



CARLA
VAN DEN BRINK

WILLEMSPARKWEG 12-O
AMSTERDAM

Ready to move!

A 2 storey luxury apartment (156 m²) with garden (97 m²)

located near the Vondelpark.

carlavandenbrink.nl

*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
geaccrediteerd door de Rijksoverheid



THE APARTMENT

Part of a high quality development project, this apartment is available immediately. The high ceilings, luxurious finish and garden of good size give a fine appearance which is to be expected at this level.



SURROUNDINGS

The house is located in the chic Amsterdam Oud-Zuid, around the corner from the PC Hooftstraat. The house is just steps away from the famous Vondelpark, Cornelis Schuytstraat, Museumplein and the Concertgebouw. In the immediate vicinity are numerous amenities such as stores for groceries, schools, nurseries, museums, terraces and restaurants. The property is very well accessible by car. There is a good connection to the A-10 ring road and public transport is in the vicinity. The center of Amsterdam and the other districts can be reached within a few cycling minutes.



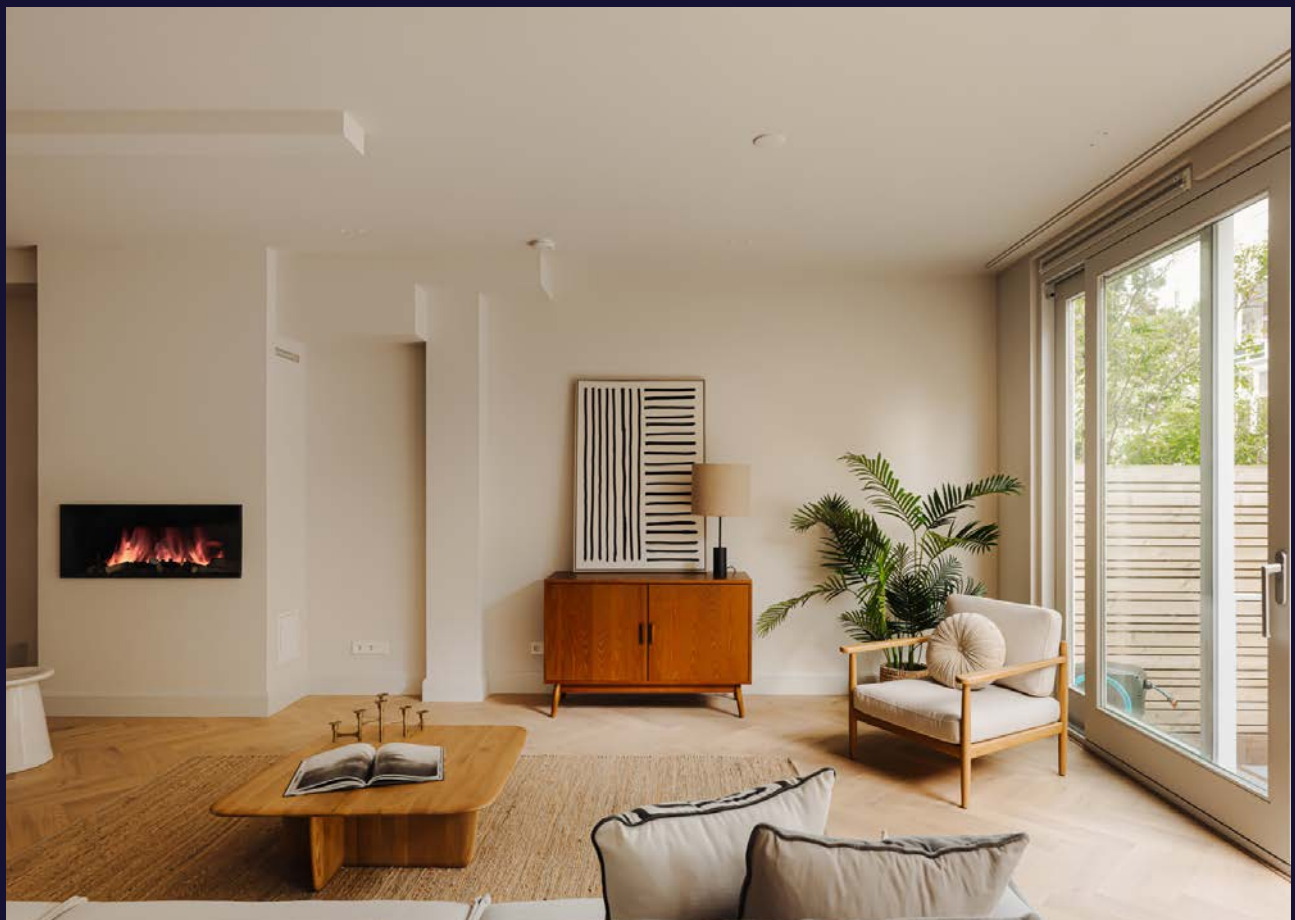
GROUND FLOOR

The entrance hall with alcove, toilet and draft portal give access through the steel portal to the large living room with open kitchen.

At the front of the house is a charming sitting area built in which provides cozy views of the house and garden. The large dining table is in contact with the open kitchen.









THE ENTIRE
APARTMENT HAS A
STATELY WOODEN
HERRINGBONE
FLOOR AND PER
ROOM ADJUSTABLE
FLOOR HEATING

THE SINK ISLAND WITH BAR PROVIDES A VIEW OF THE LIVING ROOM WITH GARDEN

The kitchen is the real “center piece” in the house which creates a link between the dining table and the living room. The kitchen is fully luxury equipped with Calacatta viola top, steam and combi oven. The large Freezer, refrigerator and wine cooler provide ultimate convenience. The cabinets to the ceiling provide plenty of storage space. The sink island with bar provides a view of the living room with garden

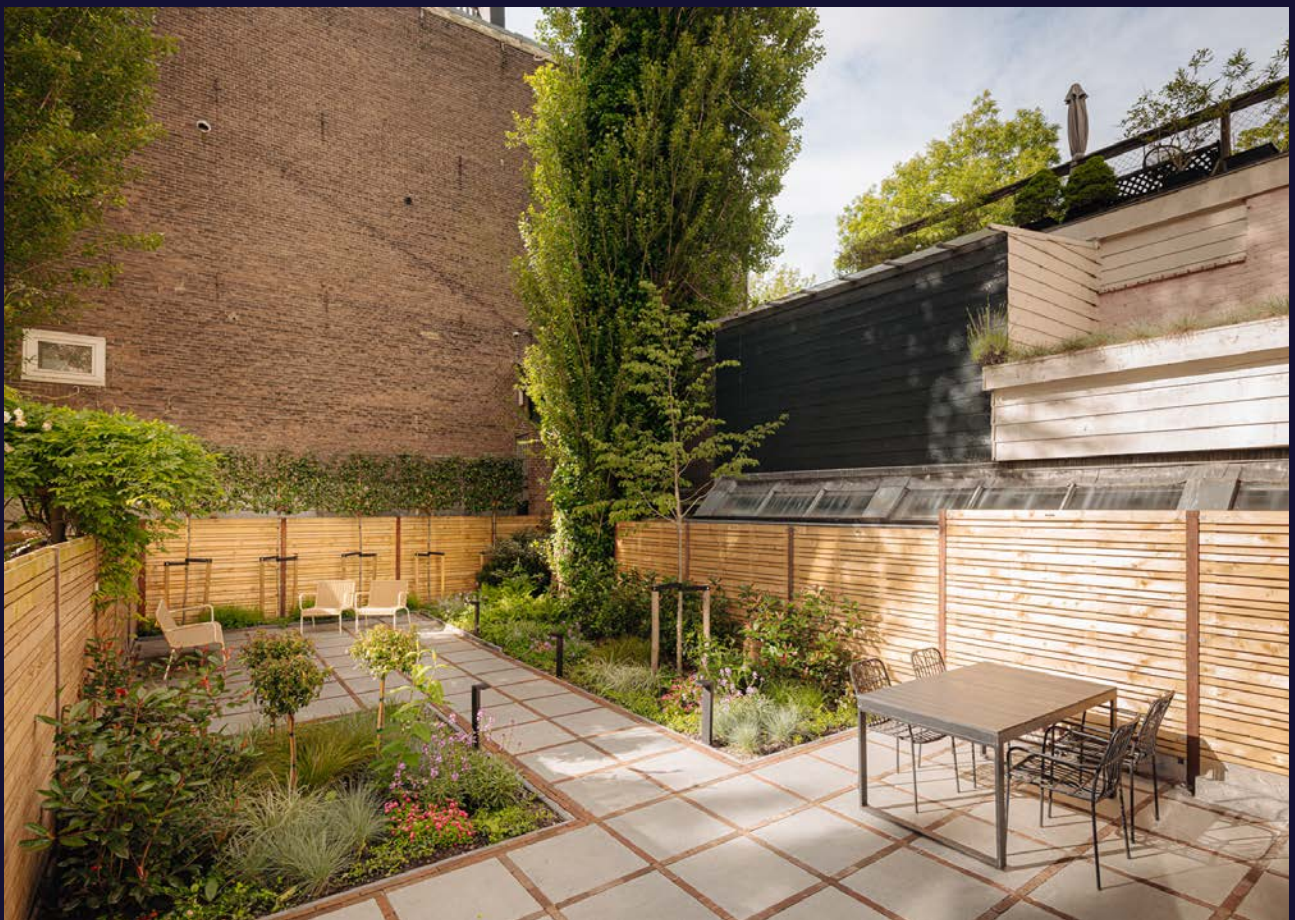
The living room has gas fireplace and a sliding door which makes the large south-west facing garden an extension of the living room.





The garden is landscaped under architecture with lots of greenery and a spacious dining table and seating area. There is evening lighting and water supply.

The entire apartment has a stately wooden herringbone floor and per room adjustable floor heating.





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BASEMENT

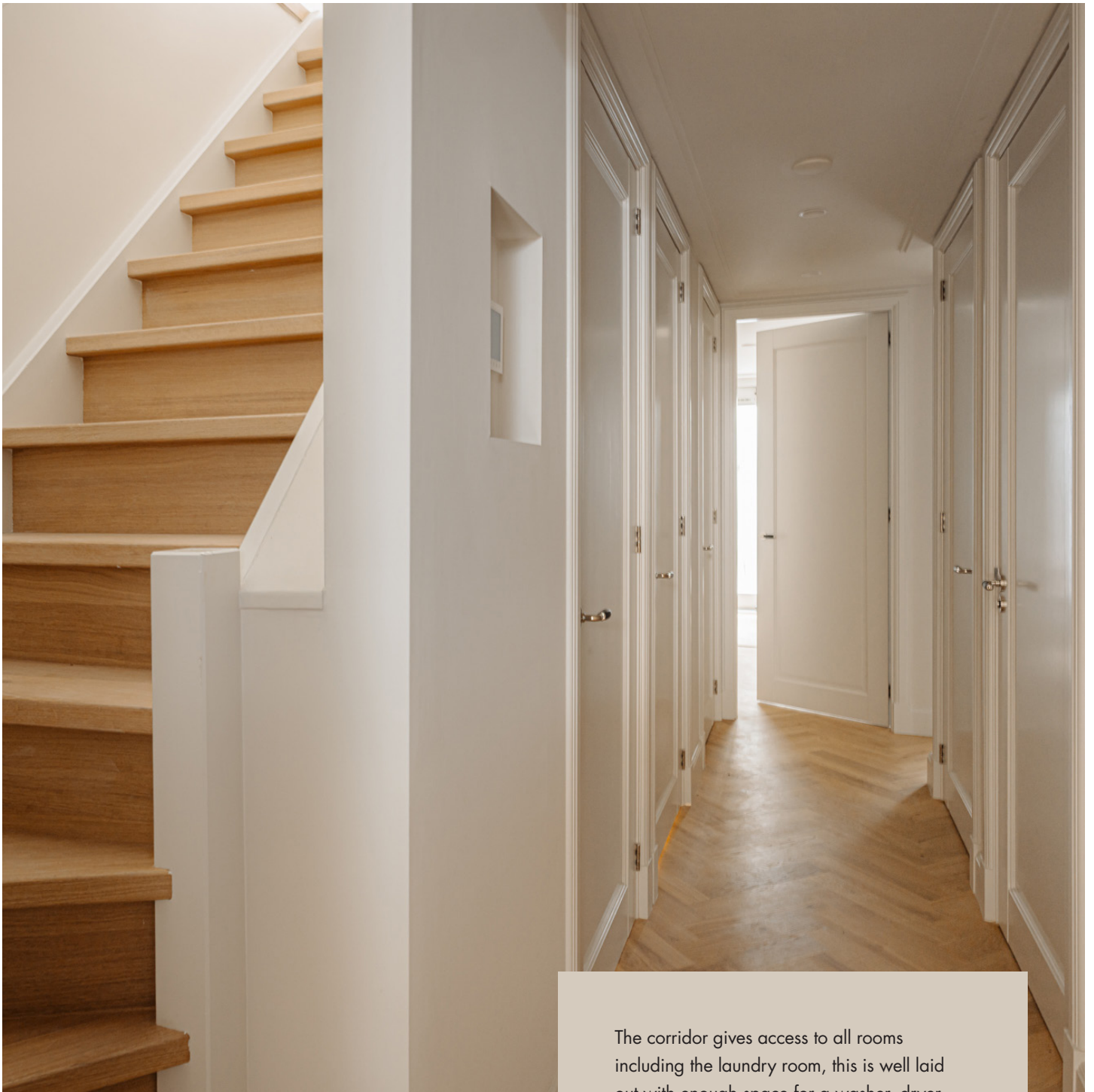
The easy staircase gives access to the bedroom floor. High ceilings and quality finishes create a nice atmosphere.

At the front is the master bedroom situated with built-in wardrobe and bathroom en suite. The room has a fine light. The luxurious bathroom with bathtub, double sink, walk-in shower and toilet provides great comfort.









The corridor gives access to all rooms including the laundry room, this is well laid out with enough space for a washer, dryer and any storage.

The second bathroom for the other bedrooms also has a luxurious finish with a walk-in shower and double sink. The two rear bedrooms have sliding doors and are both of good size.

On the corridor is the technical room with central heating and a separate toilet.

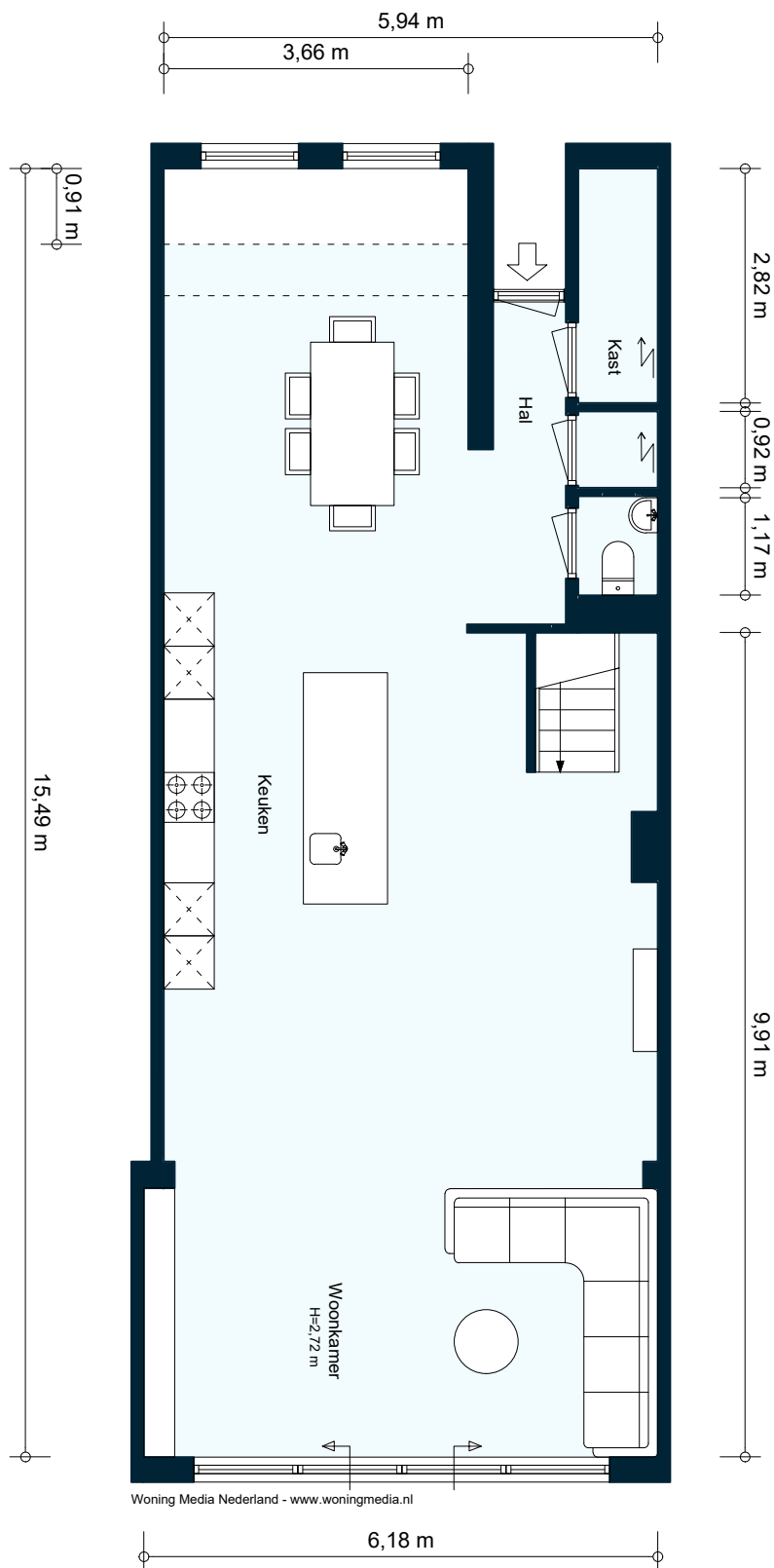




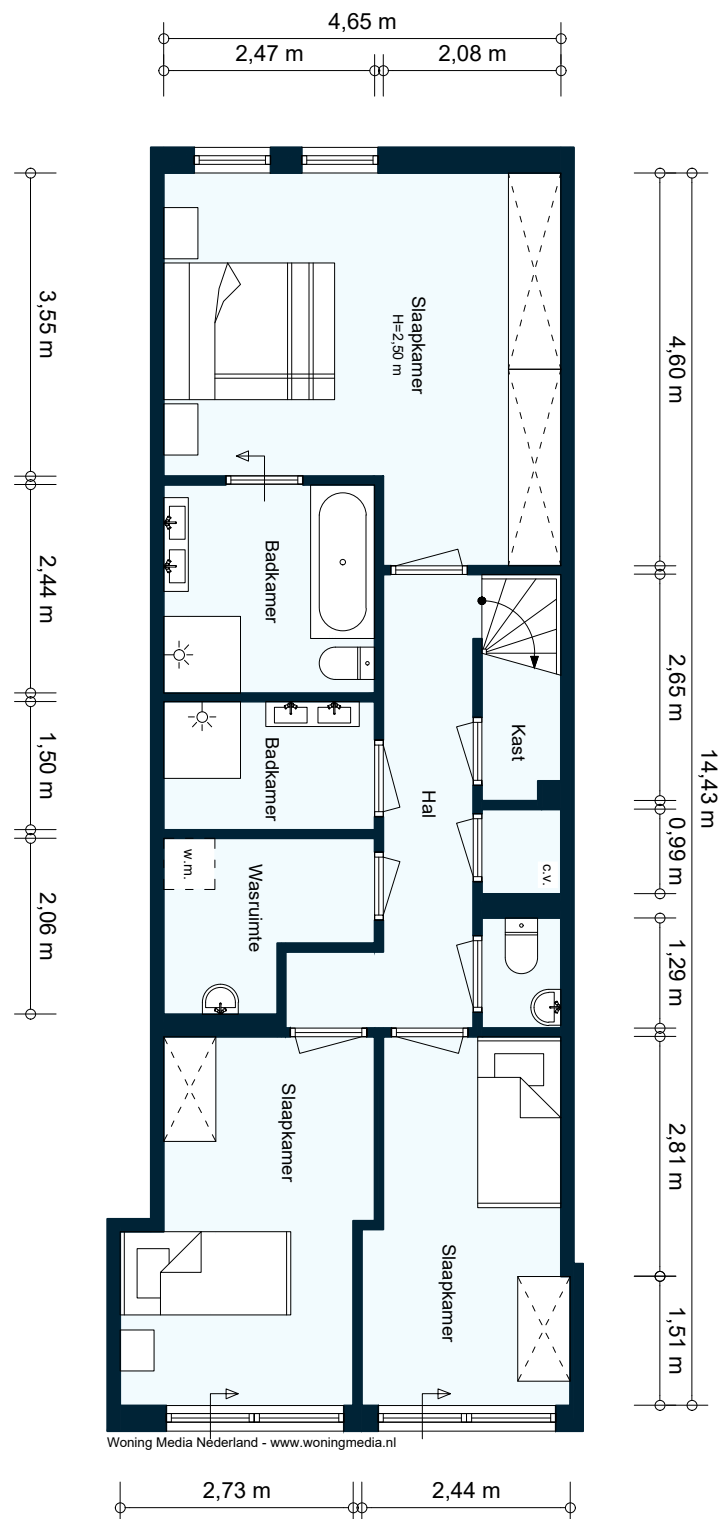
THE TWO REAR
BEDROOMS HAVE
SLIDING DOORS
AND ARE BOTH OF
GOOD SIZE



GROUND FLOOR



BASEMENT



SPECIFICATIONS

OBJECT

Type	Ground floor apartment
Type	Apartment
Year of construction	1889
Current use	Living space
Current destination	Living

CHARACTERISTICS

Living area	156 m ²
Number of rooms	6
Number of bedrooms	3
Content	408 m ³
Building-related outdoor space	97 m ²

OUTDOOR SPACE

Garden	Yes, landscaped under architecture
Location	South-West
Surface	97 m ²

CADASTRAL

Municipality	Amsterdam
Section	U
Index number	A1
Plot number	11535
Share	2/5

PARTICULARITIES

- + Apartment right 156 m², NEN 2580 report available
- + Own ground
- + Three bedrooms
- + Luxurious open kitchen
- + Maretti lighting
- + Hotbath Italian Bathroomware
- + Underfloor heating with controlled zone system, controlled per room
- + Soundproof glazing on the front side
- + Completely renewed foundation
- + Energy label A+
- + Voucher worth € 8,000, - for furnishing closets
- + Project notary Lubbers & Dijk notaries
- + Delivery in consultation, can be done quickly.

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

- + Full ownership



