



CARLA
VAN DEN BRINK

HAPARANDAWEG 706 AMSTERDAM

High end penthouse with two spacious terraces,
phenomenal views and key-operated lift.

*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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THE PENTHOUSE

Welcome to this spectacular, energy efficient 178 m² penthouse on the eighth floor in the popular Houthaven. A unique opportunity, as an apartment with this level of views and appeal rarely comes up for sale. With two spacious terraces on either side offering 180 degree panoramic views of the IJ and the city, this is a once in a lifetime opportunity. Thanks to the floor to ceiling sliding doors, you are surrounded by stunning views and an abundance of daylight throughout the apartment. The basement has a large storage room and two parking spaces (sold separately).



ACCESSIBILITY

Haparandaweg is easy to reach by car; the A10, Amsterdam's ring road, is just a few minutes away. Thanks to the nearby Pontsteiger, you can also quickly cross the water and find yourself in the charming Amsterdam-Noord district. Public transport is also well organised: both Amsterdam Central Station and Sloterdijk Station are within easy reach, and you can get to Schiphol Airport by car or train in no time at all.

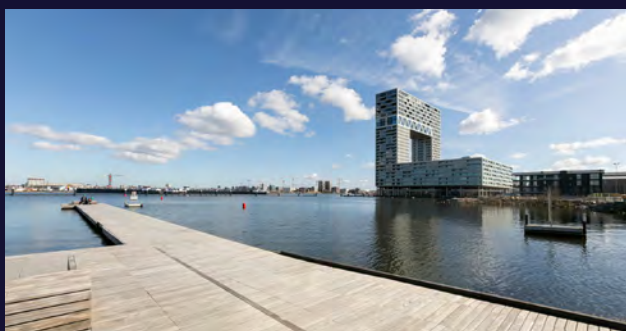


SURROUNDING

This penthouse is in a great location, close to the city centre yet in the middle of a quiet, green and watery environment.

The Houthaven is a modern, climate-neutral neighbourhood with plenty of space. On the banks of the IJ, there are several jetties where you can swim in the summer or moor your boat for a relaxing day on the water.

The neighbourhood flows seamlessly into the lively Spaarndammerbuurt and the Jordaan, where you can do your daily shopping and enjoy charming speciality shops and restaurants. The popular Westerpark is also just around the corner - a lively urban park full of cultural events, markets and festivals. There are several hotspots to explore nearby, such as Anne & Max Coffee Shop, Brasserie George, REM eiland and Restaurant Ferry. For lovers of fine dining, Restaurant Lars Amsterdam and Restaurant Bak are highly recommended.





EXCLUSIVE ENTRANCE AND SUBLIME FINISH

As you enter the building you are greeted by a stylish, chic hallway. The key-operated lift will take you directly to your secure, exclusive floor where you will have the entire floor to yourself (no neighbours). A spacious hallway with double doors leads into the impressive living room with a cosy wood burning fireplace. The entire apartment has herringbone double smoked oak flooring.









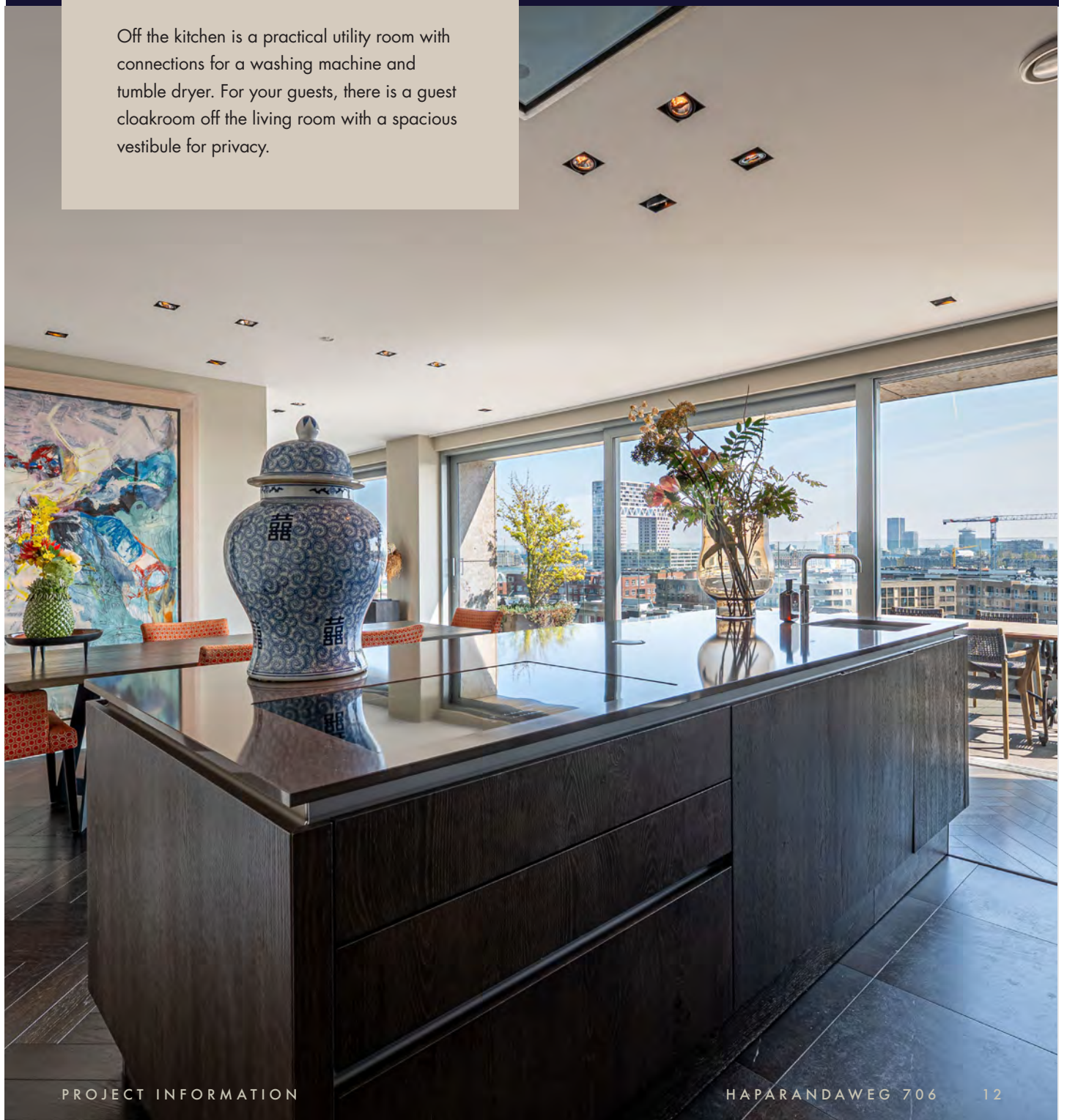


THE ENTIRE
APARTMENT HAS
HERRINGBONE
DOUBLE SMOKED
OAK FLOORING.

OPEN PLAN KITCHEN

The open plan kitchen, adjacent to the dining room, is a chef's dream. It is equipped with top-of-the-range Miele appliances, including a combination microwave, oven, steam cooker, two tall fridges, a wine fridge, a warming drawer, a built-in Nespresso coffee machine, a ceiling extraction system, a dishwasher and a quooker.

Off the kitchen is a practical utility room with connections for a washing machine and tumble dryer. For your guests, there is a guest cloakroom off the living room with a spacious vestibule for privacy.







THE OPEN PLAN
KITCHEN,
ADJACENT TO THE
DINING ROOM, IS
A CHEF'S DREAM.

IMPRESSIVE OUTDOOR SPACES

The terrace on the south-east side of the penthouse is over 38 square metres and borders both the living room and the dining room/kitchen. This terrace runs the full width (15 metres) of the apartment. The terrace has an electric sunshade that covers the entire width of the terrace. It is fully furnished with a lounge area and dining table for six. There is automatic watering and lighting for the planters. Here you can enjoy the sun from sunrise until late afternoon and the breathtaking views over the water and the Amsterdam skyline. On the west side is a second terrace, also 15 metres wide, overlooking the vibrant Amsterdam harbour, where shipping is a fascinating spectacle. An excellent spot for an aperitif at sunset.









HERE YOU CAN ENJOY THE SUN FROM
SUNRISE UNTIL LATE AFTERNOON AND
THE BREATHTAKING VIEWS OVER THE
WATER AND THE AMSTERDAM SKYLINE.





SLEEPING AND BATHROOMS

The penthouse has two spacious bedrooms (each 24 m²), each with a large en-suite bathroom. The master bedroom is a luxurious retreat with a bespoke walk-in walnut wardrobe and direct access to the 10 m² en-suite bathroom, equipped with an electric skylight, walk-in rain shower, bath, Geberit Japanese toilet and a separate shower cubicle.

The second bedroom, currently used as a study, has a wall-to-wall bespoke walnut bookcase with an integrated double folding bed. This room has an en-suite second bathroom (9m²) with a walk-in rain shower, toilet and vanity unit with double sinks. The study can easily be converted into a full bedroom.







THE MASTER BEDROOM IS
A LUXURIOUS RETREAT WITH A
BESPOKE WALK-IN WALNUT
WARDROBE AND DIRECT ACCESS
TO THE EN-SUITE BATHROOM.







THE STUDY
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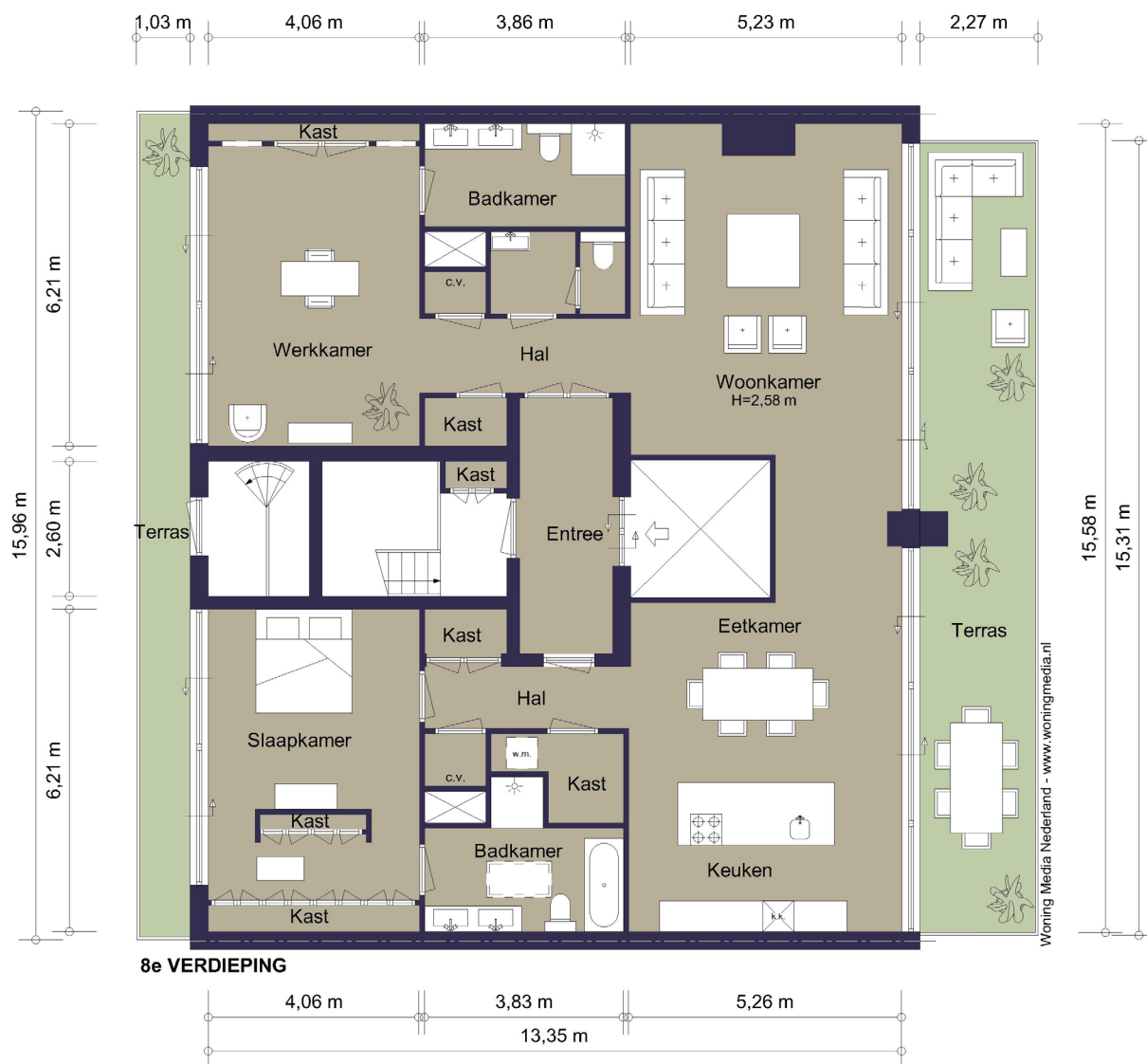
FINISHING TOUCHES

Het hele appartement is voorzien van Maretti Maretti recessed spotlights are used throughout the apartment. In the living/dining area, the spotlights can be adjusted in zones via a Lutron control system. The lighting in the bedrooms and bathrooms can also be adjusted. The apartment has underfloor heating and cooling and a heat recovery system for optimal living conditions.

The penthouse has a large storage area in the basement. This includes an enclosed vestibule with space for two bicycles (for added security). In addition, two parking spaces in the underground garage can be purchased separately. An electric car charging point is already available. You can access the penthouse from your parking space via the internal key lift.



8TH FLOOR



NEN2580 BBMI - NVM

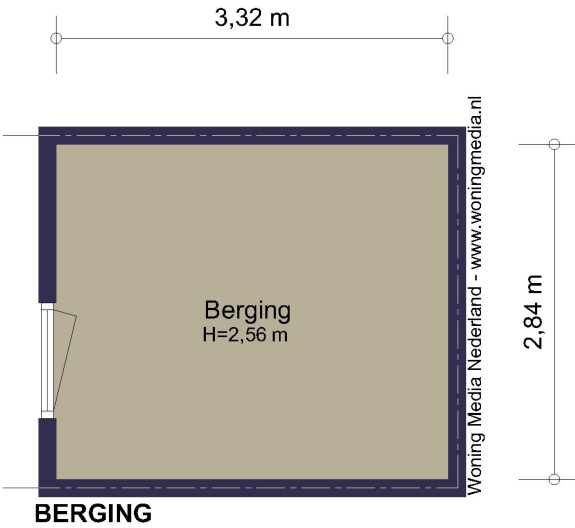
Gebruiksoppervlakte wonen
178,00 m²
Overige inpandige ruimte
0,90 m²
Gebouwsgebonden buitenruimte
51,30 m²
Externe bergruimte
n.v.t.

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

8TH FLOOR



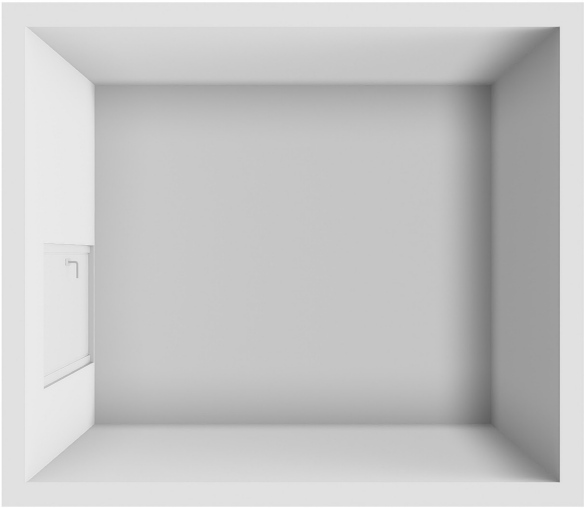
STORAGE SPACE



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
n.v.t.
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
9,40 m ²

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





SPECIFICATIONS

OBJECT

Type:	Penthouse
Type:	Apartment
Year of construction:	2015
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + 2 terraces: one to the south-east (morning and afternoon sun) and one to the north-west (evening sun)

DESTINATION

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

Features

- + Penthouse of 178 m²
- + 15 metre wide living area with spectacular views and terraces
- + New building, completed in 2015
- + Located in the Houthavens; an eco-friendly neighbourhood with all amenities close by
- + Energy efficient with an A(+) rating
- + Key-operated lift for added security and privacy
- + Two private parking spaces in the secure indoor garage for sale at € 75,000 per space
- + Well organized and healthy owners association
- + VVE fees are € 395.36 per month

CHARACTERISTICS

WLiving area:	178 m ²
Number of rooms:	3
Number of bedrooms:	2
Number of bathrooms:	3
Volume:	596 m ³
Building- related outdoor space:	52 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	K
Index number:	32
Plot Number:	9364
Share:	172/4528

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The apartment is situated on a municipal leasehold
- + The current lease runs until 2064 and the annual ground rent is currently € 4,931 for the apartment and the parking space
- + The vendors have already converted to perpetual leasehold and have fixed the perpetual annual ground rent at € 2,963. These amounts are indexed annually

