



CARLA

VAN DEN BRINK

DE LAIRESSESTRAAT 90/3R AMSTERDAM

Very stylish and high quality finished
4 room apartment of approx. 208 m²
with spacious balcony located on the third floor
and accessible by a 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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CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
instelling
geaccrediteerd door de Rijksoverheid

LIVING

The special feature of this house is that it is all on one level and divided over one level.

Because of the location on the third floor, the many windows and the special architecture with stylish central light court with stained glass details there is a lot of light in the apartment. This is also emphasized by the ceiling height of more than three meters. The apartment has a wonderful mixture between stylish modern finish combined with beautiful authentic details. Completely matching the classic 'Huize Zonnehoek' complex designed by architect F.A. Warners that was built in 1916.

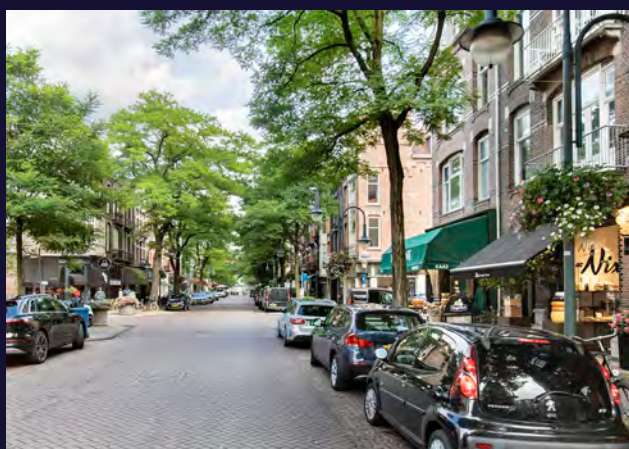




LOCATION

The apartment is located on the completely renovated and redesigned De Laressestraat. The street is now characterized by the wide sidewalks, the separate cycle paths and considerably less traffic. The house is located on a very fine piece with around the corner the Cornelis Schuytstraat with its various luxury shops and caterers within walking distance, such as De Schuyt butcher, chocolatier Van Avezaath-Beune, VLT and Bakery Bertram. At the end of the street you can find the Concertgebouw, the beautiful museum square and the famous shopping street the Van Baerlestraat as well as the chic P.C. Hooftstraat.

Excellent accessibility with the Ring A-10 and conveniently located near the Zuidas, from where you have a direct connection with Schiphol. There is ample parking in the neighborhood. Parking is possible with a permit.

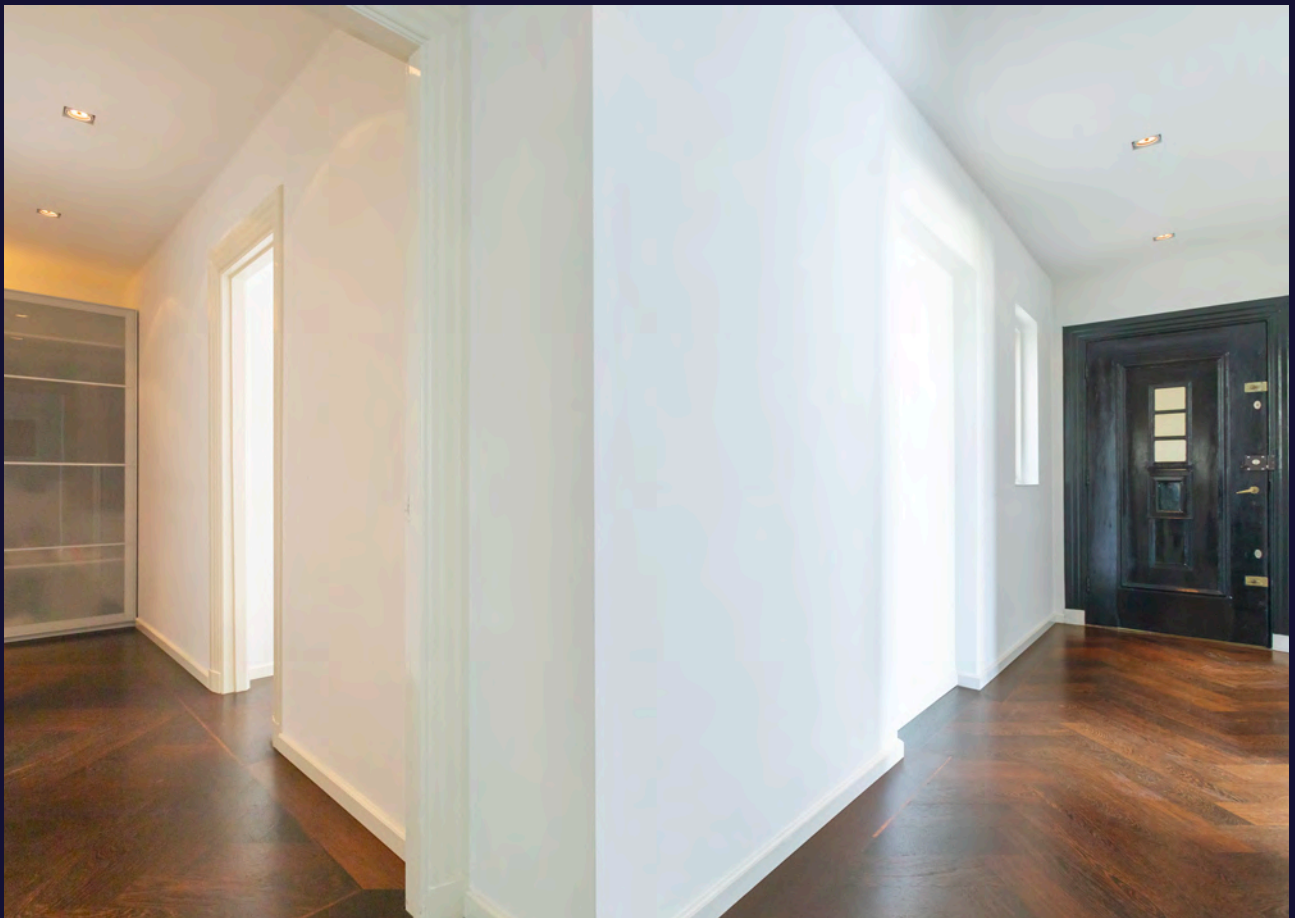
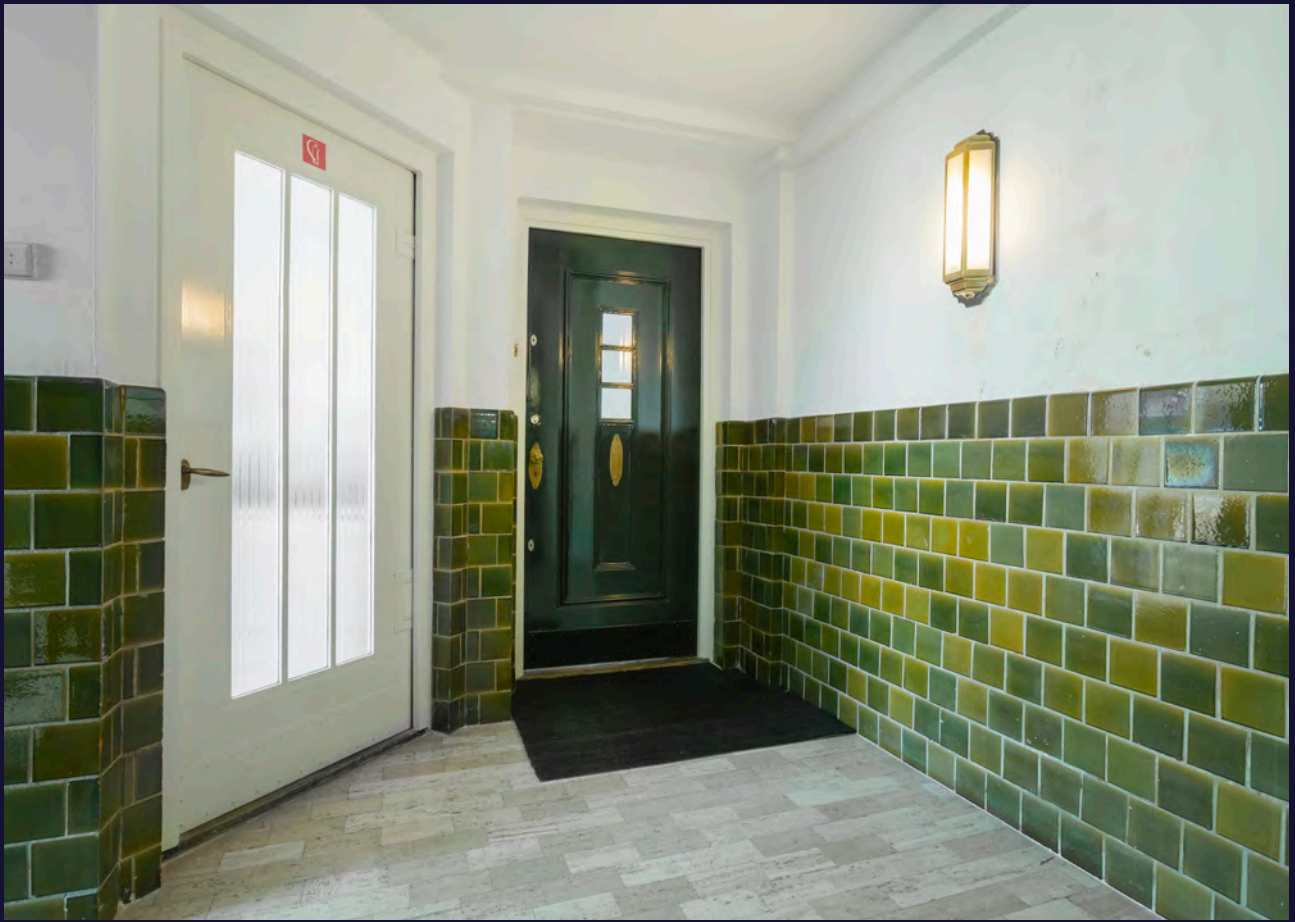




ENTRANCE

The property is located on the third floor. Through the stately joint entrance you can reach the third floor by means of a lift and a staircase.

Entrance, long hall with access to the very spacious and well-kept Poggenpohl kitchen located at the back of the apartment. The hall leads to the dining room which turns into the spacious living room at the front.



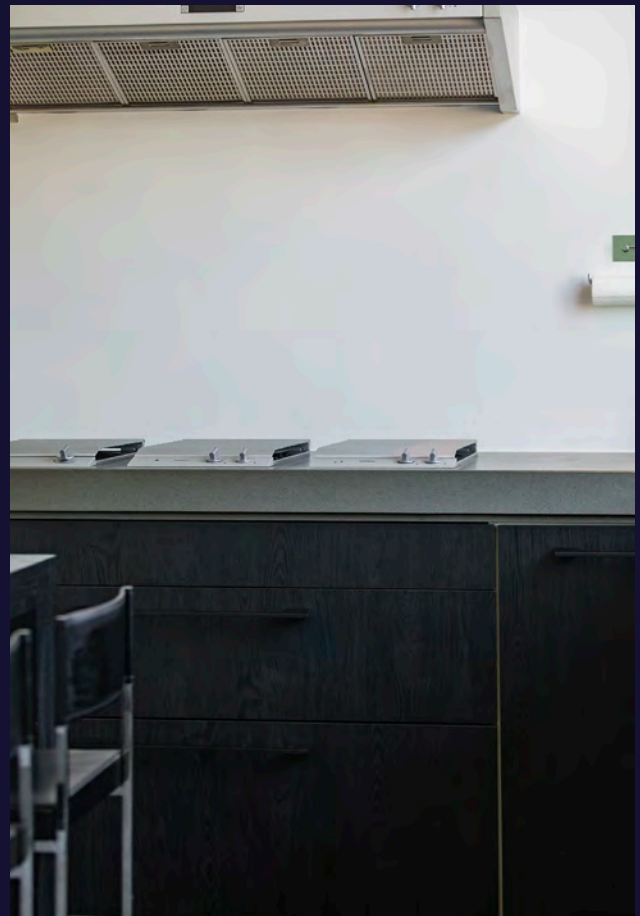
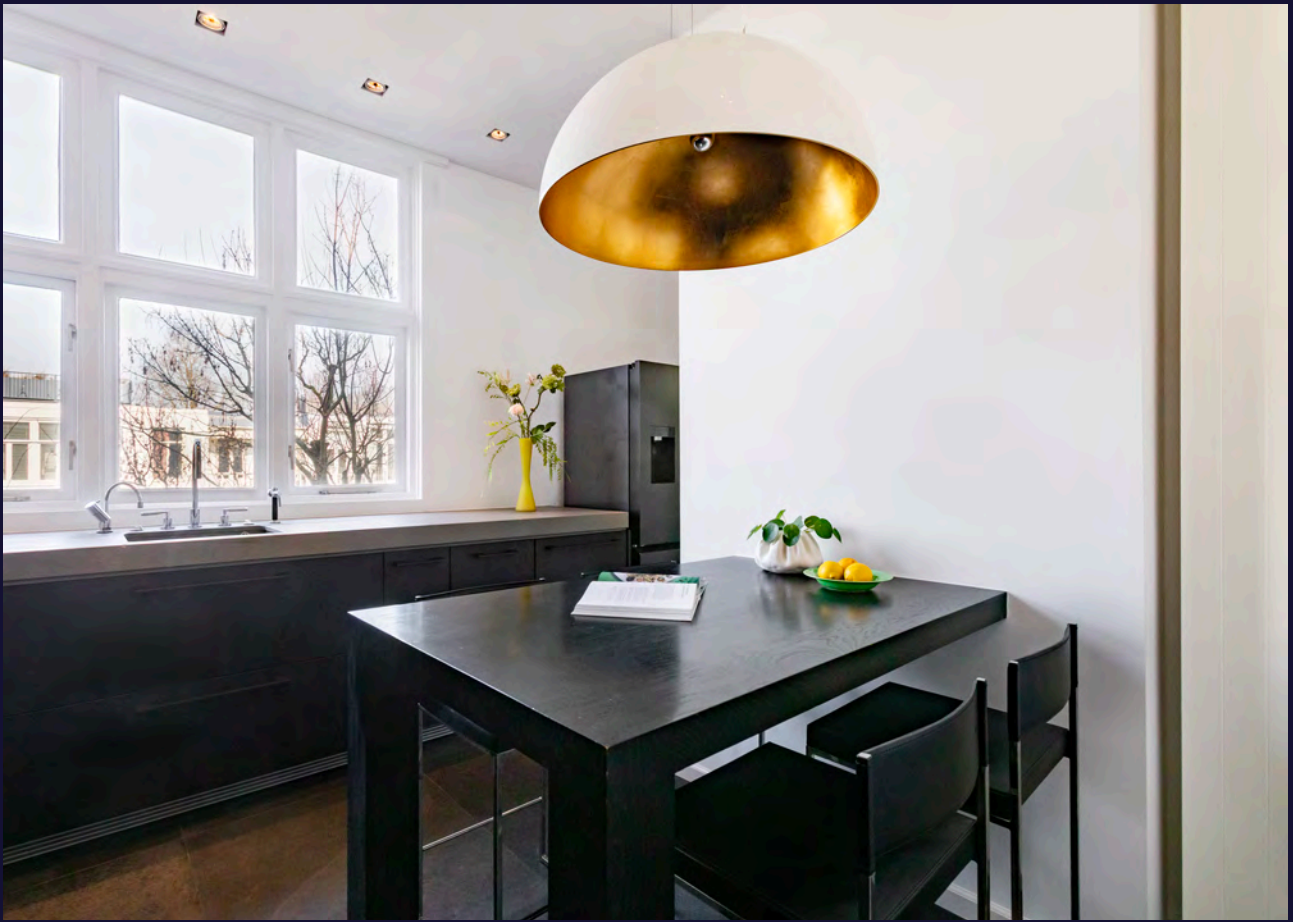
KITCHEN

Through the long hallway, you have access to the very spacious and well-kept Poggenpohl kitchen located at the back of the apartment.

The kitchen has a sleek white design and features luxurious Gaggenau built-in appliances, such as a combi steam oven, microwave, apothecary cabinet, dishwasher, hood, griddle, wok burner, ice machine and a quooker.









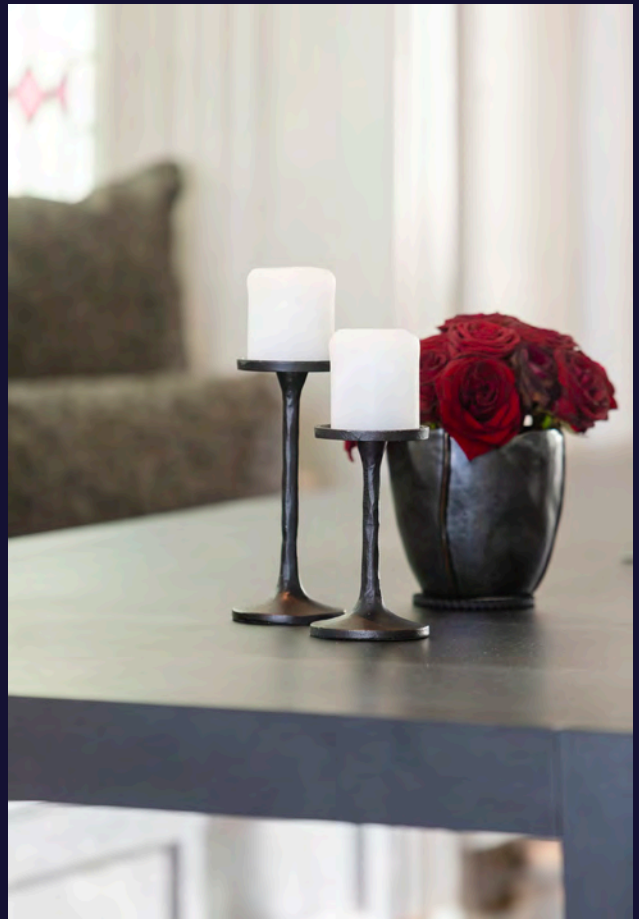
THE KITCHEN HAS A SLEEK DESIGN
AND FEATURES LUXURIOUS
GAGGENAU BUILT-IN APPLIANCES.

DINING ROOM

For the dining room there is a very comfortable seating area that is adjacent to the light house which is finished with stained glass windows.

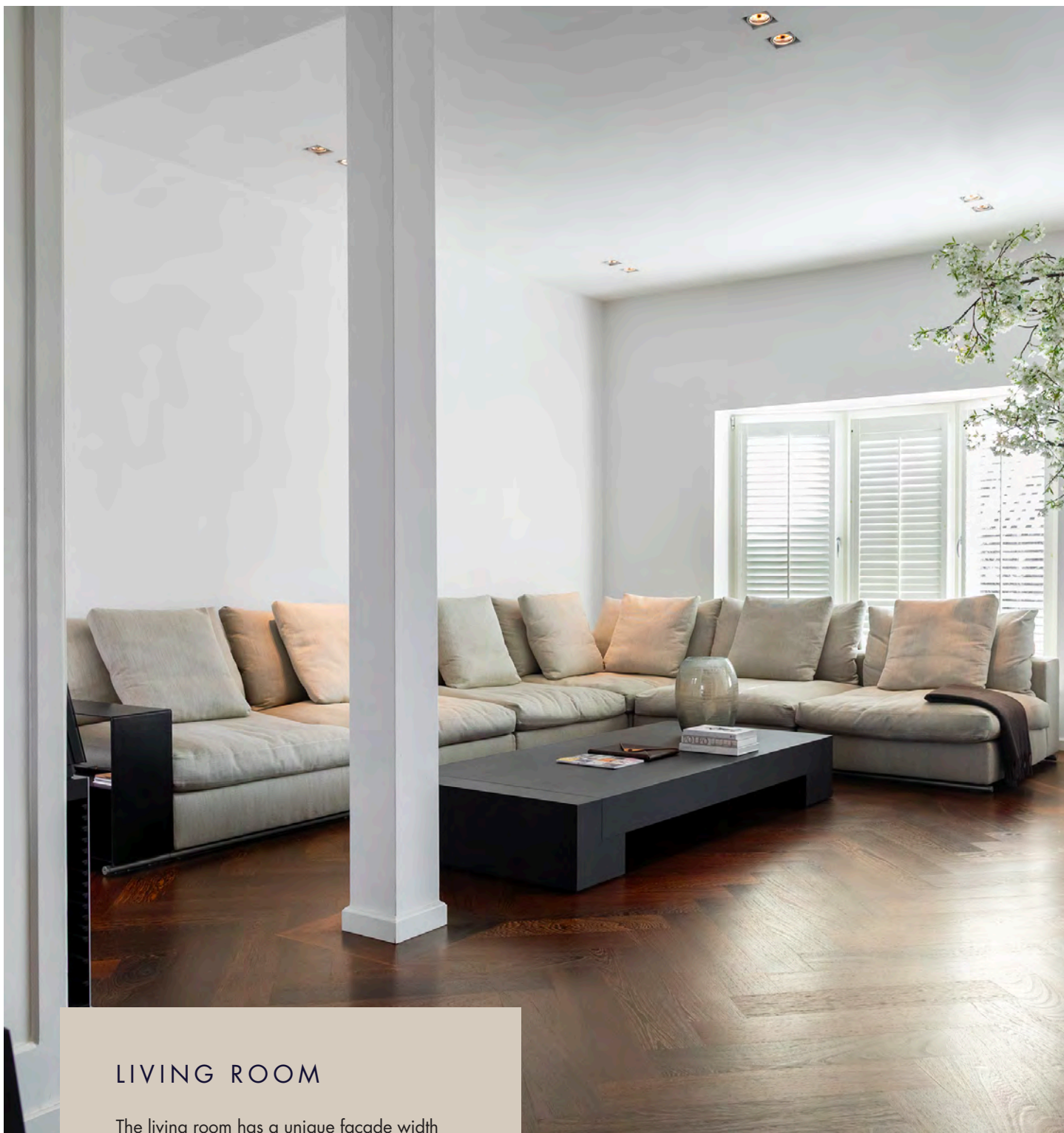
The diningroom has a view of the 2.5 meter wide Boley design gas fireplace that adds extra atmosphere to the dinner.







THE LIGHT HOUSE IS FINISHED
WITH STAINED GLASS WINDOWS.



LIVING ROOM

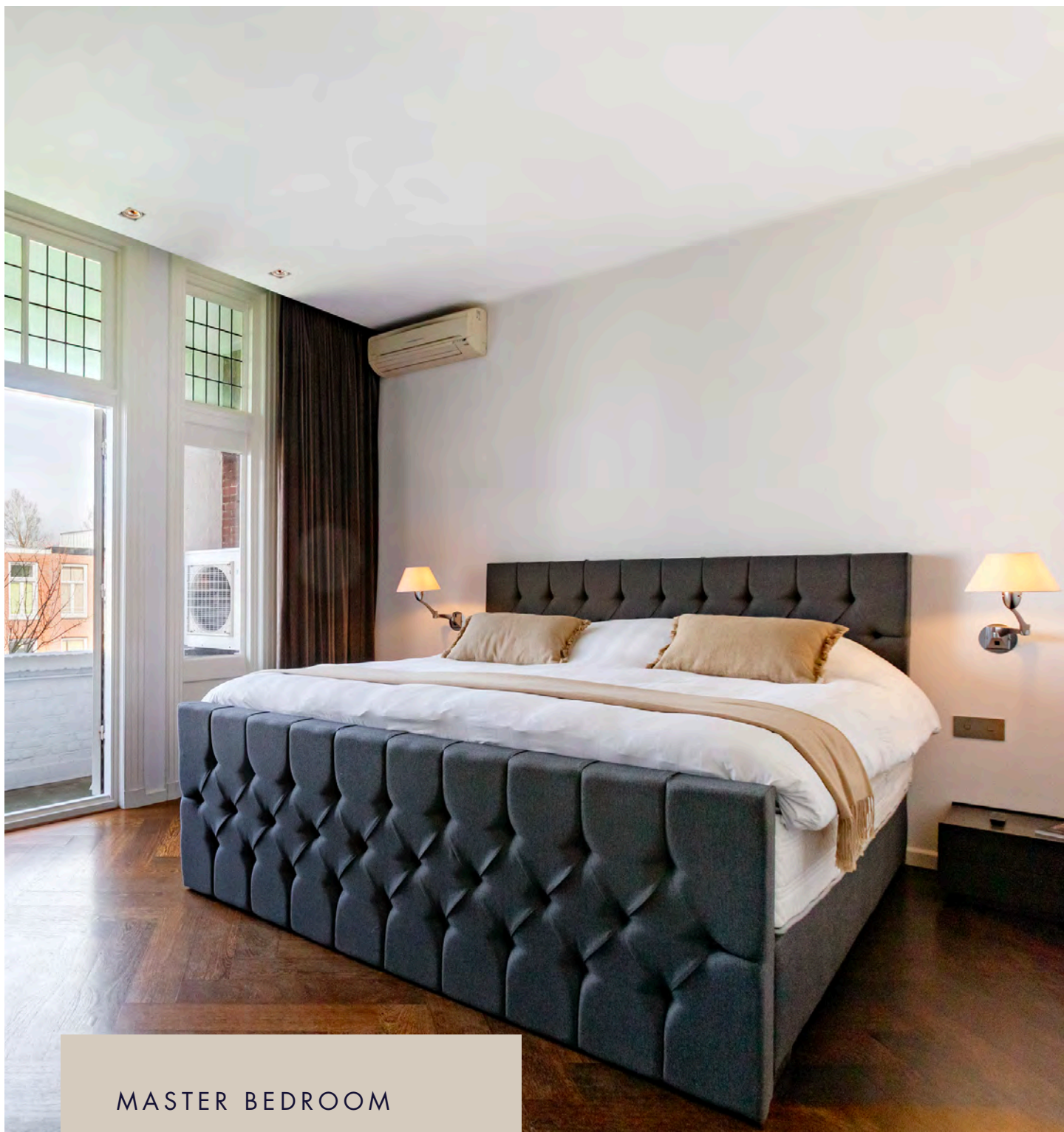
The living room has a unique facade width of 8.5 meters with a beautiful view of the characteristic buildings of De Lairessestraat. Because of the large windows on the south, this room has a large amount of daylight throughout the day. All window frames on the street side were replaced in 2017 and fitted with 3-double glazing. The hinges and locks have been replaced this year by Piet Boon RVS design "Two".





BECAUSE OF THE
LARGE WINDOWS
ON THE SOUTH,
THIS ROOM HAS
A LARGE AMOUNT
OF DAYLIGHT
THROUGHOUT
THE DAY.



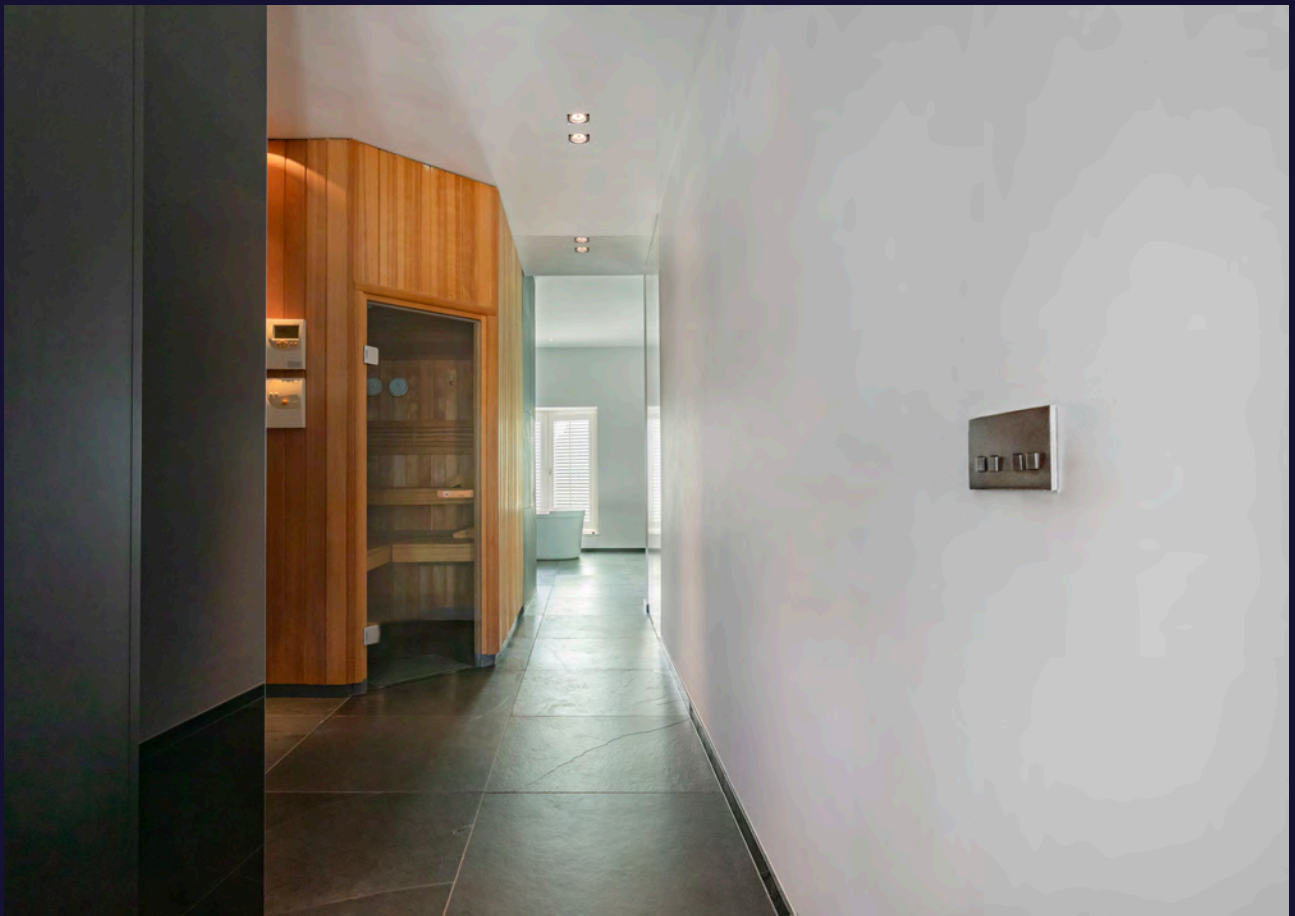


MASTER BEDROOM

The air-conditioned master bedroom is located at the backend of the house and has French doors to the balcony facing north.

Through the large Mollteni walk-in closet one reaches the very spacious bathroom.





BATHROOM /HAMAM

The very spacious bathroom, with underfloor heating, which has a freestanding bath, a double sink, a luxurious Klafs sauna "Aquaviva", a toilet and a professional Hamam/steam cabin with powerful rain shower.







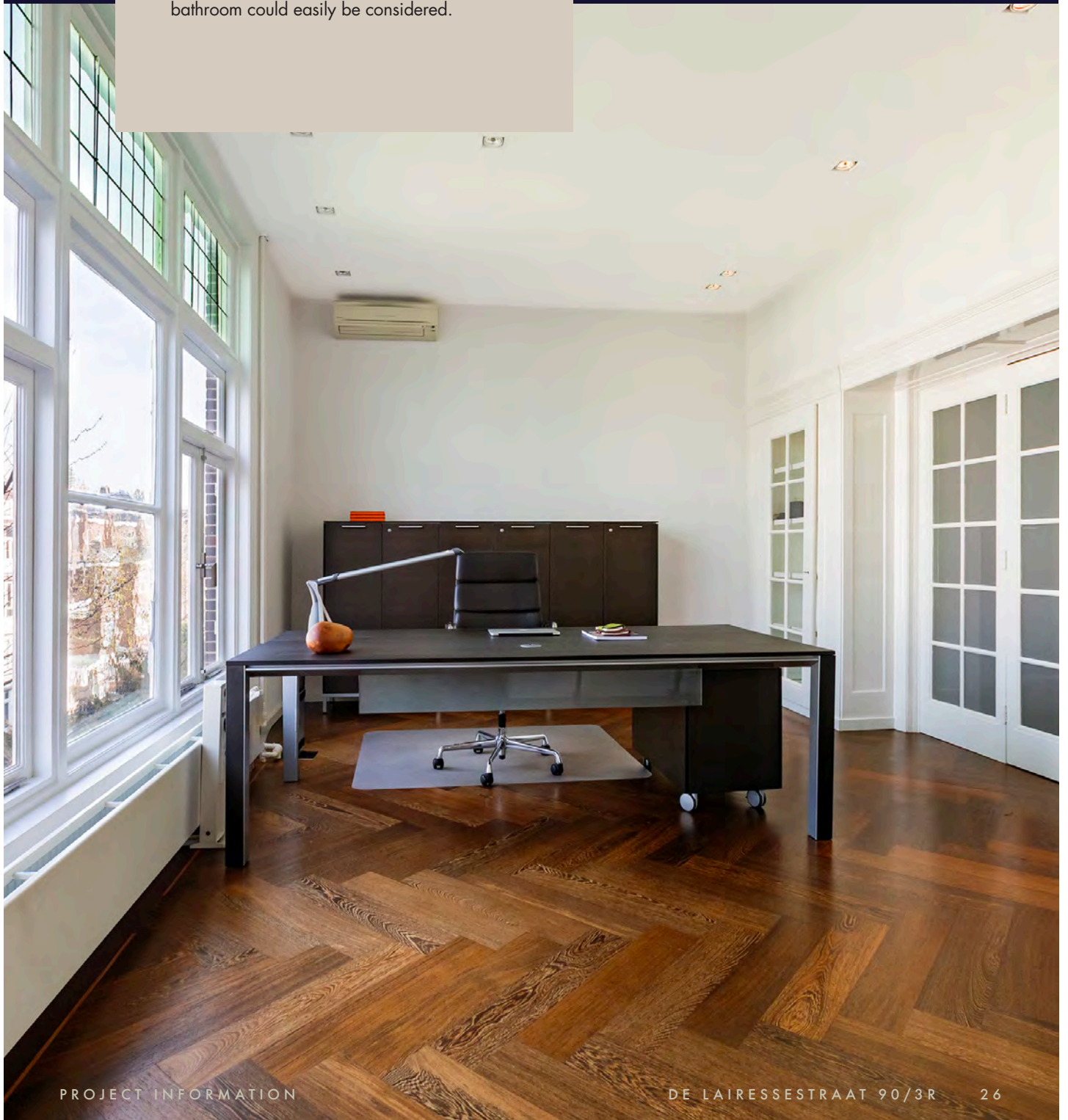


THE BATHROOM
FEATURES A
PROFESSIONAL
HAMAM/STEAM
CABIN WITH
POWERFUL
RAIN SHOWER.

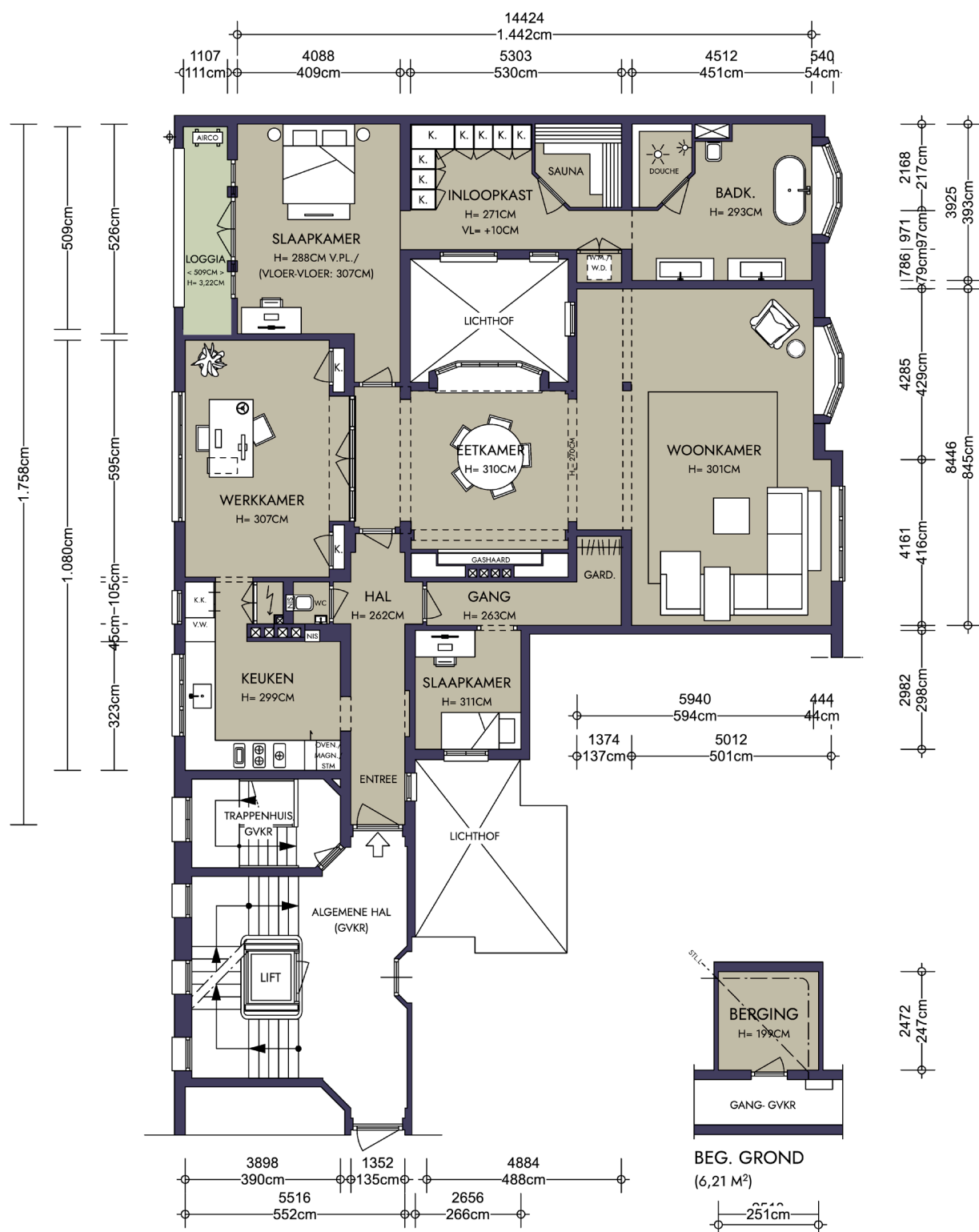
SECOND AND THIRD BEDROOM

The second bedroom is also air conditioned and now used as office and is also located at the back.

The third smaller bedroom is located in the middle at the light court. The current owners use this space as second walk-in-closet, but a convenient guest room with adjoining private bathroom could easily be considered.







SPECIFICATIONS

OBJECT

Type	Apartment
Type	Upstairs flat
Year of construction	1916
Current use	Living space
Current destination	Living

DESTINATION

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

OUTDOOR SPACE

- + Lovely balcony in the extension of the bedroom

PARTICULARITIES

- + Luxury finished bathroom with many comfortable amenities such as a sauna and a Hammam/steam cabin.
- + Possibility to realize three bedrooms with a second bathroom.
- + Apartment of 208 m² spread over one level and accessible by a lift.
- + It is a municipal monument.
- + The delivery will take place in consultation.

CHARACTERISTICS

Living area	208 m ²
Number of rooms	4
Number of bedrooms	3
Content	741 m ³
Extern storage space	6 m ²
Building-related outdoor space	5 m ²

CADASTRAL

Municipality	Amsterdam
Section	U
Plot number	7583
Index	0/0

MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

OWNERSHIP SITUATION

- + Located on leasehold land.
- + The switch to perpetual leasehold has been applied for under favourable conditions.

OWNERS ASSOCIATION

- + The Association of owners consists of 12 members and is professionally managed by Delair-property management.
- + Service costs approx. € 694.60 per month.

