



CARLA  
VAN DEN BRINK

## NICOLAAS WITSENKADE 13 AMSTERDAM

Rare complete property of approx. 494 m<sup>2</sup> on private land  
with garden, enjoying morning and evening sun and views over  
the water of the Nicolaas Witsenkade.

*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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INTERNATIONAL REAL ESTATE

tmi taxatie management  
instelling  
geautoriseerd door de Rijksoverheid





## THE PROPERTY

On the quiet and charming Nicolaas Witsenkade, on the edge of Amsterdam's canal belt, lies this impressive and characterful entire property of approx. 494 m<sup>2</sup> of usable space, spread over six floors and situated on its own land. With a deep backyard, unobstructed views over the water, and no fewer than three separate entrances, this is an exceptional opportunity in the heart of Amsterdam.

The building dates from around 1886 and is located in the beloved Den Texbuurt, a quiet neighborhood that feels like a village within the city. Thanks to the three separate entrances, the property is ideal for a combination of living, working, guest accommodation, or rental.





## LOCATION

The Nicolaas Witsenkade is one of the quietest and most characteristic quays in Amsterdam, with views over the water and a virtually car-free setting. Yet the lively city amenities are within walking distance. Within minutes you can reach the Vijzelgracht, Utrechtsestraat, Sarphatipark, the Museum Quarter, and De Pijp. In addition, Weesperplein is a 3-minute bike ride away for Metro lines 51, 53, and 54, and you can reach Amstel Station in no time.

The accessibility is excellent: the Noord/Zuidlijn (Vijzelgracht station) is only a 2-minute walk away, with direct connections to Amsterdam Central Station and Zuid/WTC station. Various tram and bus lines are also nearby. By car, you can reach the A10 ring road within minutes.

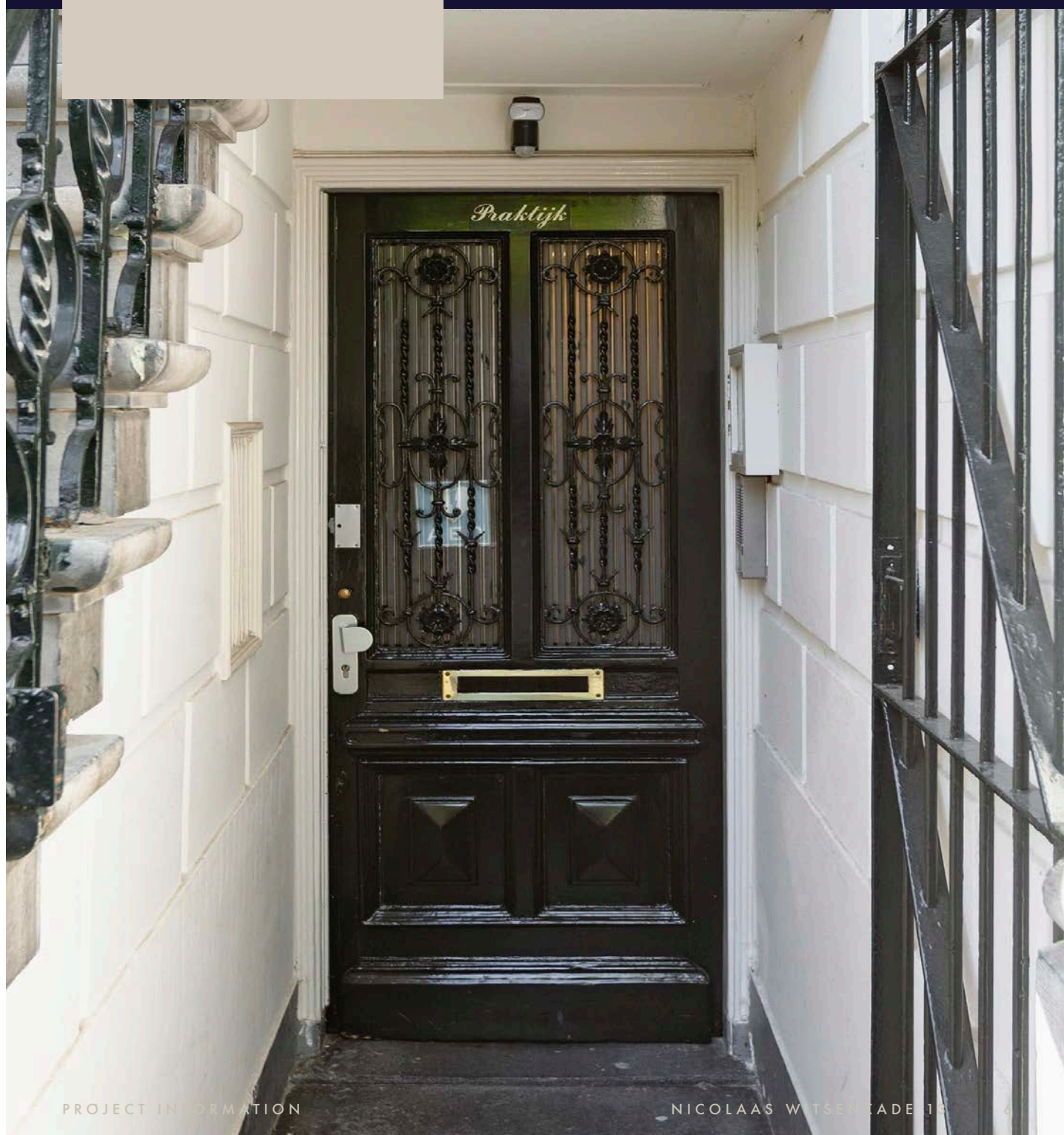






## GARDEN LEVEL (APPROX. 78 M<sup>2</sup>)

Toegankelijk via eigen entree aan de voorzijde. Deze verdieping biedt talloze mogelijkheden, van zelfstandige studio tot kantoor, opslagruimte of gastenverblijf. Ideaal ook als woonverdieping met een open keuken en openslaande deuren naar de tuin van ca. 65 m<sup>2</sup>.











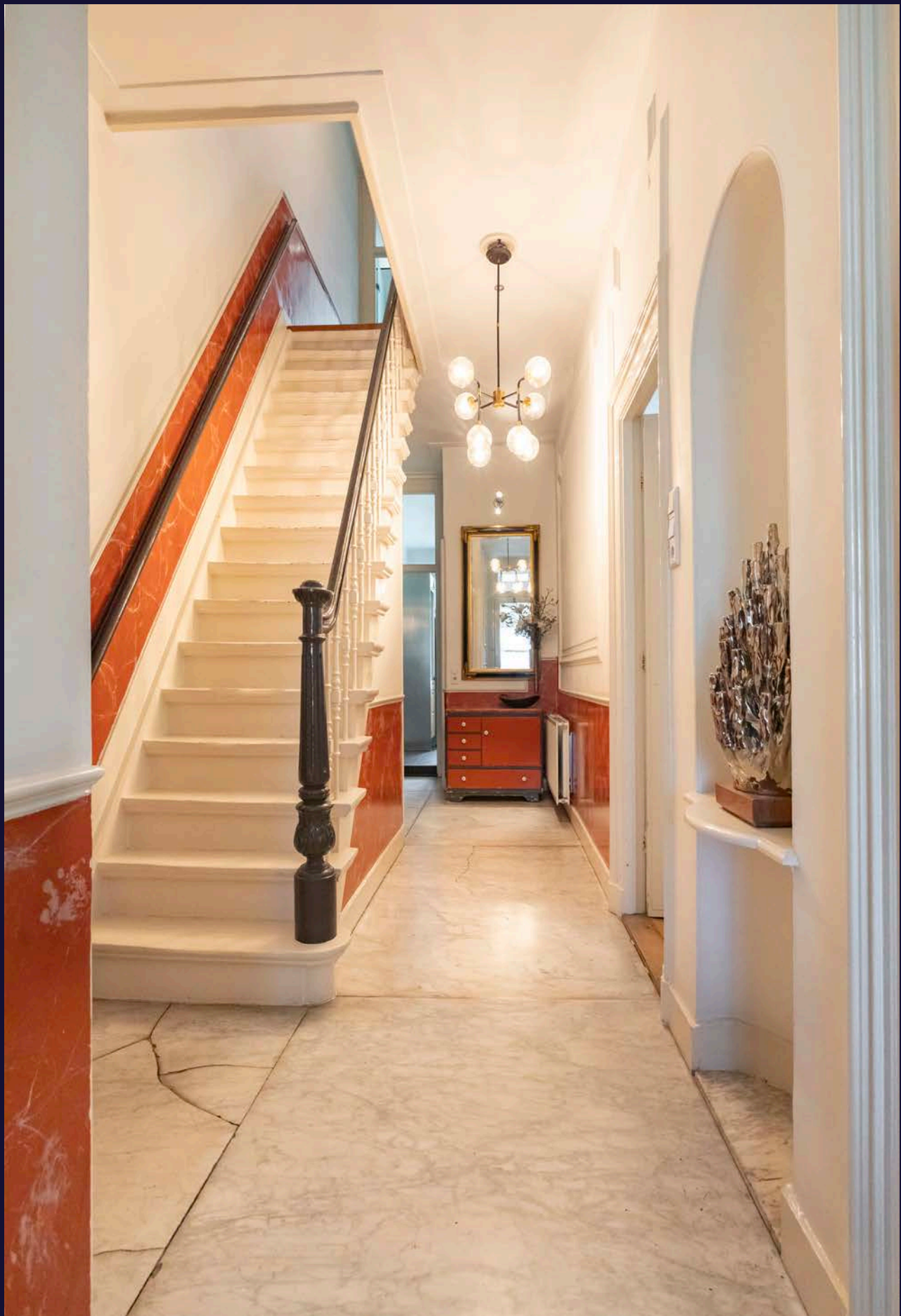




## BEL-ETAGE (APPROX. 86 M<sup>2</sup>)

The stately private entrance leads to the hall with a ceiling height of 3.12 meters. At the front is the living room with beautiful views over the canal and the quay. At the rear are the dining room with conservatory and the kitchen. The landing has a separate toilet and a cloakroom. From here, there is access to both the basement and the first and second floors.













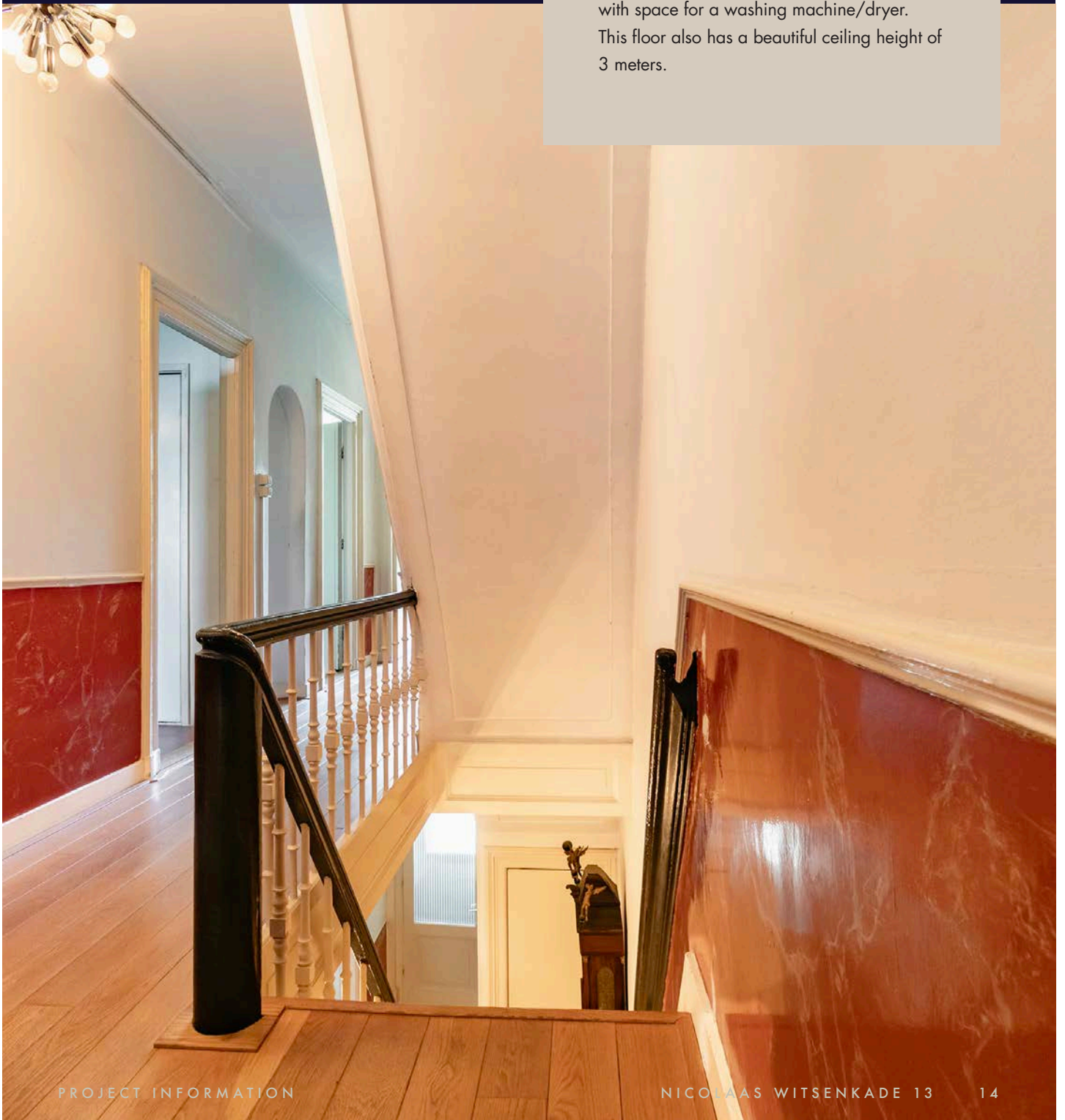






## FIRST FLOOR (APPROX. 86 M<sup>2</sup>)

Two spacious, bright bedrooms with high ceilings. At the front, there is also a nice study. The bedroom at the front has double doors to the south-facing balcony and fantastic views over the water of the Witsenkade. The bedroom at the rear also has a lovely (more spacious) balcony. The bathroom is centrally located. This floor also has a separate toilet with space for a washing machine/dryer. This floor also has a beautiful ceiling height of 3 meters.





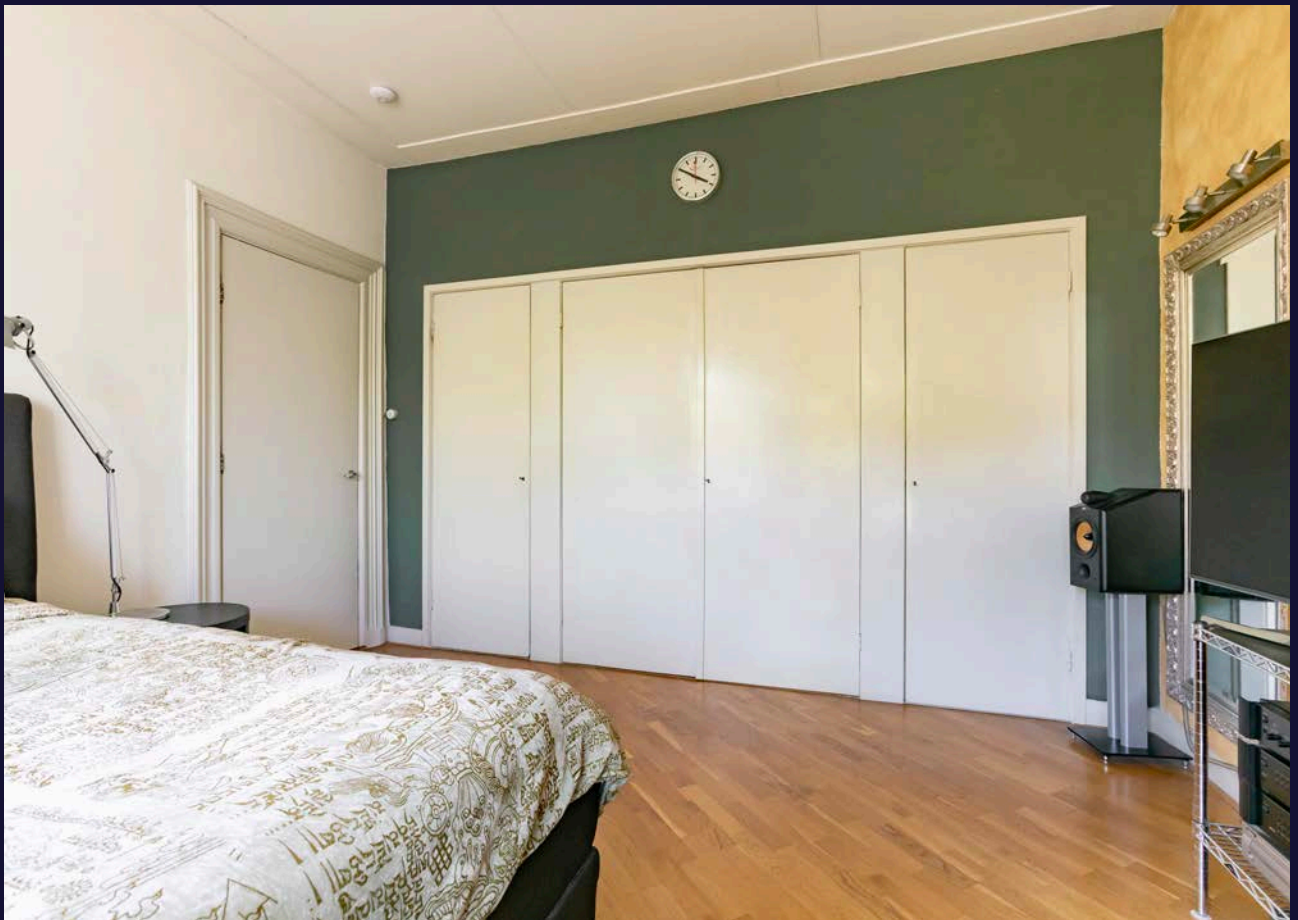




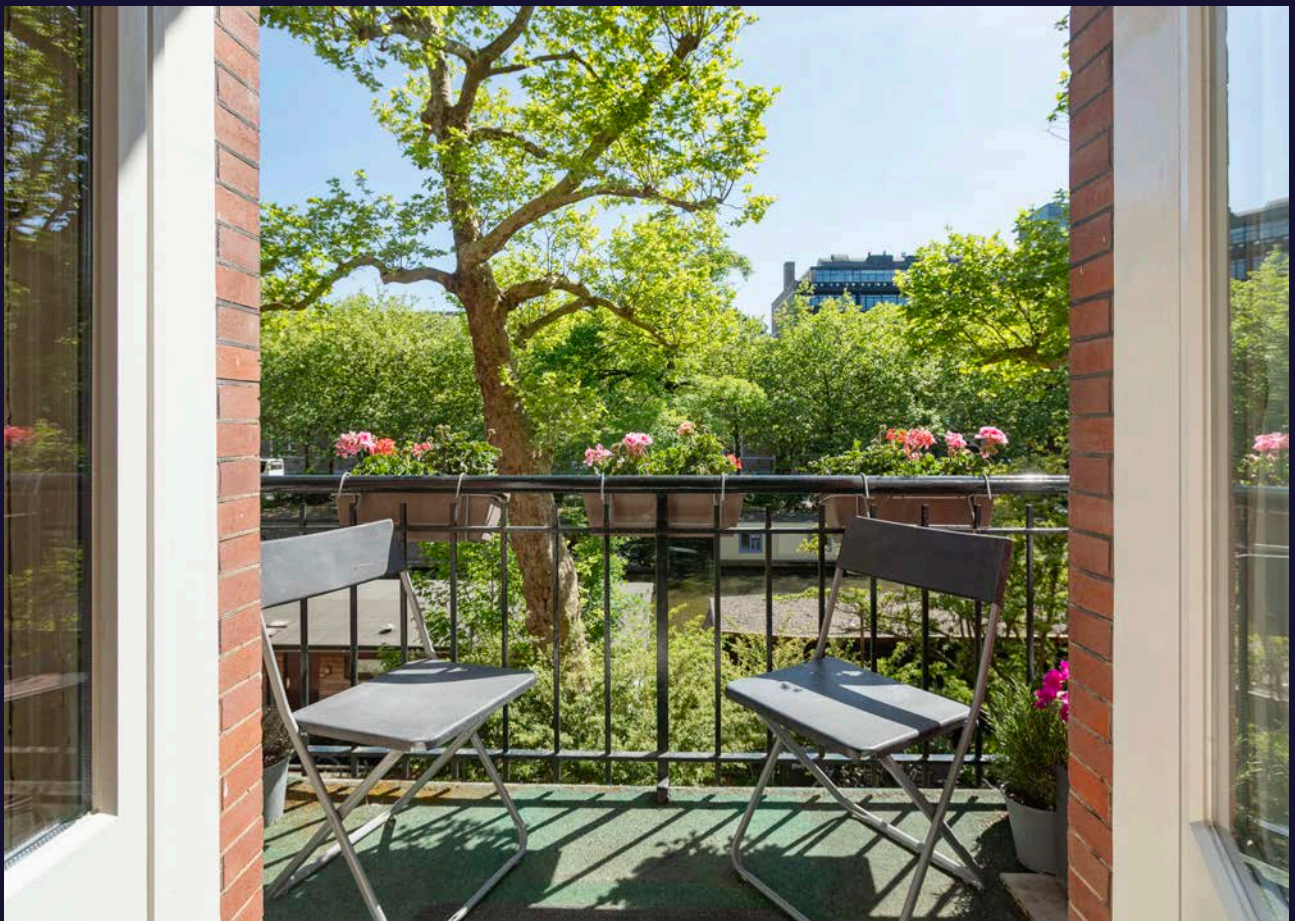


THE BEDROOM AT THE REAR  
ALSO HAS A LOVELY SPACIOUS  
BALCONY.

















AT THE FRONT THERE IS A NICE  
STUDY AND THIS FLOOR ALSO  
HAS A NICE CEILING HEIGHT OF  
3 METERS.

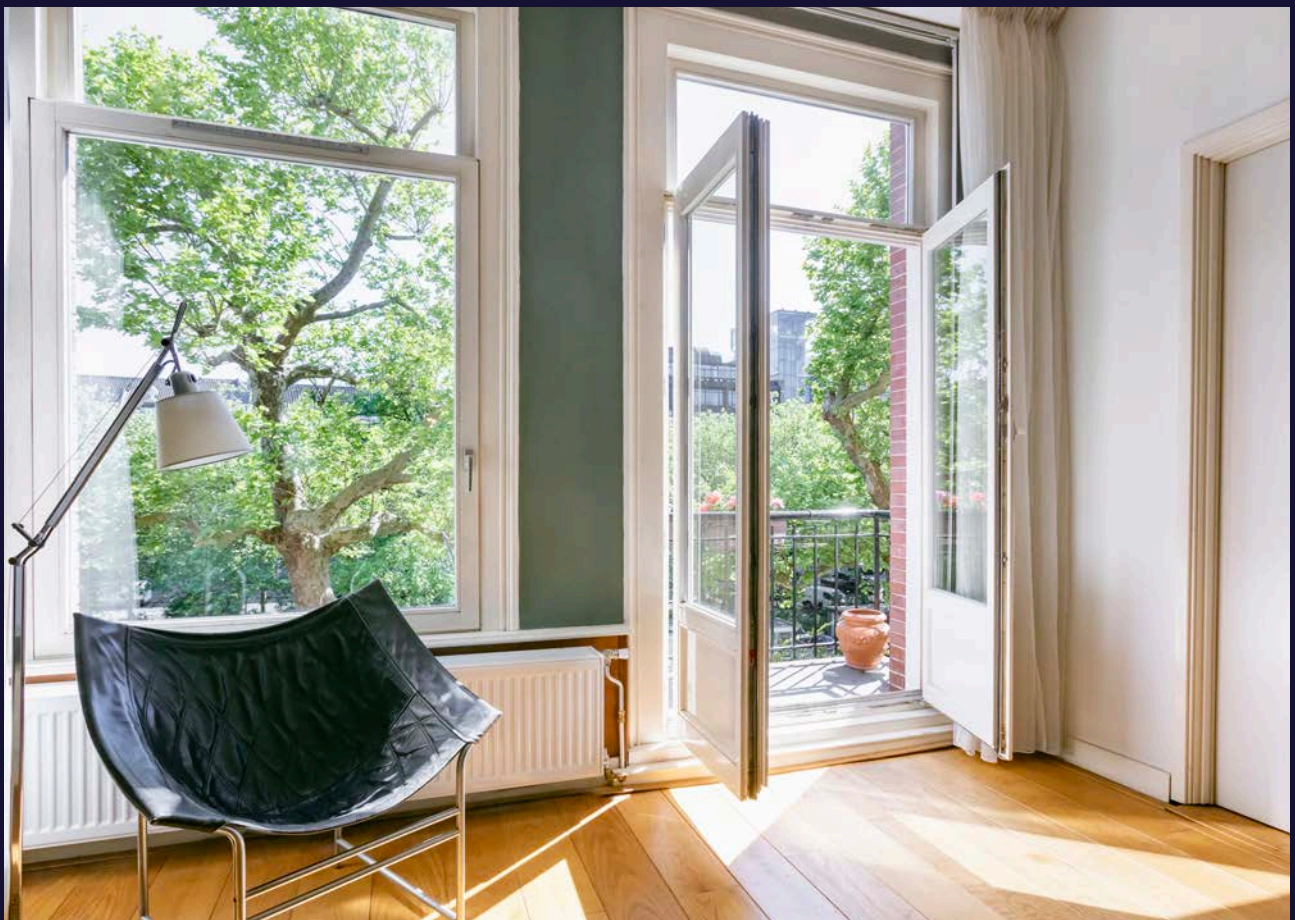
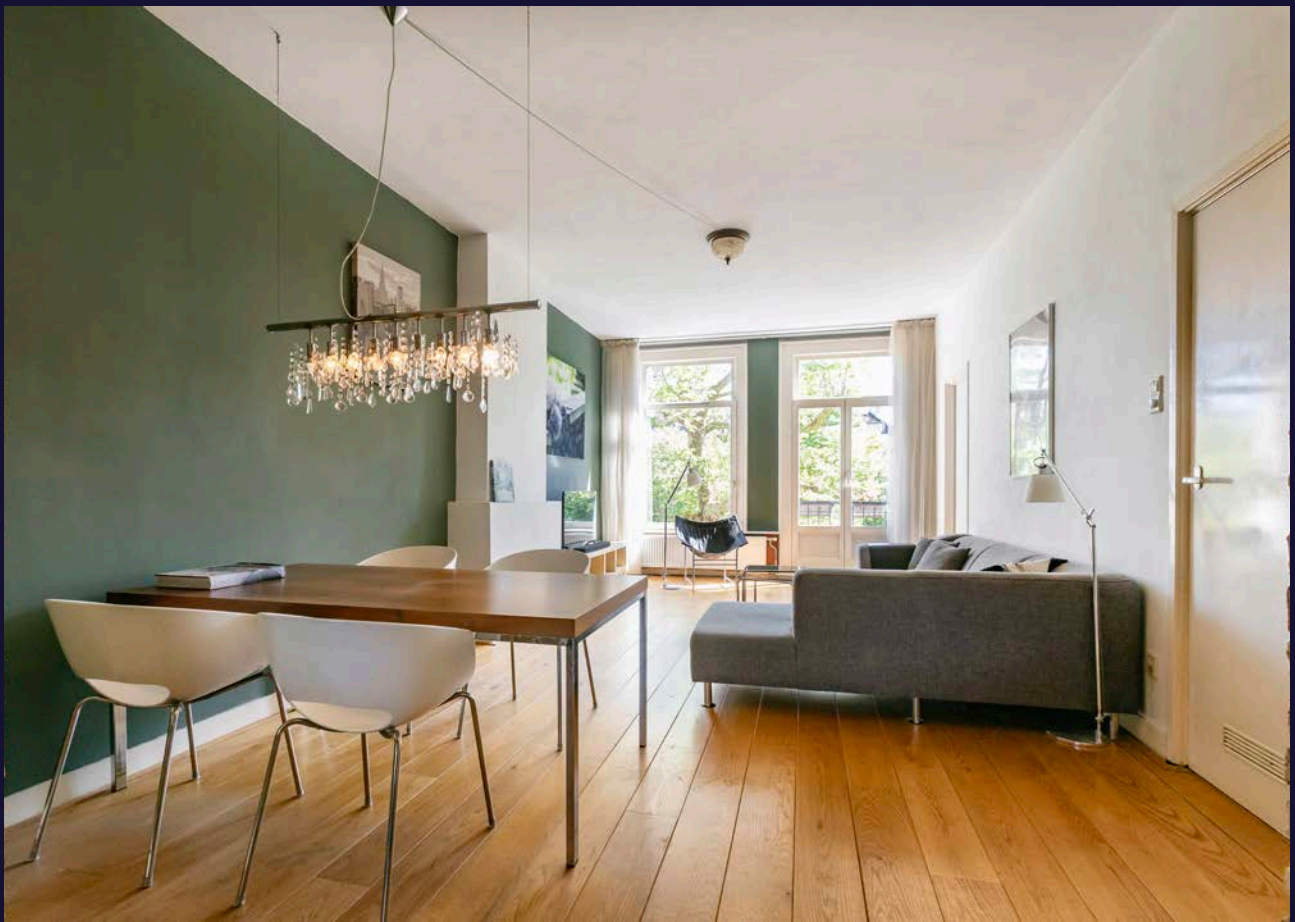


## SECOND FLOOR (APPROX. 86 M<sup>2</sup>)

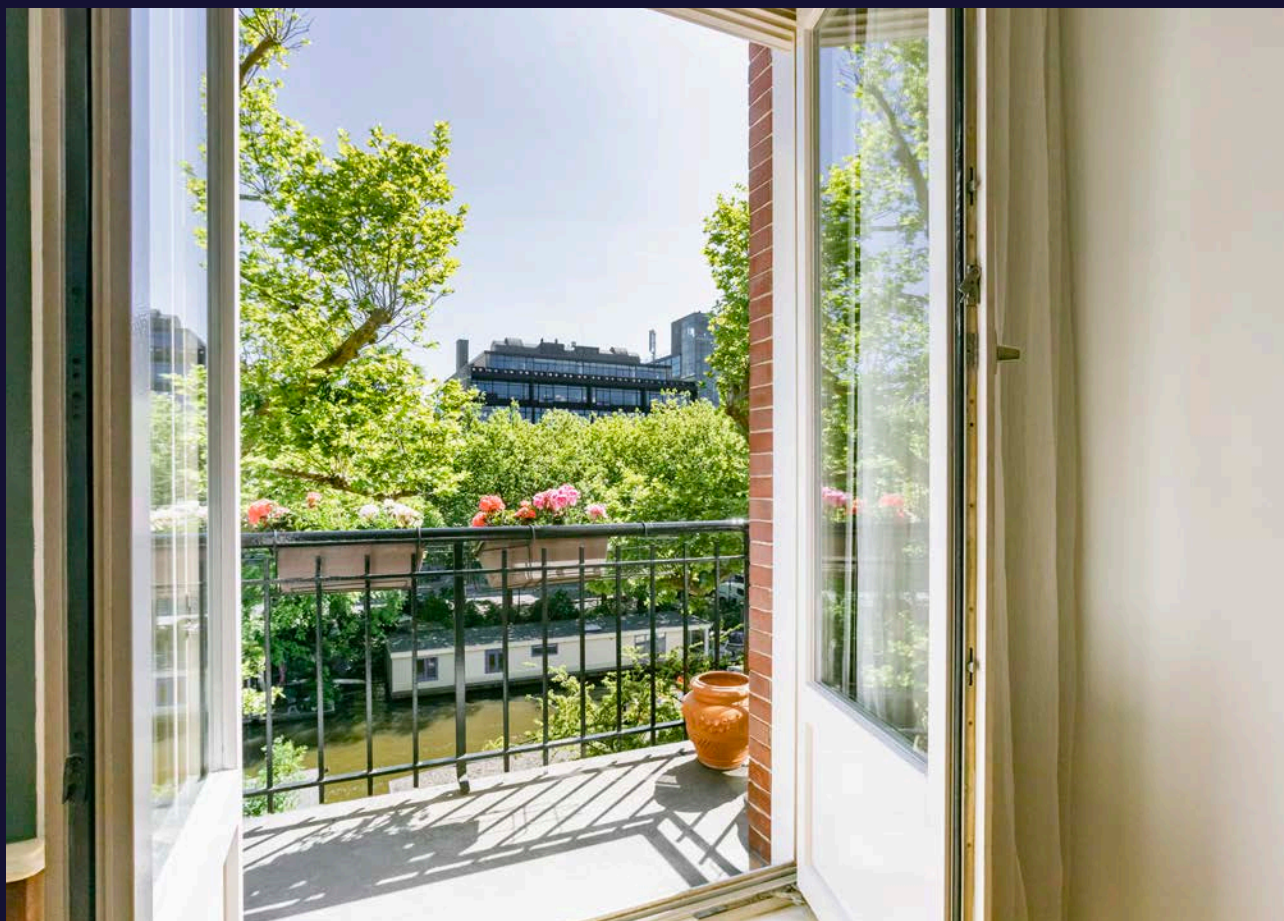
From the outside entrance on the bel-etage, you have access to the upper house, spread over three floors. The second floor is currently furnished as an independent living space with bathroom and separate toilet. Here you will also find high ceilings, a balcony at the front, and a spacious balcony at the rear. The kitchen is located at the rear. In the middle of the apartment is a bathroom.







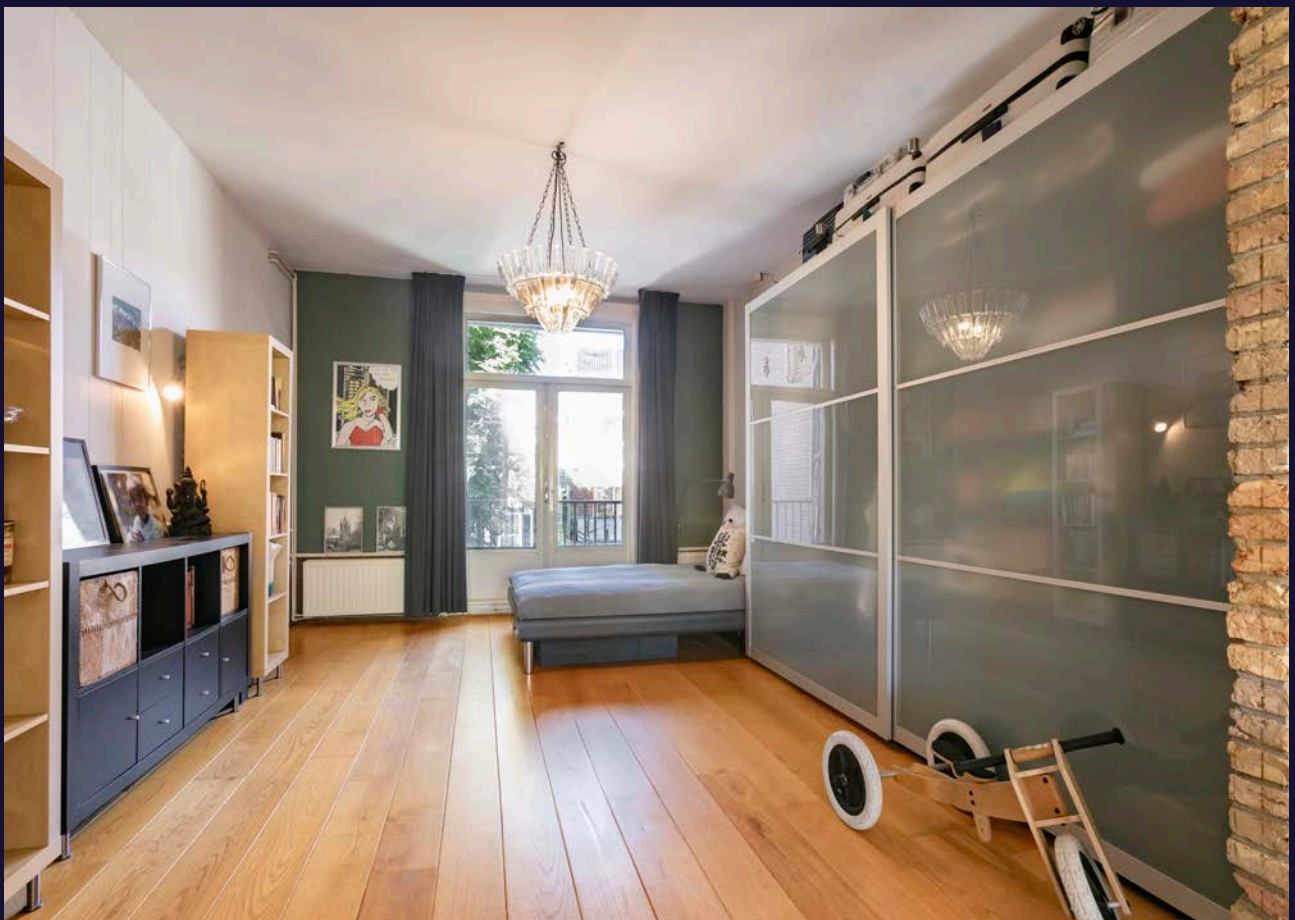
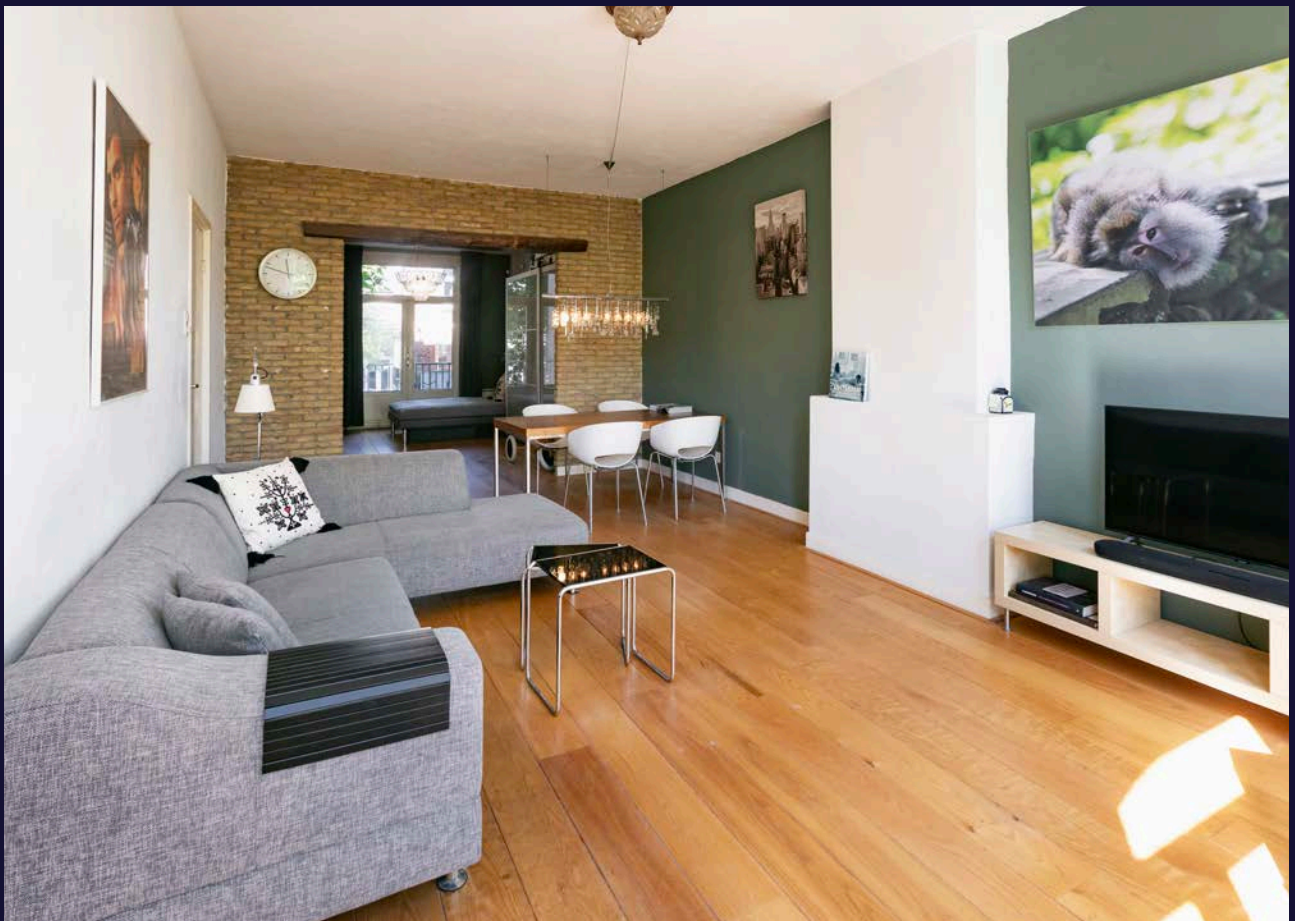




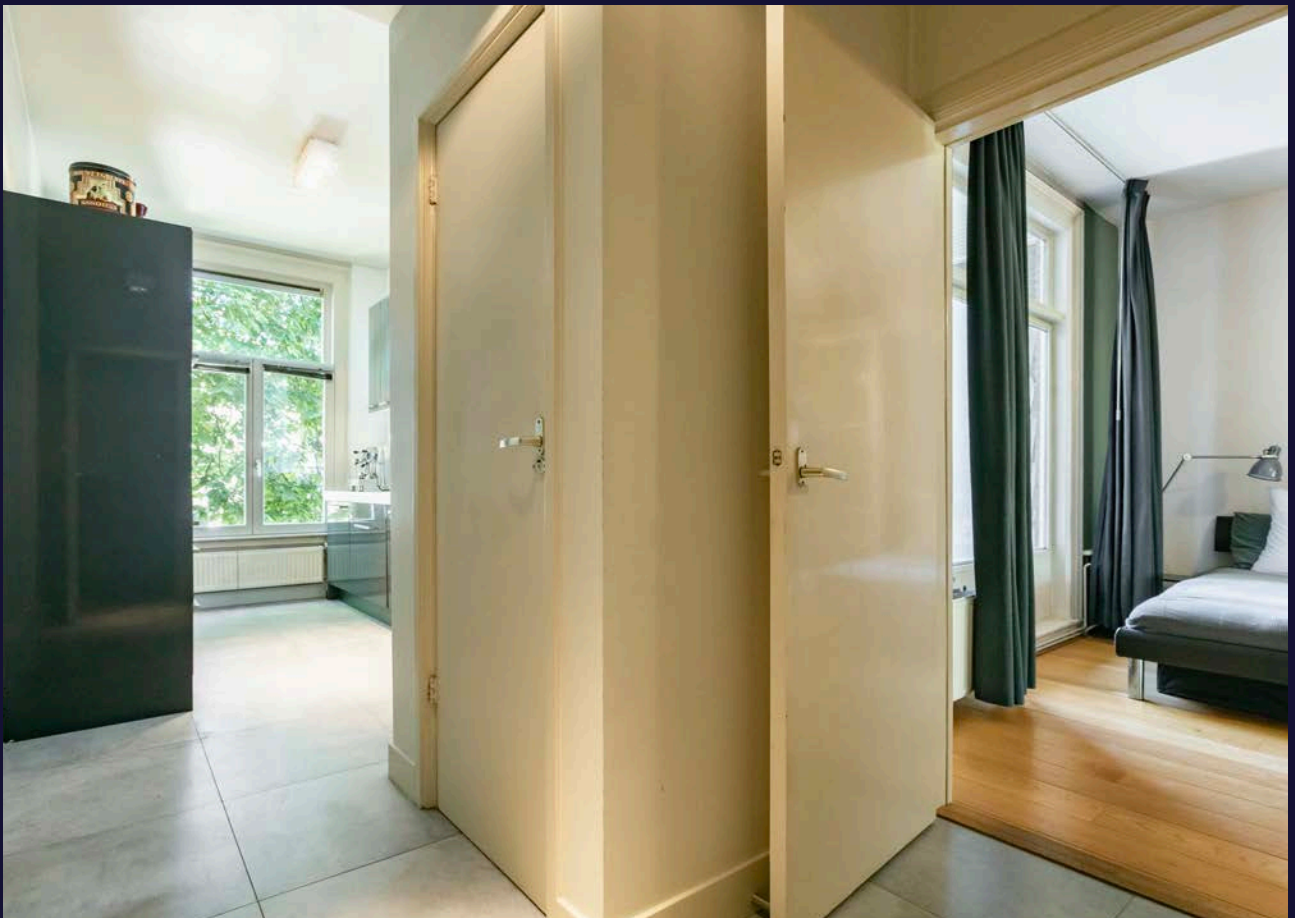
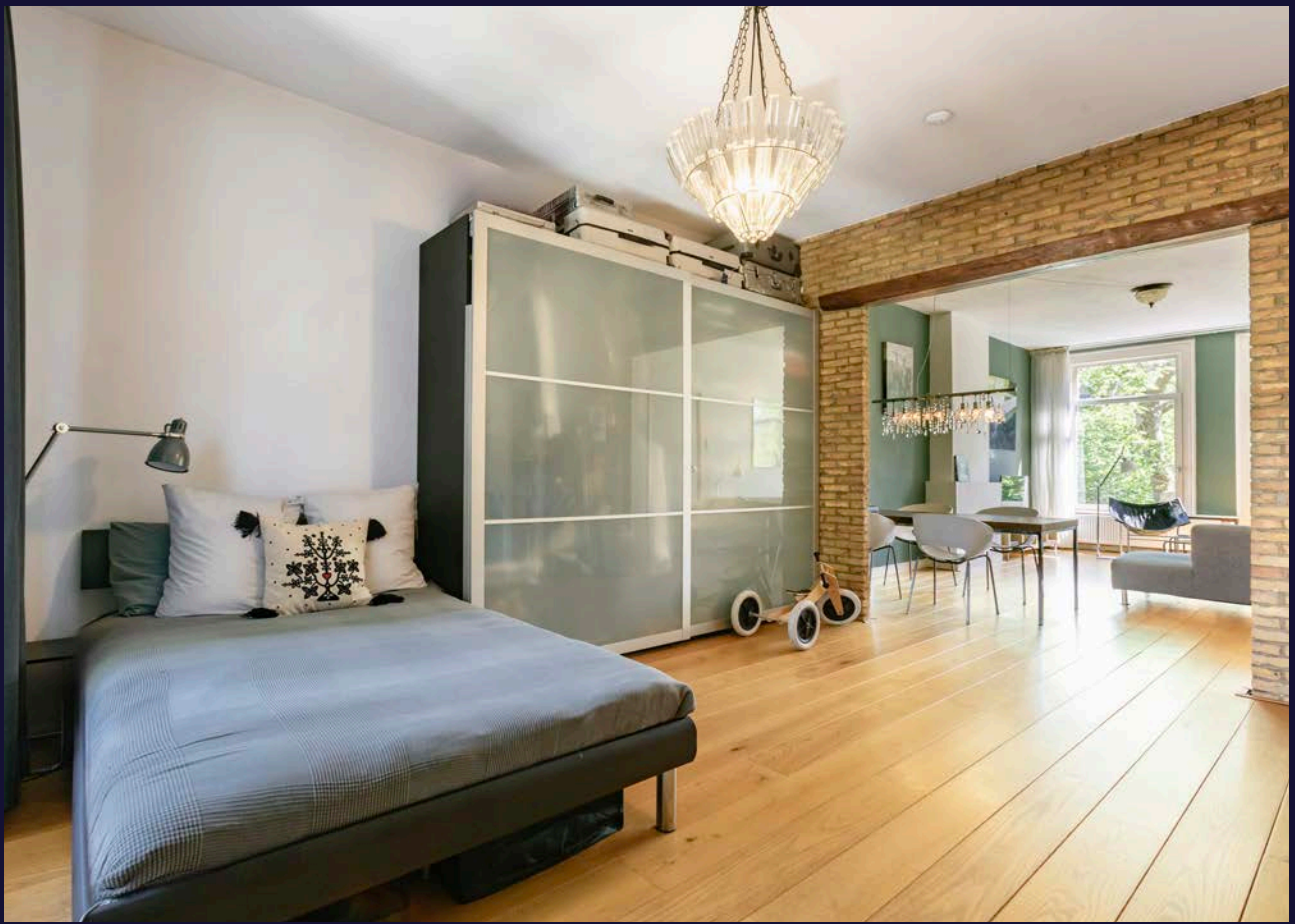
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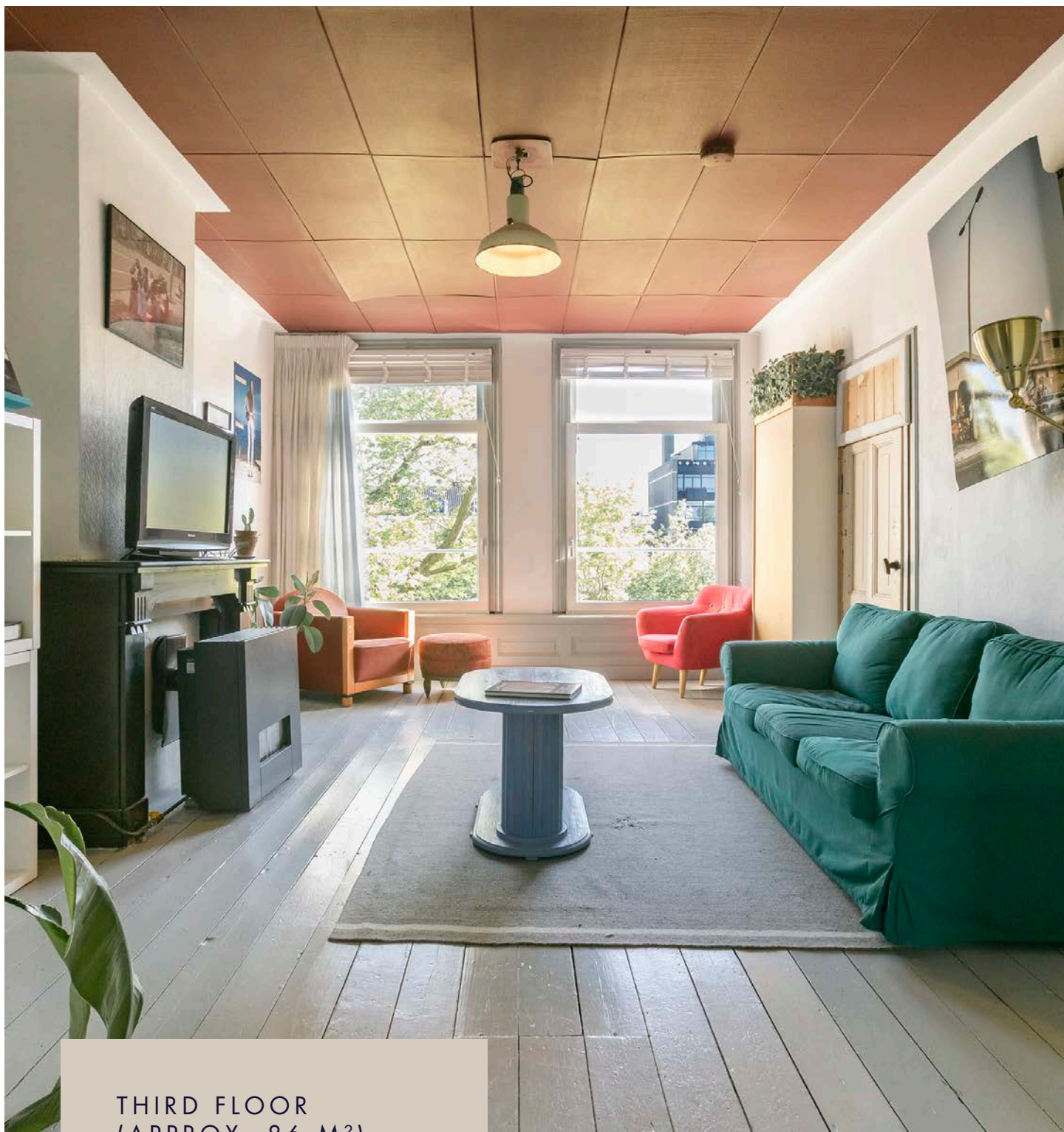


THE KITCHEN IS  
LOCATED AT THE REAR.









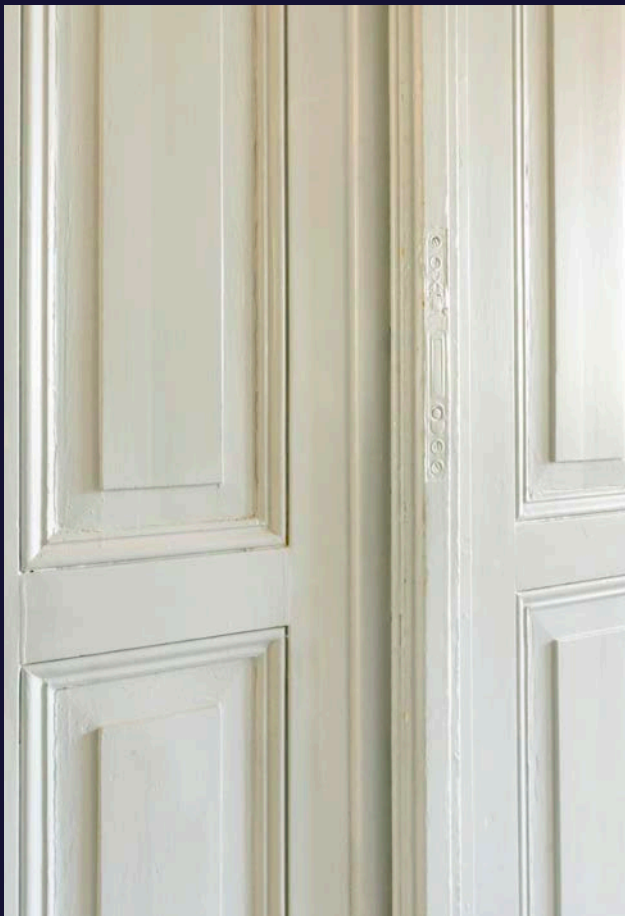
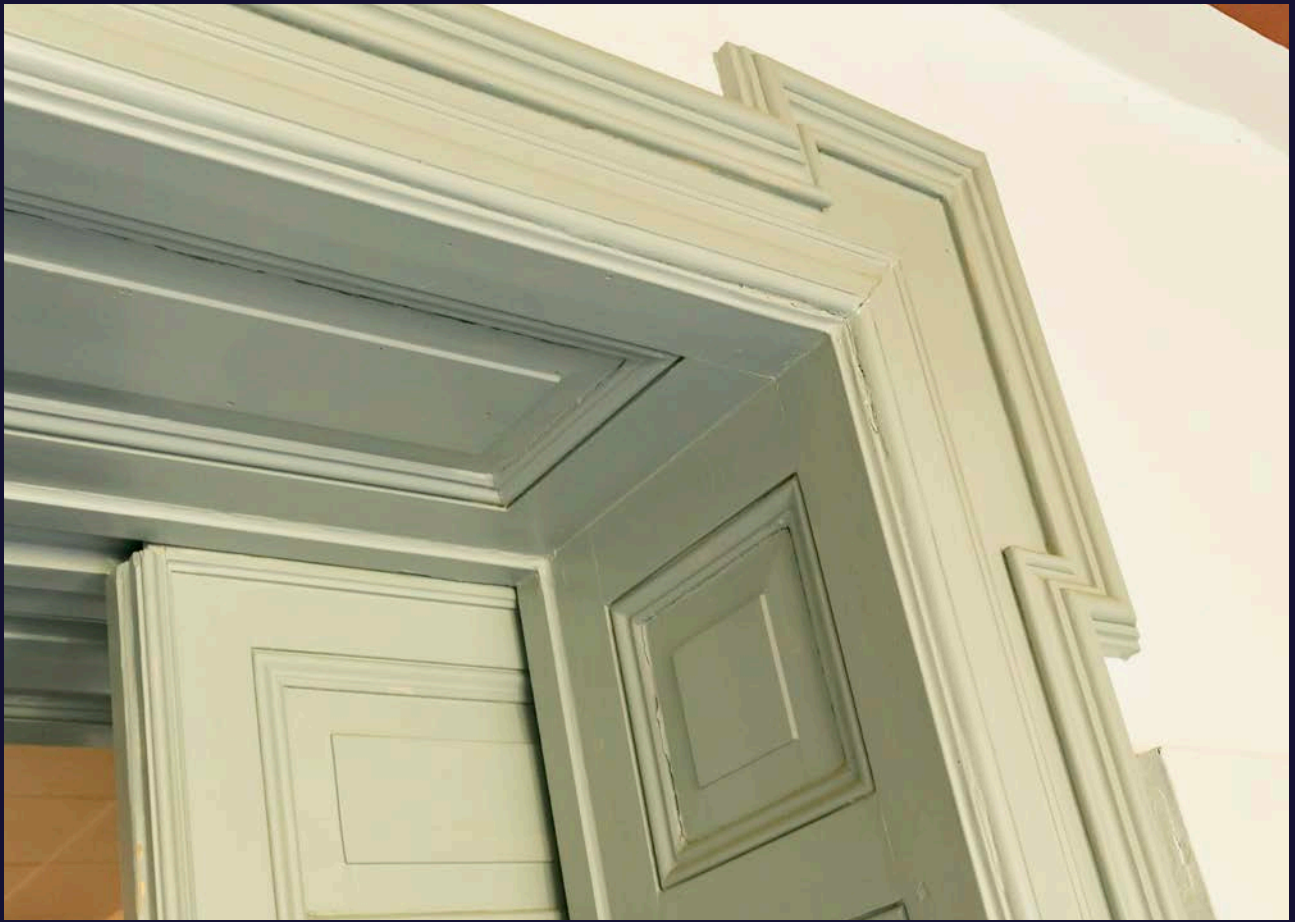
### THIRD FLOOR (APPROX. 86 M<sup>2</sup>)

The third floor currently shares an entrance with the fourth floor. This floor is also furnished as a separate apartment, complete with a kitchen at the rear, a balcony at the rear, and a ceiling height of almost 3 meters. In the middle of the apartment is a bathroom.





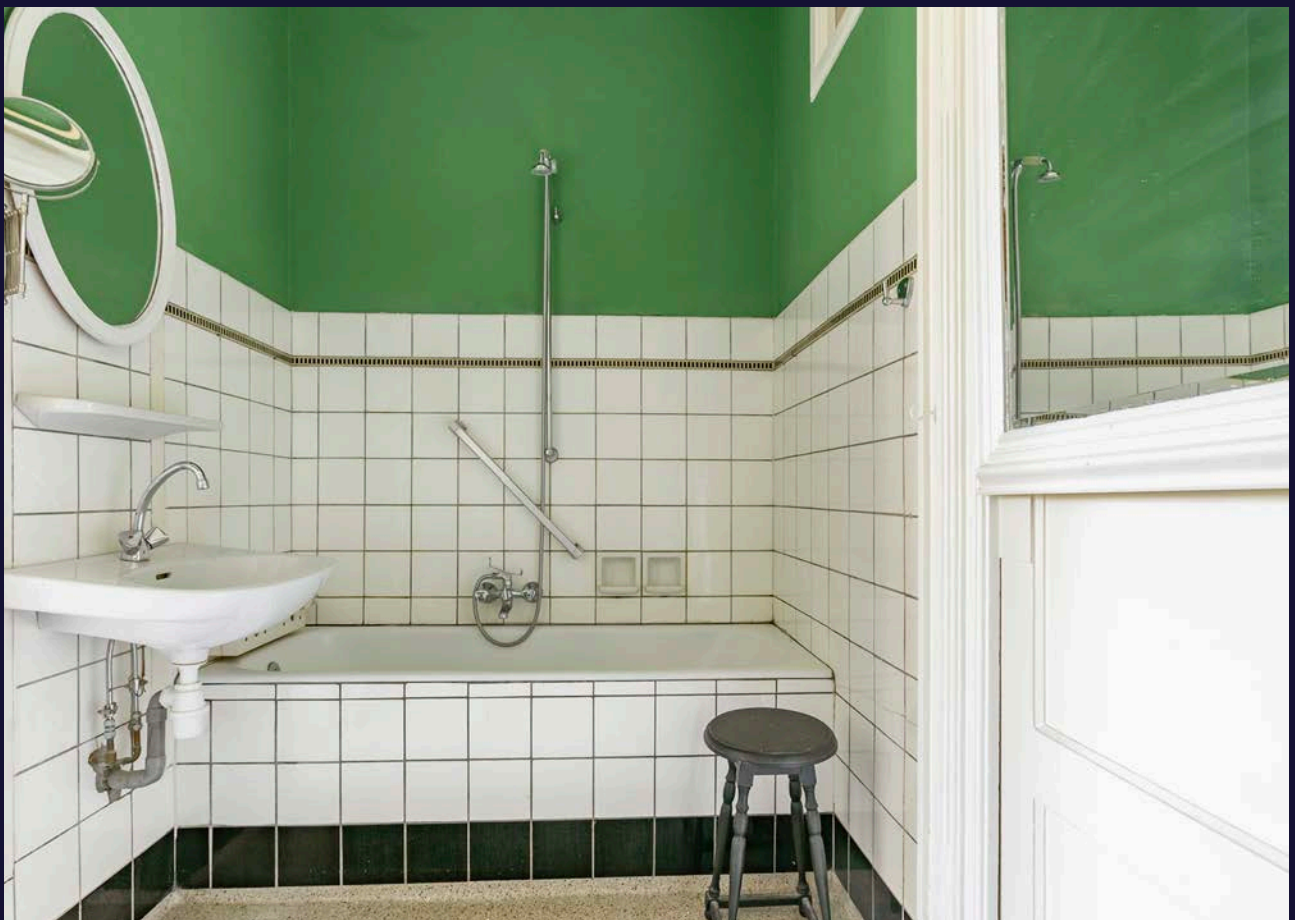








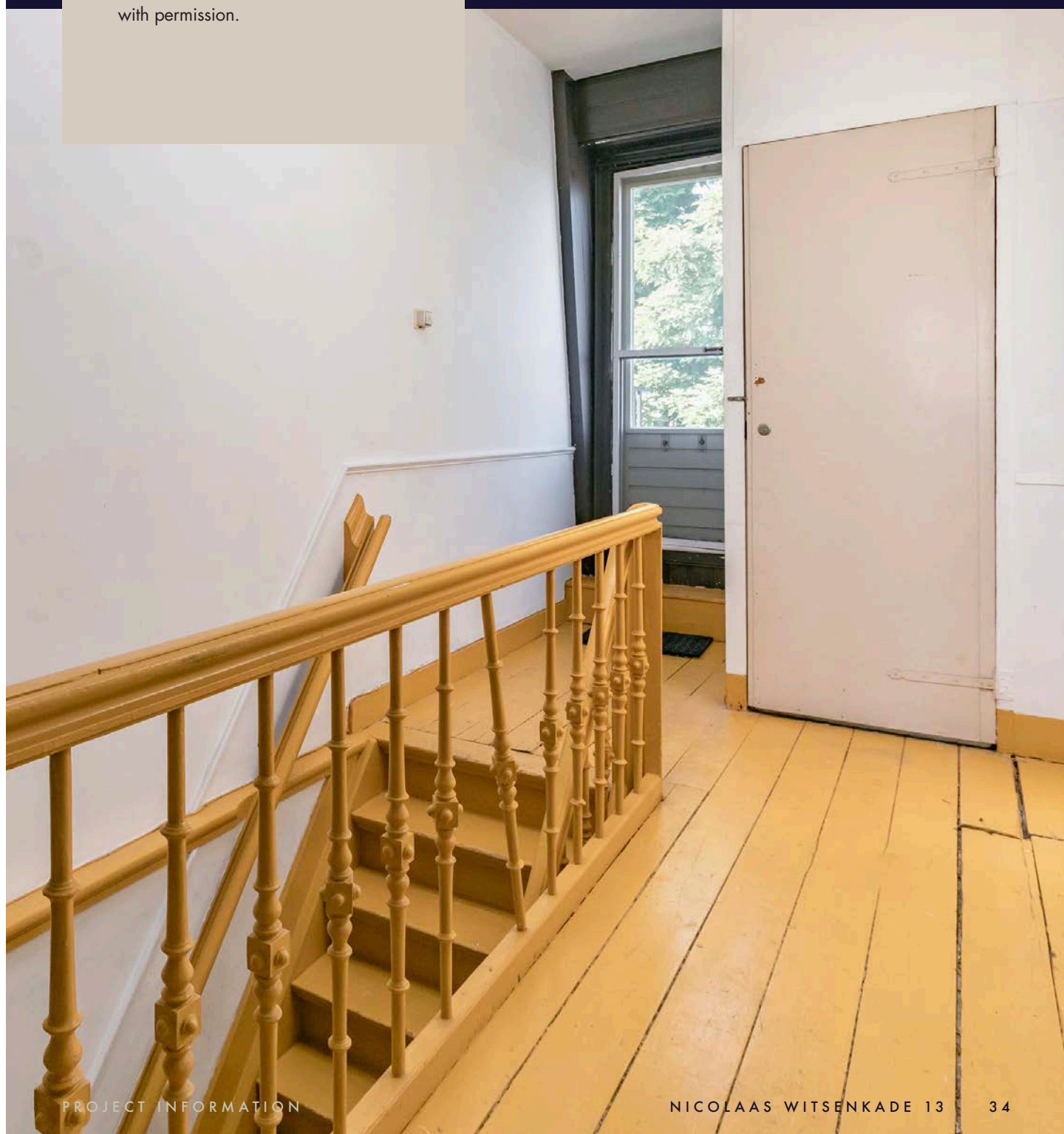






## FOURTH FLOOR (APPROX. 74 M<sup>2</sup>)

Exceptionally bright floor, with the same pleasant ceiling height as the other floors. The spacious bedroom and kitchen are located at the front; at the rear you will find a spacious living room. The landing provides access to all rooms. There is a flat roof here where a roof terrace could be built with permission.





THERE IS A FLAT ROOF  
HERE WHERE A  
ROOF TERRACE COULD  
BE BUILT WITH PERMISSION.





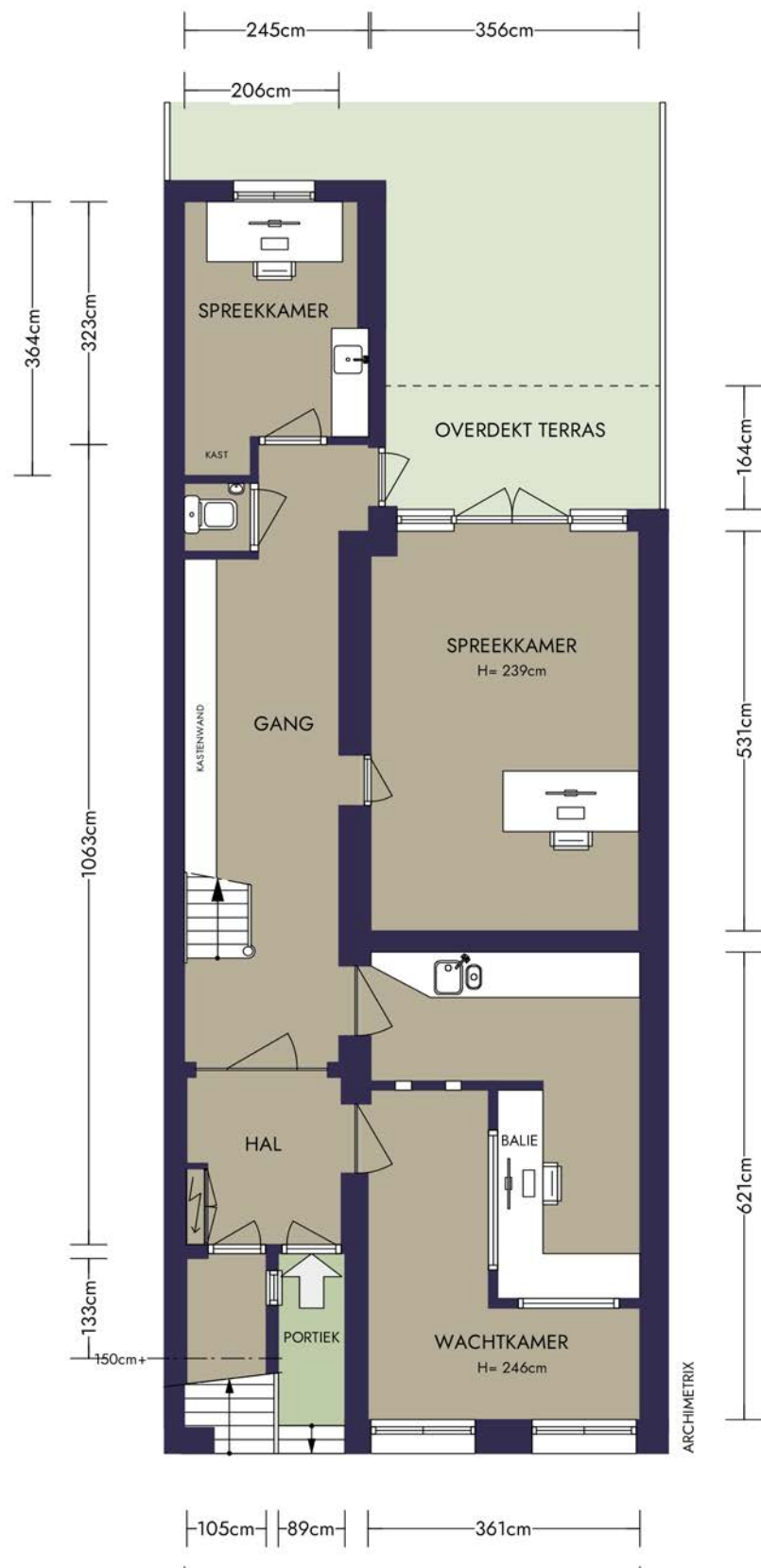






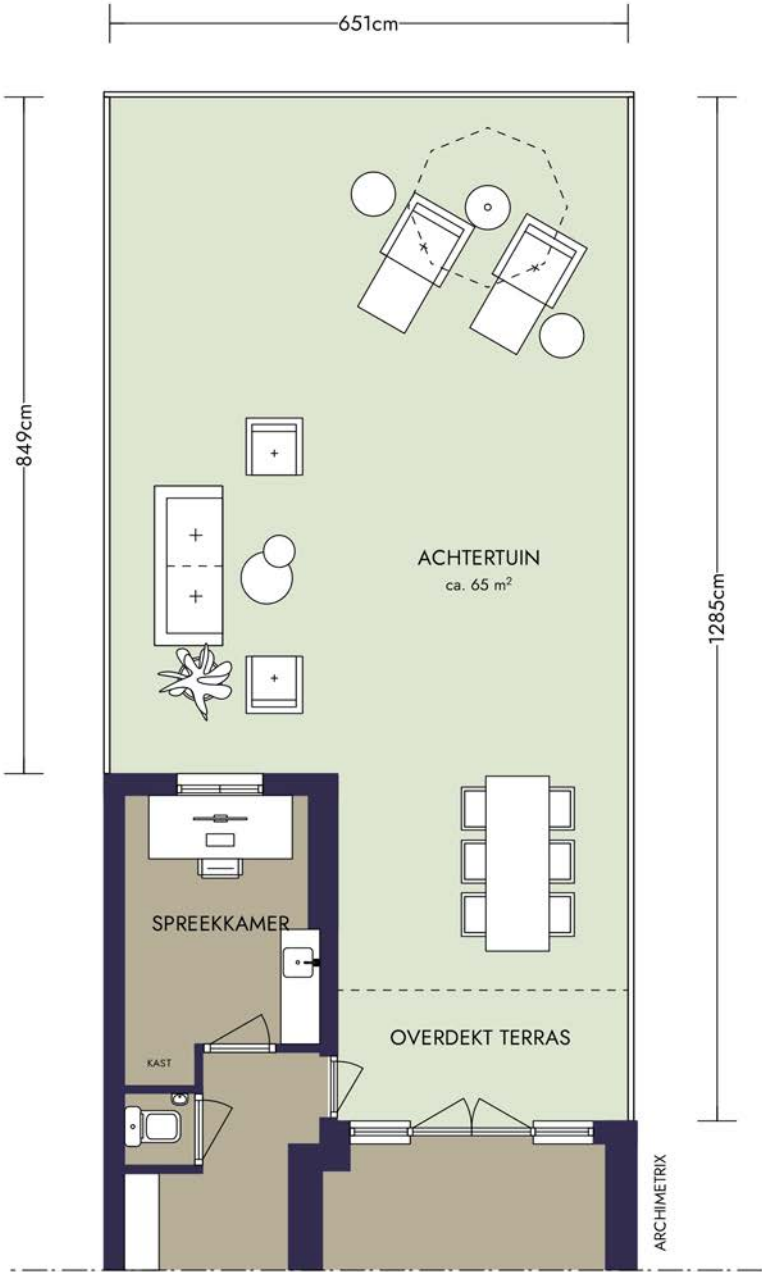


GARDEN LEVEL



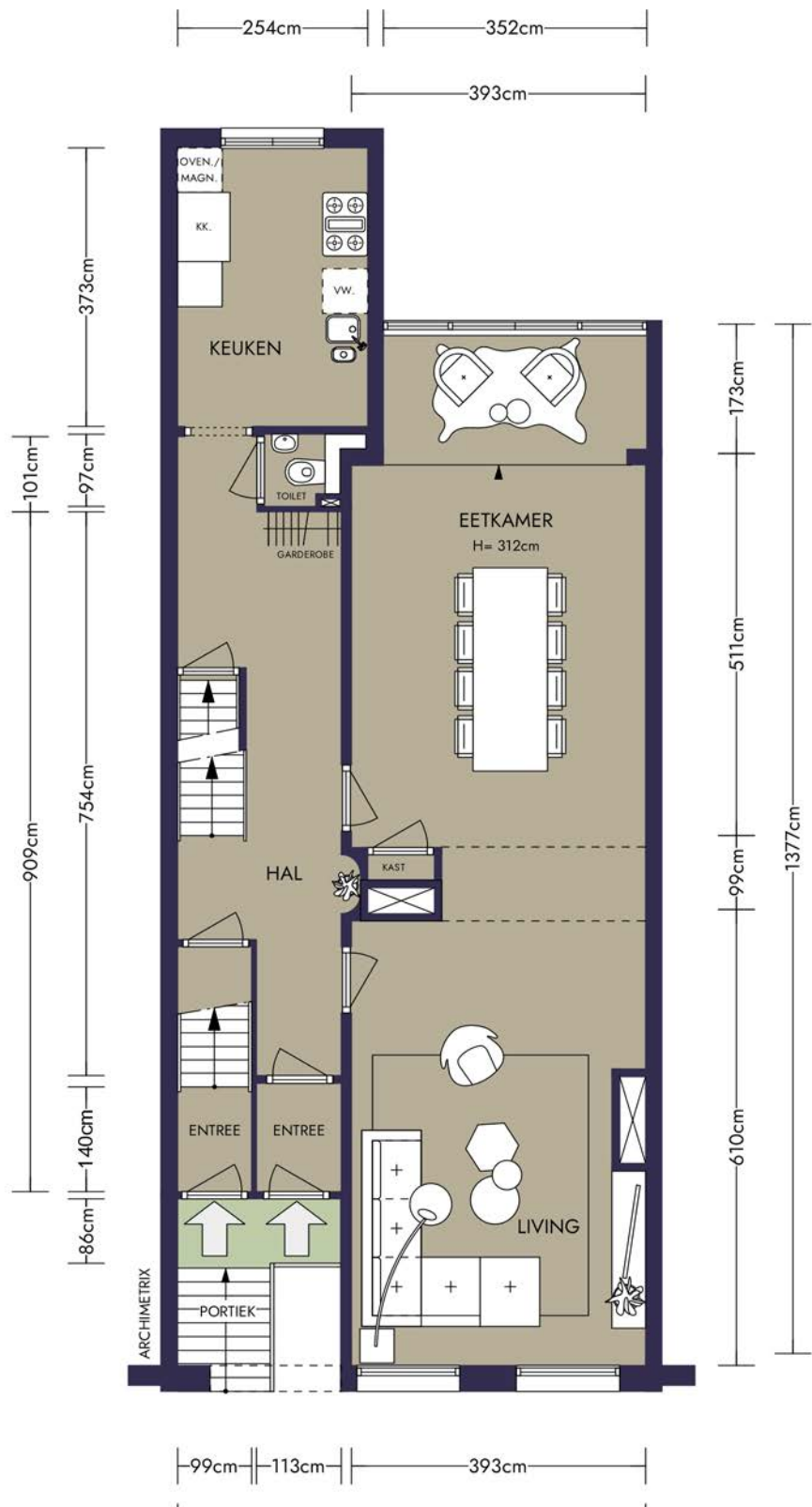


GARDEN



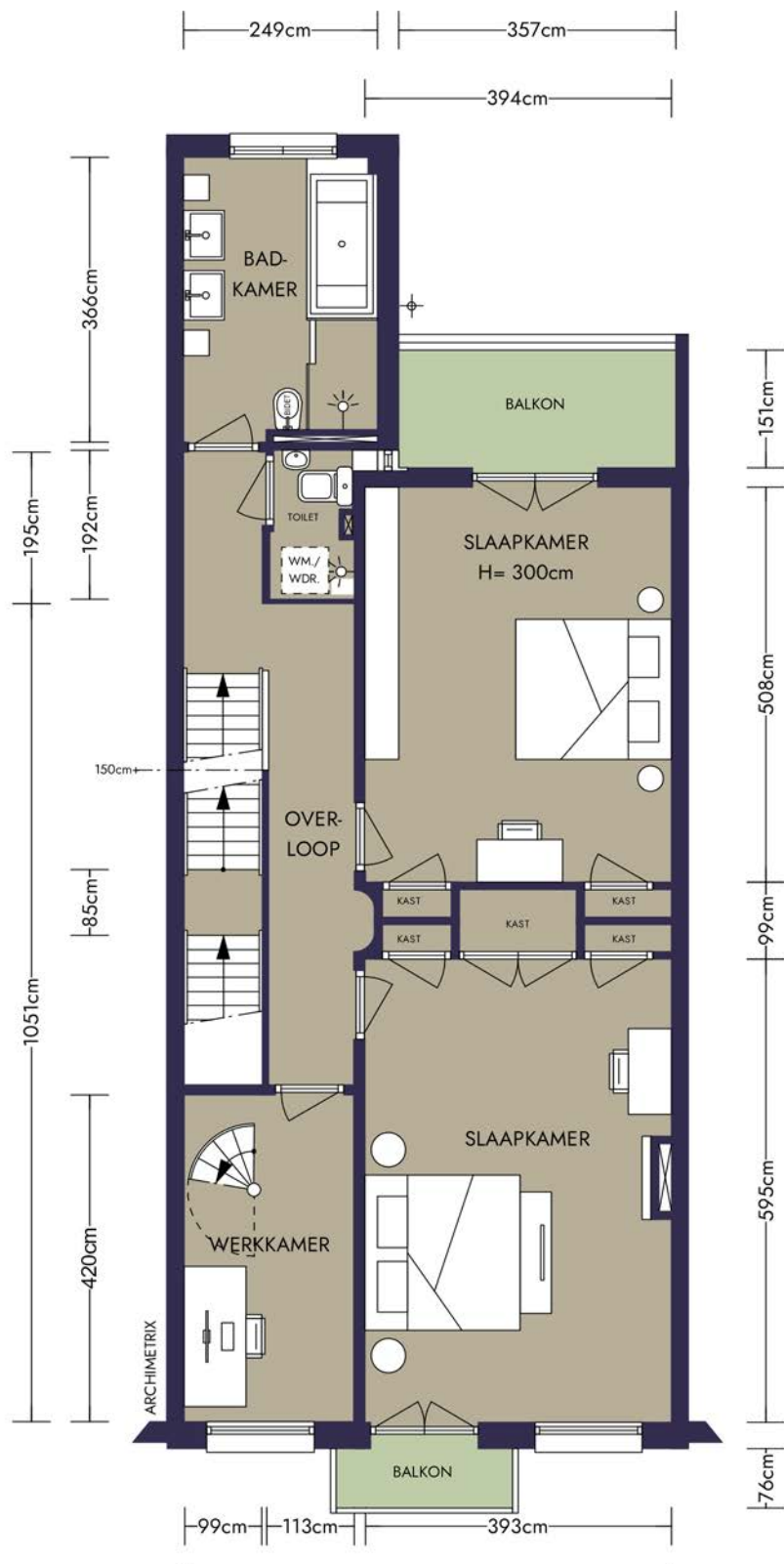


BEL-ETAGE



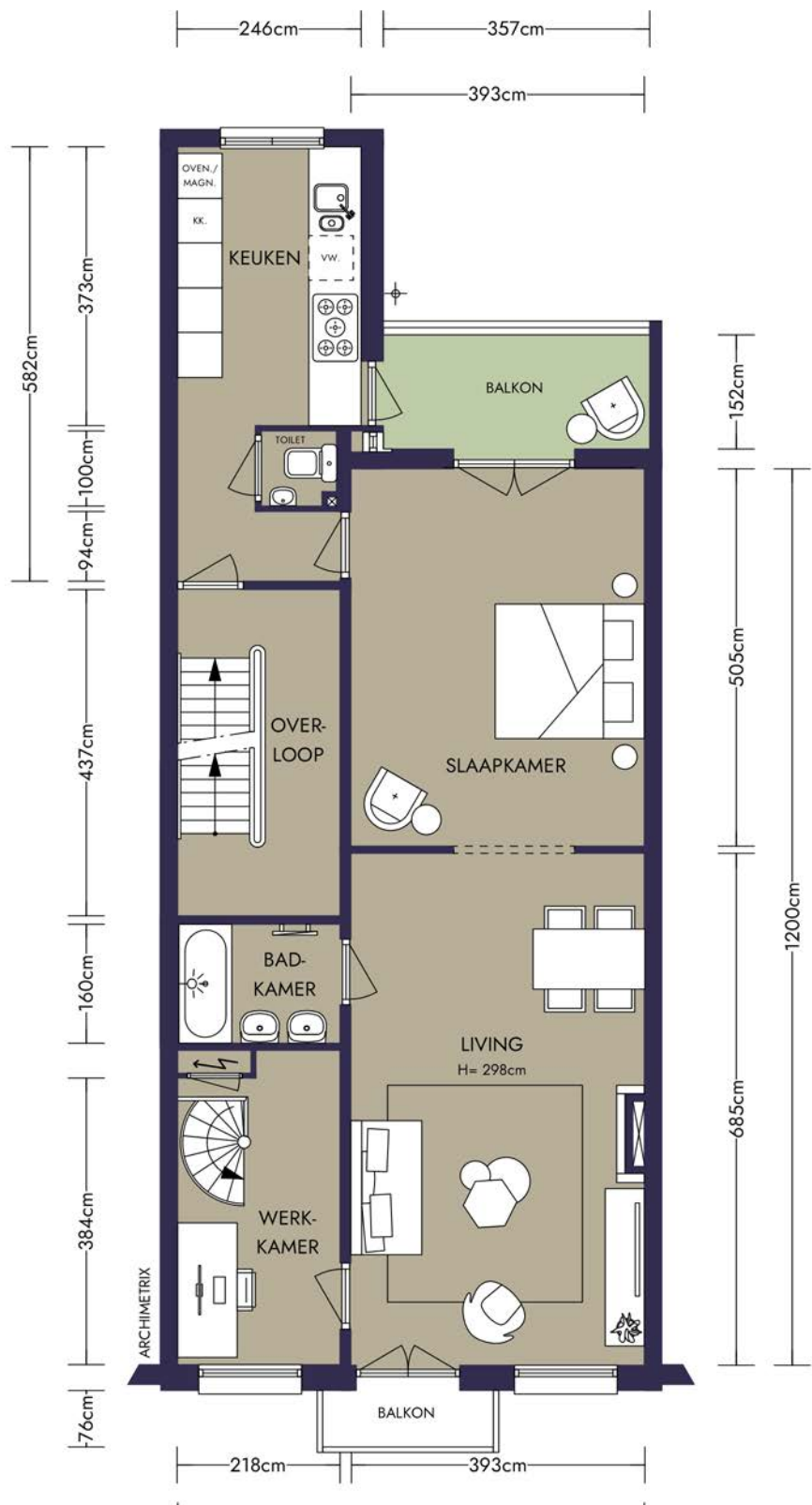


FIRST FLOOR

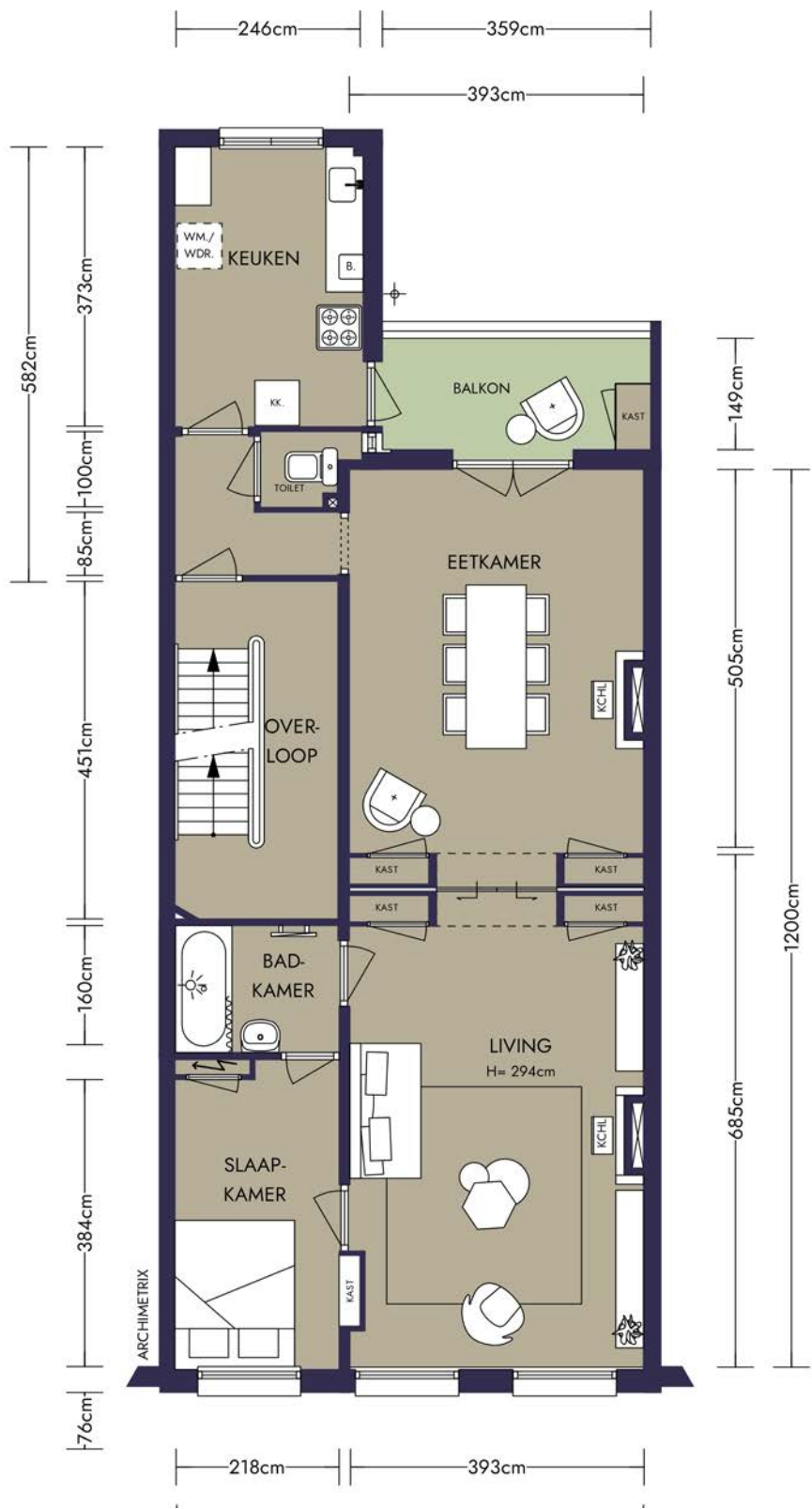




SECOND FLOOR



THIRD FLOOR





FOURTH FLOOR



# SPECIFICATIONS

## OBJECT

Type	Townhouse, semi-detached house
Type	Residential house
Year of construction	1886
Current use	Living space
Current destination	Living

## PARTICULARITIES

- + Completely unsplit property from approx. 1886, located on freehold land (no ground lease)
- + Approx. 494 m<sup>2</sup> usable floor space (NEN 2580)
- + Six full floors with lots of light and space
- + Backyard of approx. 65 m<sup>2</sup> facing north but with morning and evening sun due to its depth.
- + Currently, the house has three BAG registrations
- + Unobstructed view of the water of the Nicolaas Witsenkade
- + Three separate entrances – ideal for split use
- + Various uses: including living, working, guest accommodation, rental
- + Zoning plan: Mixed -1 (residential, offices, and services permitted)
- + Largely fitted with new window frames with HR++ glass
- + Exterior painting front and rear completed in 2024
- + The flat roof of the house was renewed in 2016
- + Energy label B for the ground floor and second floor. The third floor has an Energy label E.
- + Delivery in current condition ("as is, where is"), free of rent
- + Age clause applies

## CHARACTERISTICS

Living area	495 m <sup>2</sup>
Number of rooms	21
Number of bedrooms	11
Content	1383 m <sup>3</sup>
Building-related outdoor space	31 m <sup>22</sup>

## OUTDOOR SPACE

Back garden	65 m <sup>2</sup> , north
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## CADASTRAL

Municipality	Amsterdam
Section	I
Plot number	7138

## 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



