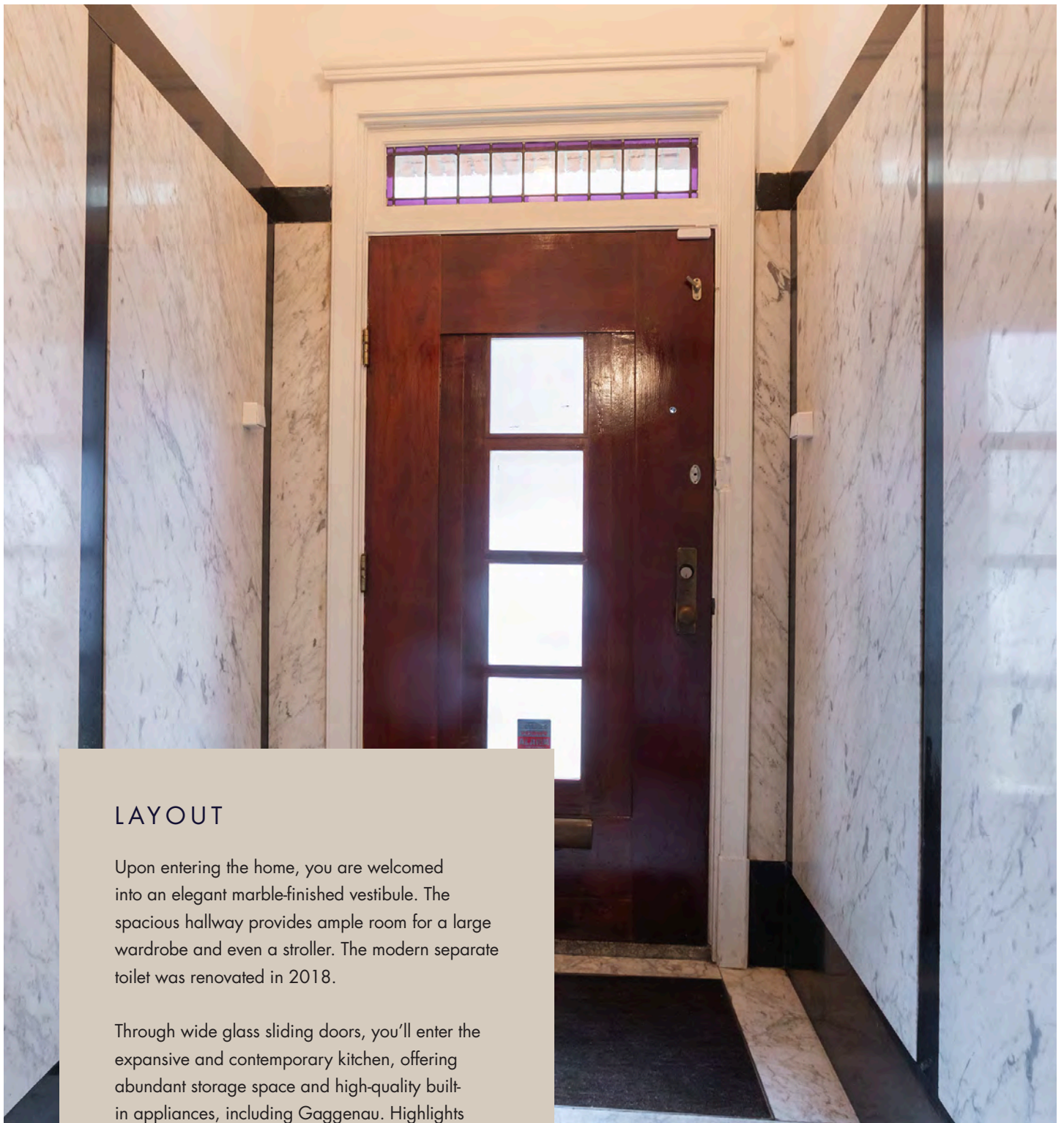


FAMILY HOUSE

This home is located on one of the most beautiful streets in the highly desirable Apollobuurt of Oud-Zuid! Here, you can enjoy the best of both worlds: a tranquil, green setting with stately architecture, combined with the vibrancy of Amsterdam at your fingertips. Known for its elegant and family-friendly ambiance, this neighborhood boasts wide avenues and charming 1930s-style architecture.

Within walking distance of the Beethoven-sstraat and the beautiful Beatrixpark, you'll enjoy a stylish setting paired with unmatched convenience.





LAYOUT

Upon entering the home, you are welcomed into an elegant marble-finished vestibule. The spacious hallway provides ample room for a large wardrobe and even a stroller. The modern separate toilet was renovated in 2018.

Through wide glass sliding doors, you'll enter the expansive and contemporary kitchen, offering abundant storage space and high-quality built-in appliances, including Gaggenau. Highlights include a combi oven/microwave, dishwasher, wine fridge, wide sink with a professional faucet, Quooker, Viking gas stove, premium extractor hood, and a large American-style fridge-freezer.

The dining area is perfect for hosting a large table, and the double doors open directly onto the sunny, south-facing garden – ideal for relaxation and outdoor entertaining.











THE SUNNY,
SOUTH-FACING
GARDEN
IDEAL FOR
RELAXATION AND
OUTDOOR
ENTERTAINING



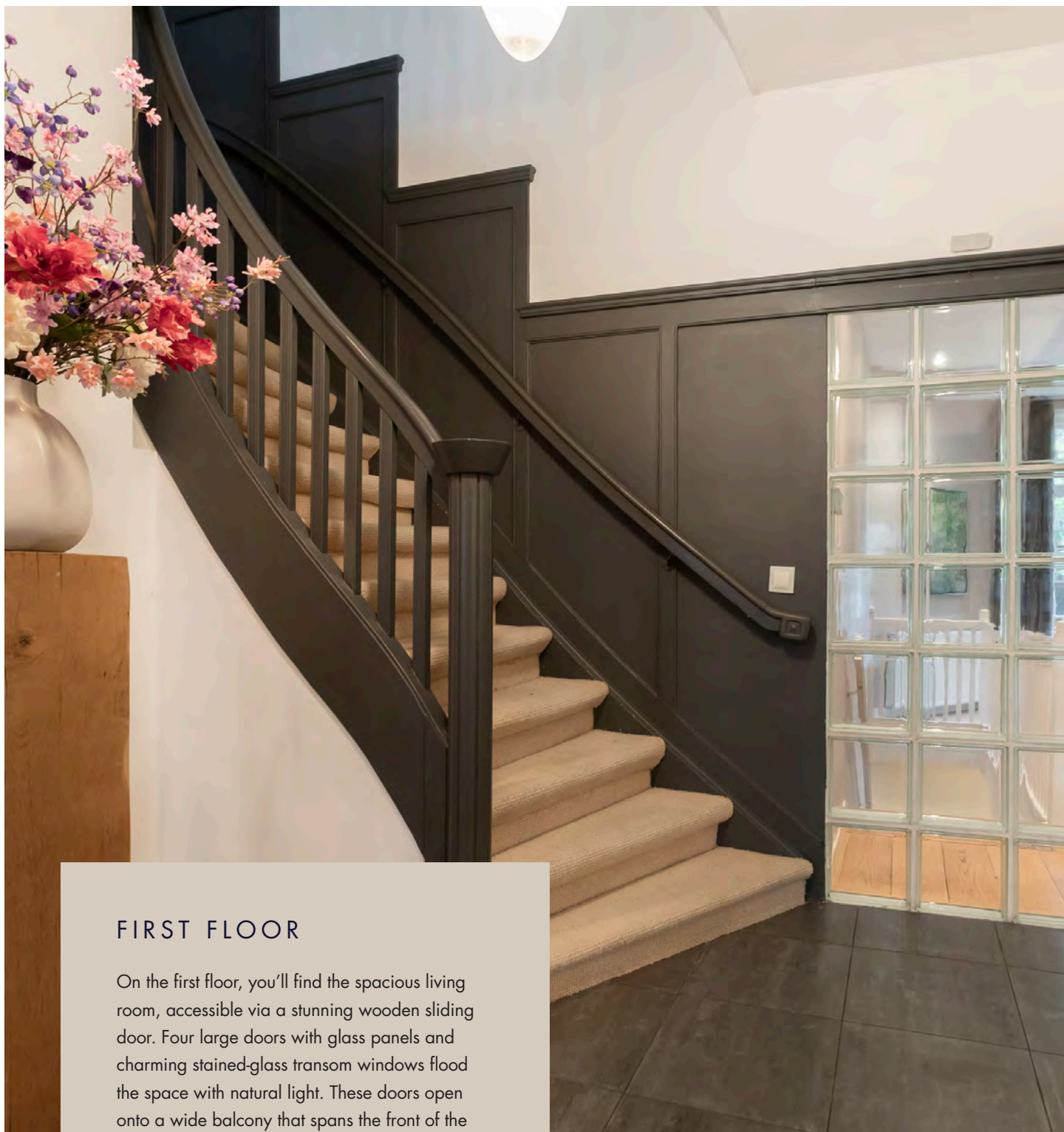


BASEMENT

A gently sloping staircase leads from the dining area to the basement, half of which is currently used as a workspace, with the other half serving as storage.







FIRST FLOOR

On the first floor, you'll find the spacious living room, accessible via a stunning wooden sliding door. Four large doors with glass panels and charming stained-glass transom windows flood the space with natural light. These doors open onto a wide balcony that spans the front of the property.

At the rear of the first floor is the primary bedroom, which features its own south-facing balcony. The large walk-in closet connects to the luxurious bathroom (renovated in 2018), which includes a walk-in shower with a rainfall showerhead, a double vanity with storage, and a floating toilet.



ON THE FIRST
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LIVING ROOM,
ACCESSIBLE VIA
A STUNNING
WOODEN
SLIDING DOOR





FOUR LARGE DOORS
WITH GLASS PANELS
AND CHARMING
STAINED-GLASS
TRANSOM
WINDOWS
FLOOD THE SPACE
WITH
NATURAL LIGHT

AT THE REAR OF
THE FIRST FLOOR IS
THE PRIMARY
BEDROOM,
WHICH FEATURES
ITS OWN
SOUTH-FACING
BALCONY







THE LARGE
WALK-IN CLOSET
CONNECTS TO
THE LUXURIOUS
BATHROOM
WHICH INCLUDES
A WALK-IN SHOWER,
A DOUBLE VANITY
WITH STORAGE, AND
A FLOATING TOILET

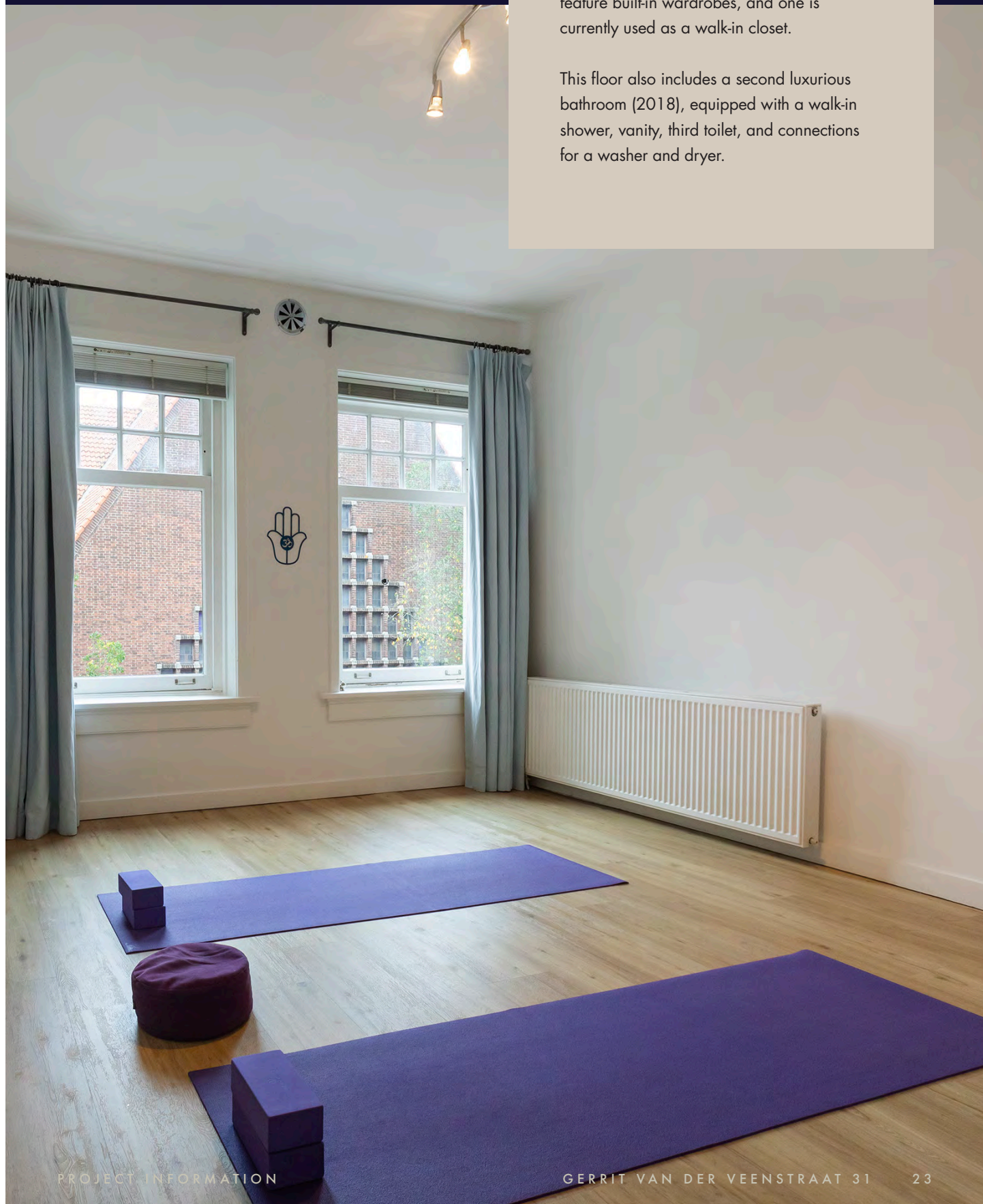




SECOND FLOOR

The second floor provides access to three generously sized bedrooms. Two of these feature built-in wardrobes, and one is currently used as a walk-in closet.

This floor also includes a second luxurious bathroom (2018), equipped with a walk-in shower, vanity, third toilet, and connections for a washer and dryer.







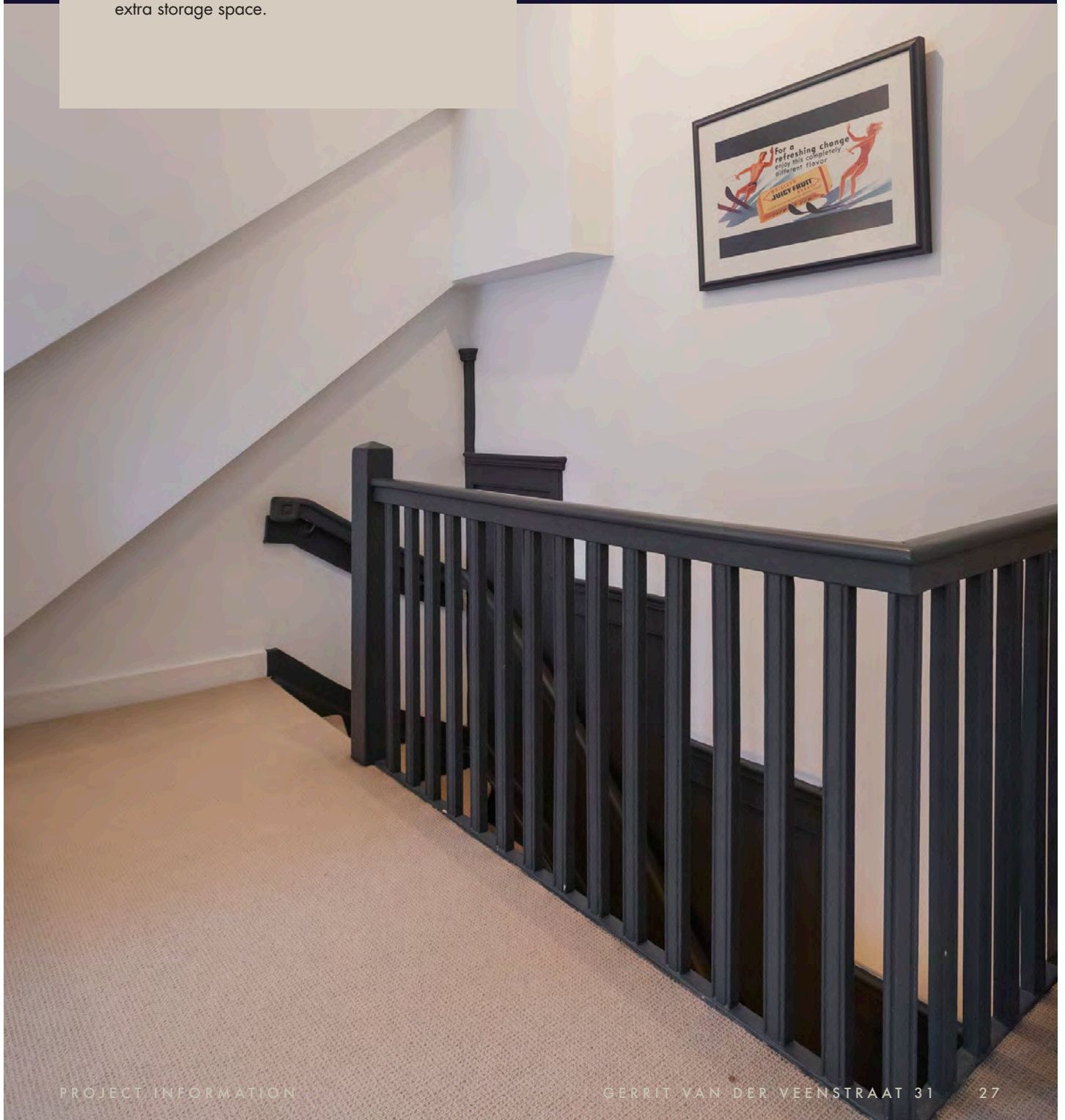


THIRD FLOOR

The third floor opens to a spacious room with unique round windows and storage. The fifth bedroom includes an en-suite bathroom with a walk-in shower, vanity, and a fourth toilet.

From this bedroom, you have direct access to a lovely south-facing roof terrace.

Additionally, there is a spacious attic offering extra storage space.





A SPACIOUS ROOM
WITH UNIQUE
ROUND WINDOWS



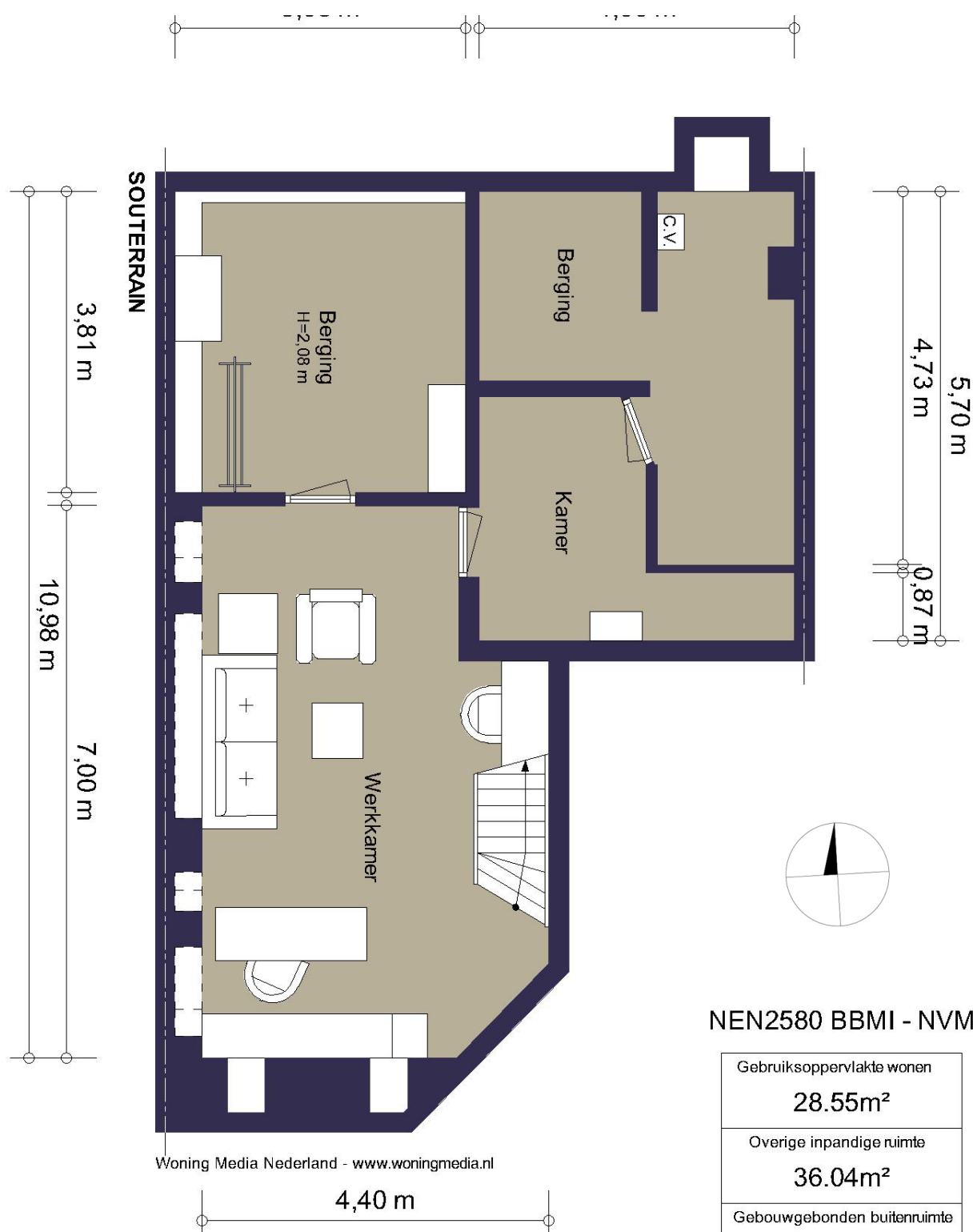






FROM THIS BEDROOM, YOU HAVE DIRECT
ACCESS TO A LOVELY SOUTH-FACING
ROOF TERRACE

BASEMENT



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NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
28.55m²
Overige inpandige ruimte
36.04m²
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

BASEMENT



GROUND FLOOR



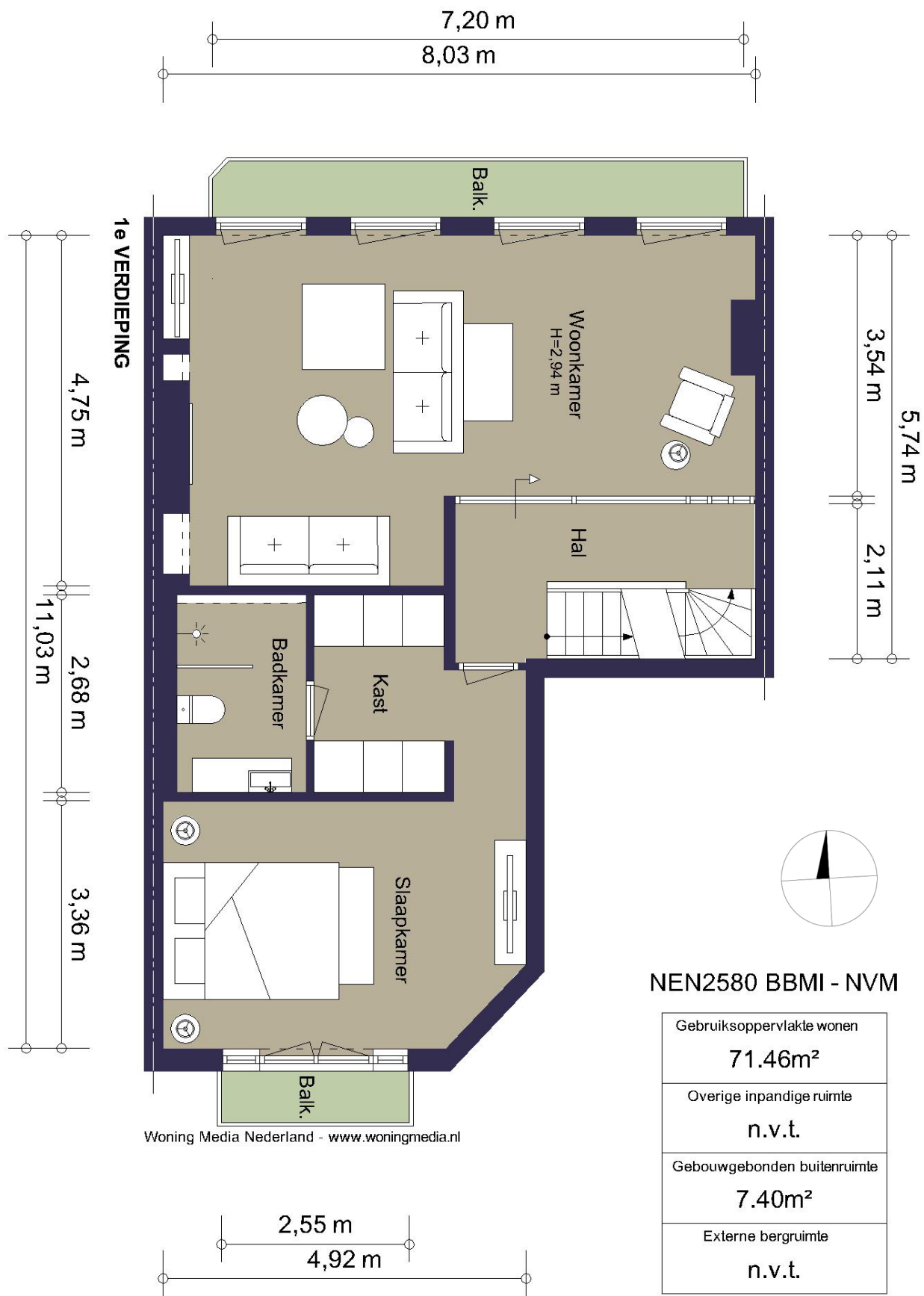
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	68.42m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

GROUND FLOOR



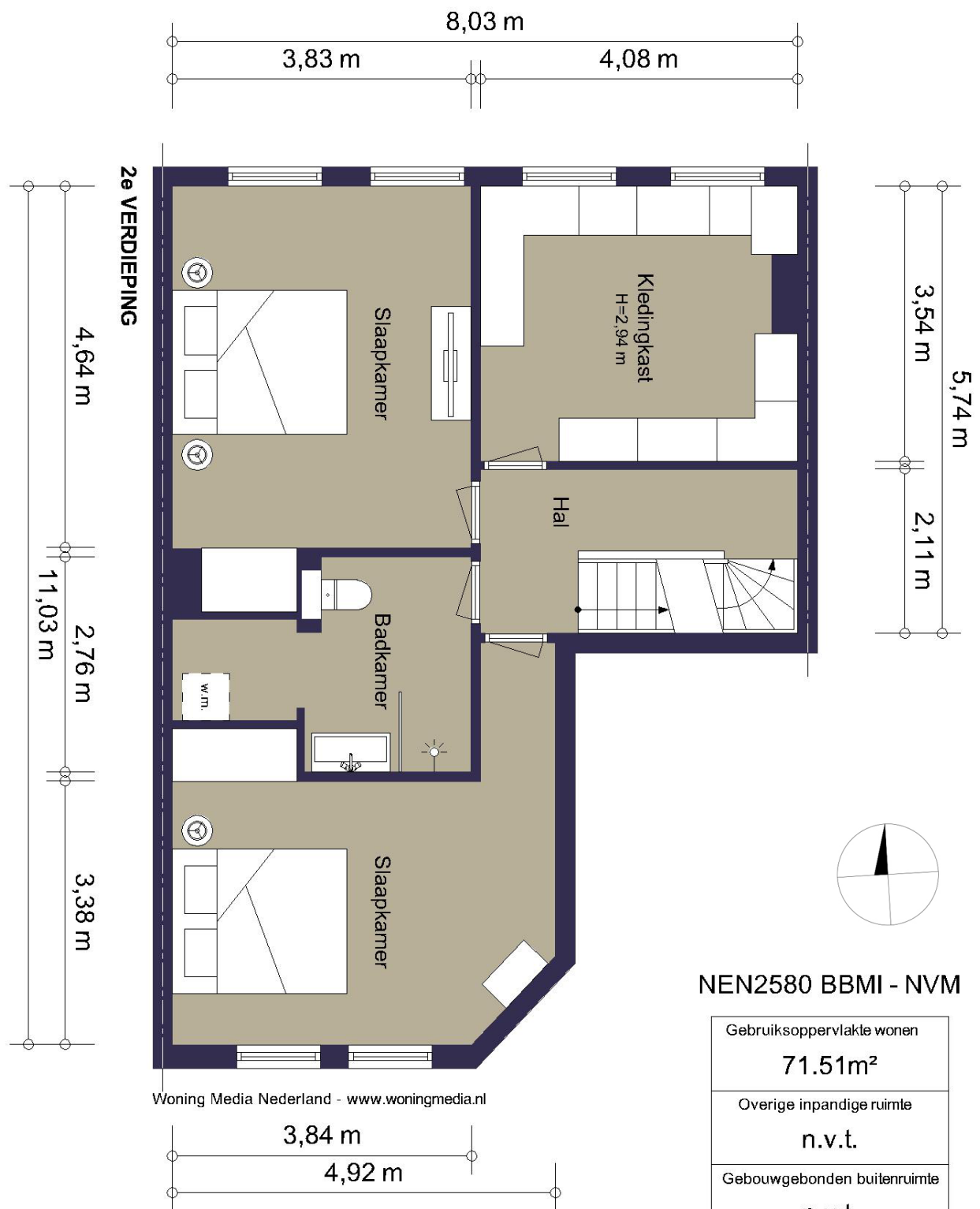
FIRST FLOOR



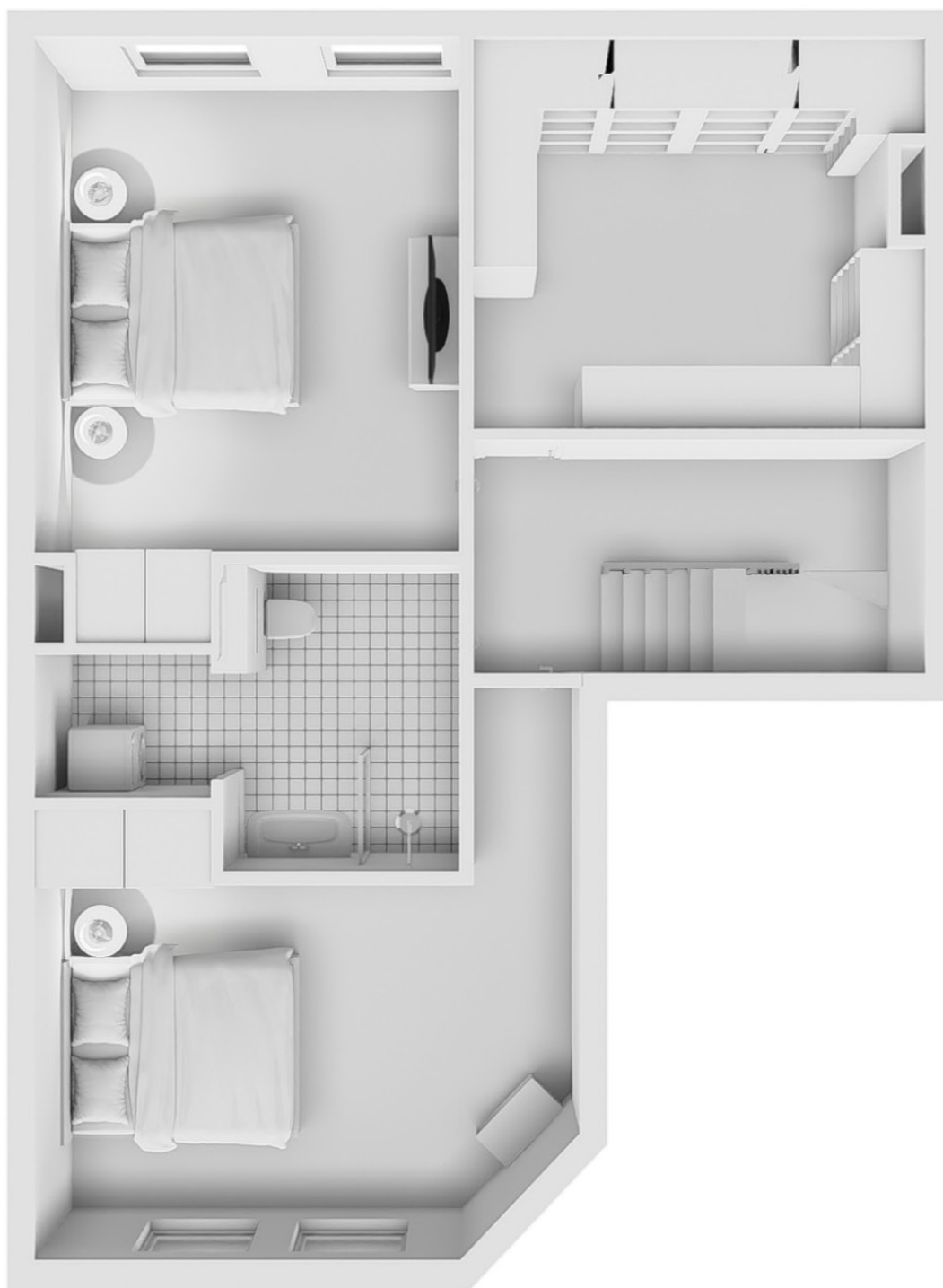
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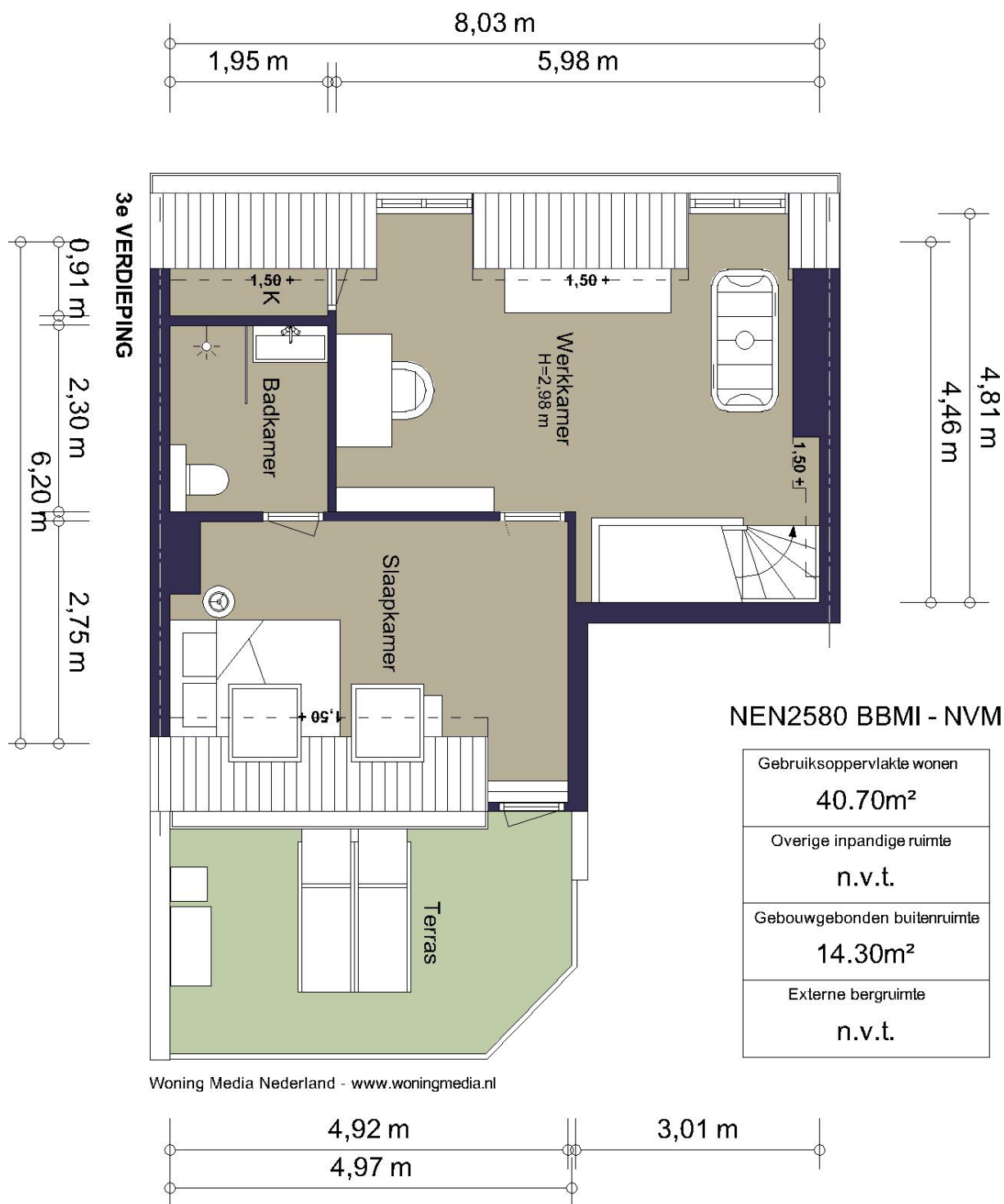
SECOND FLOOR



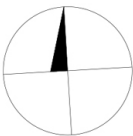
SECOND FLOOR



THIRD FLOOR



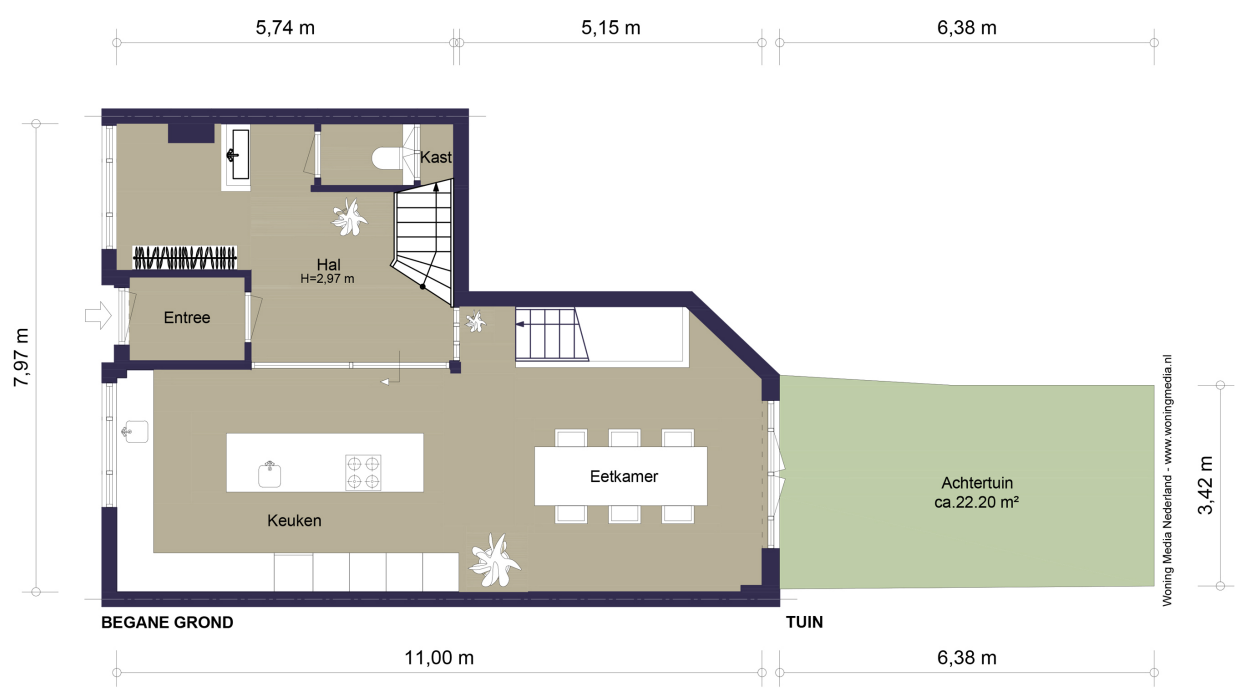
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THIRD FLOOR



PLOT



SPECIFICATIONS

OBJECT

Type	In between house
Type	apartment
Year of construction	1930
Current use	Living space
Current destination	Living space

OUTDOORSPACE

Garden, Balcony, Roofterrace

DESTINATION

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

PARTICULARS

- + Full property with 6 bedrooms, 3 bathrooms, and 4 toilets;
- + South-facing garden;
- + Municipal monument;

CHARACTERISTICS

Living area:	281 m ²
Number of rooms:	10
Number of bedrooms	7
Volume:	1174 m ³
Building related outdoor space:	22 m ²

CADASTRAL

Municipality	Amsterdam
Section	Z
Plot number	1559

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 rent
- + The current period runs until 30-04-2053 and the Canon is €4,121.27 (concerns period 1 May 2023 to 30 April 2028), the Canon is indexed every 5 years.
- + The owner has made the application to switch to perpetual ground lease in good time and has already switched to perpetual ground lease, favourable conditions are being used.
- + From 01-05-2053 the annual canon will be €11,154.15 plus indexation from 2024.

