



CARLA
VAN DEN BRINK

AMSTERDAMSEWEG 216
AMSTELVEEN

This characterful and surprisingly modern mansion
is for sale on the leafy Amsterdamseweg,
in one of the most beautiful locations in Amstelveen.
Built in 1925, it offers a generous living area of 223 m²,
spread over four full floors,
on a plot of no less than 387 m² of private land.

*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

OLD CHARM & MODERN ALLURE

The front exudes the charm of its original construction year – classic and stylish. But walk to the back, and you are suddenly face to face with a spectacularly designed, ultra-modern rear facade with white Alucobond and lots of glass. Inside and out, this is a house of contrasts that blend perfectly.





THE PERFECT BALANCE BETWEEN CITY AND NATURE

Within ten minutes you can walk to the Amsterdamse Bos or the city center of Amstelveen. Schools, childcare, (international) medical facilities, pharmacies, sports clubs (hockey, tennis, soccer, cricket), golf – everything is nearby. You can do your shopping on foot.

PARKING? NO PROBLEM.

There is space for two cars on the property at the front. In addition, you can park for free and without a permit on the public road.

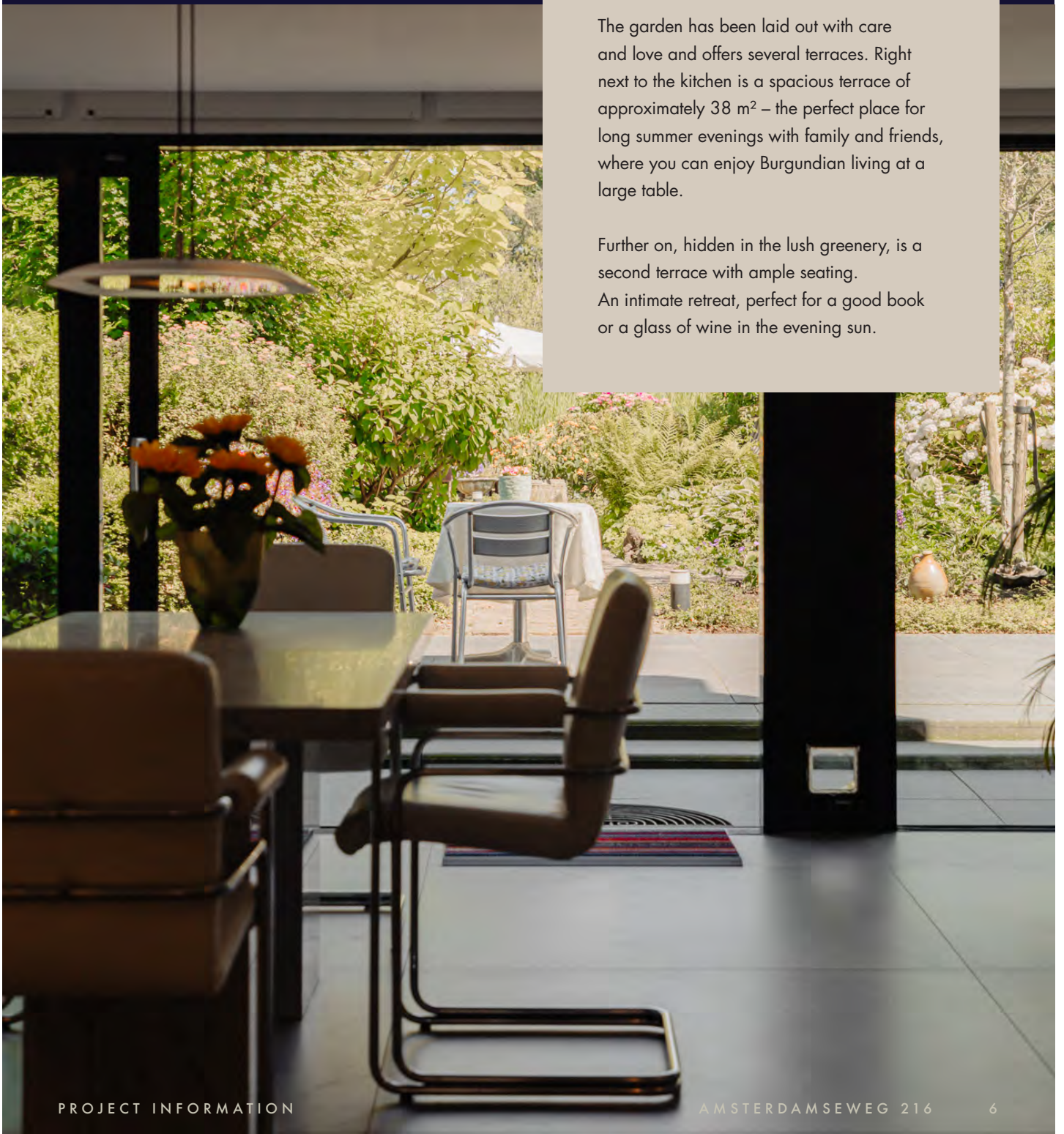


A GARDEN LIKE NO OTHER

The approximately 35-meter-deep sunny garden is an oasis of peace and greenery, directly adjacent to the beautiful Heempark De Braak, a national monument full of native flora, water features, and tranquility. A narrow ditch separates your property from this unique nature reserve.

The garden has been laid out with care and love and offers several terraces. Right next to the kitchen is a spacious terrace of approximately 38 m² – the perfect place for long summer evenings with family and friends, where you can enjoy Burgundian living at a large table.

Further on, hidden in the lush greenery, is a second terrace with ample seating. An intimate retreat, perfect for a good book or a glass of wine in the evening sun.









THE GARDEN HAS
BEEN LAID OUT
WITH CARE AND
LOVE AND OFFERS
SEVERAL TERRACES.

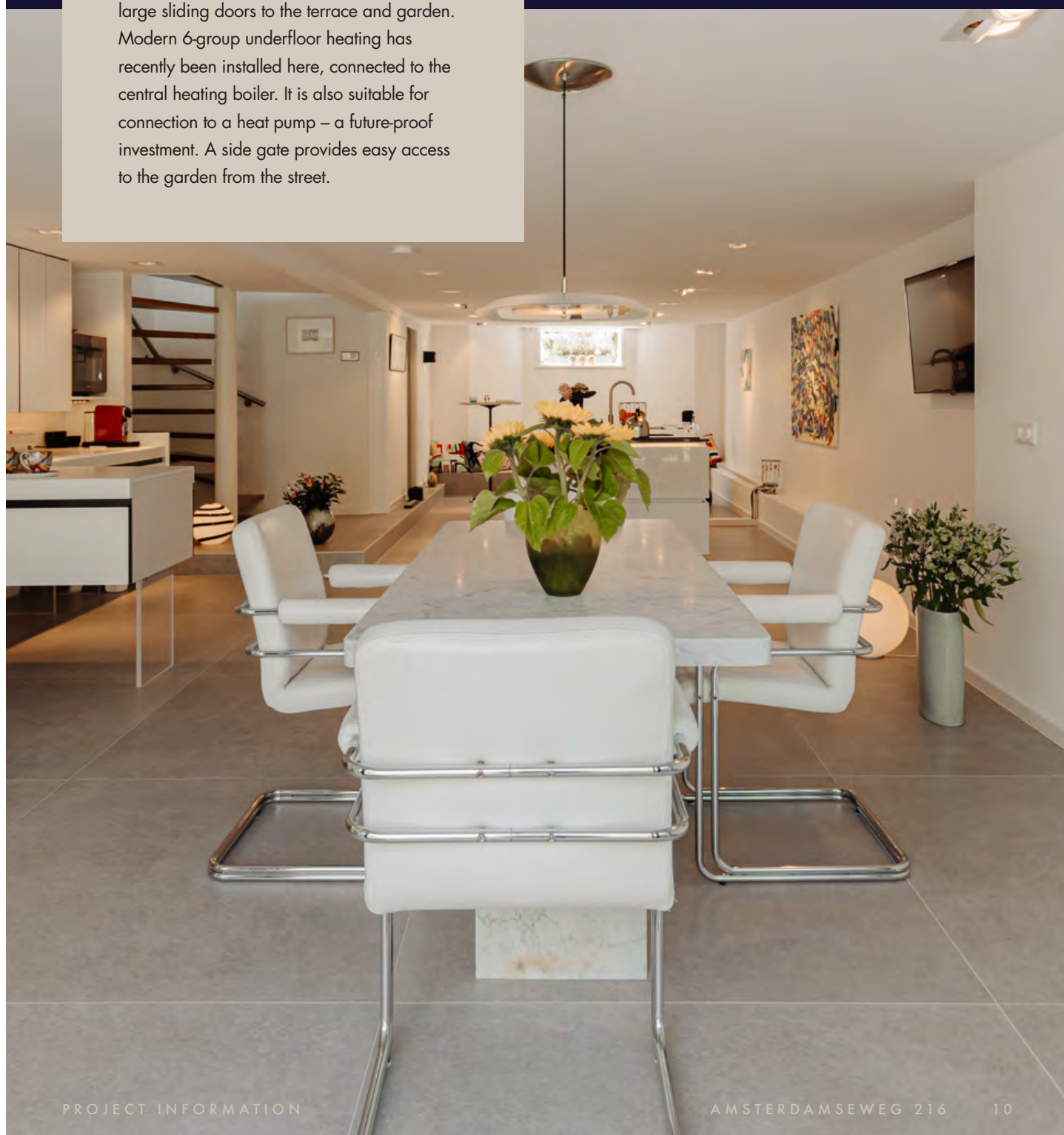


LAYOUT WITH POSSIBILITIES – YOU DECIDE

Via de centrale trap bereikt u de vier
woonlagen:

BASEMENT

a spacious kitchen of approx. 65 m² with
large sliding doors to the terrace and garden.
Modern 6-group underfloor heating has
recently been installed here, connected to the
central heating boiler. It is also suitable for
connection to a heat pump – a future-proof
investment. A side gate provides easy access
to the garden from the street.







ENTRANCE FLOOR

Also approx. 65 m², with a bright living room and large sliding doors that seamlessly connect the garden, park, and interior.





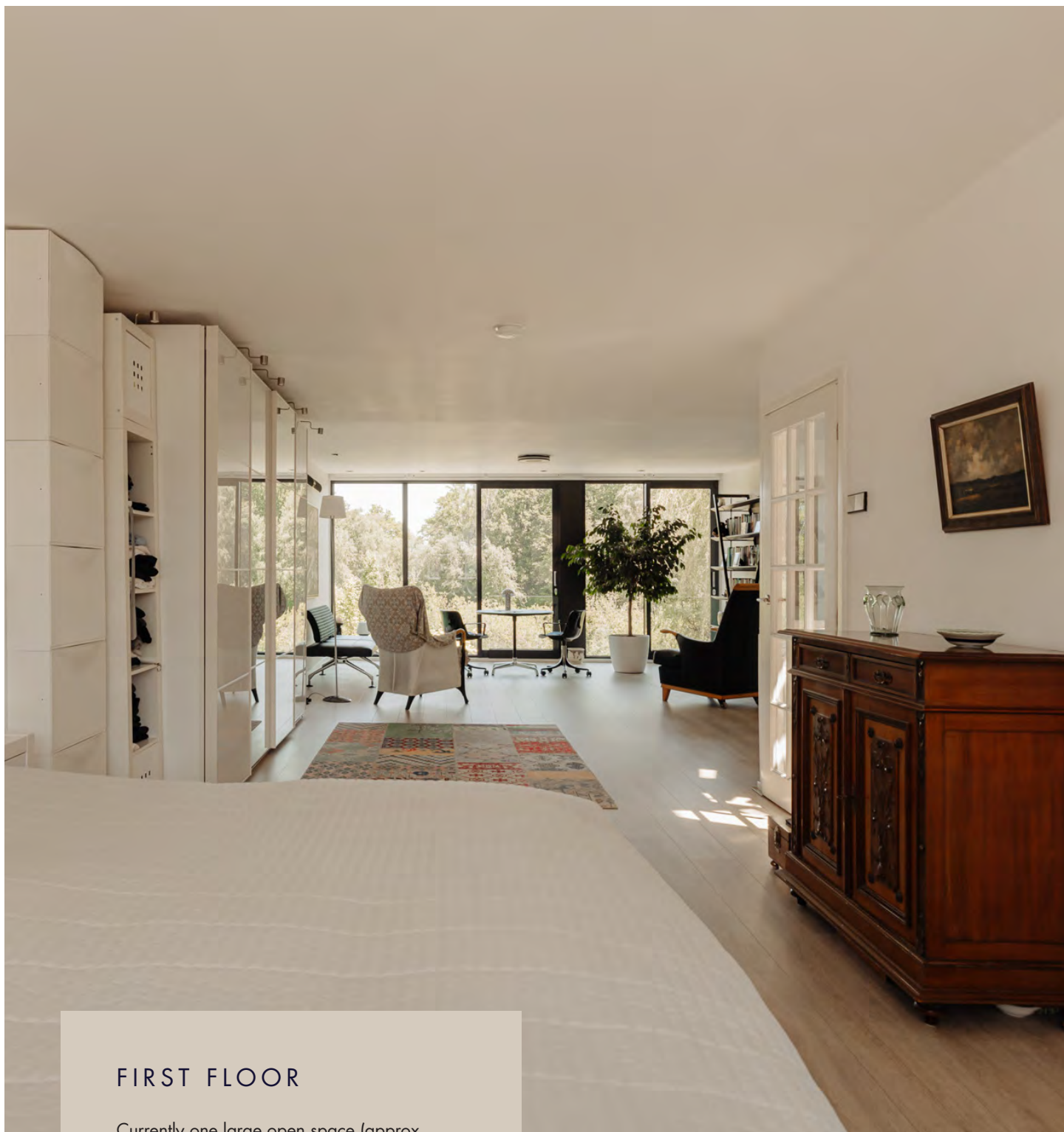




FURTHER ON,
HIDDEN IN
THE LUSH
GREENERY, IS
A SECOND
TERRACE WITH
AMPLE SEATING.



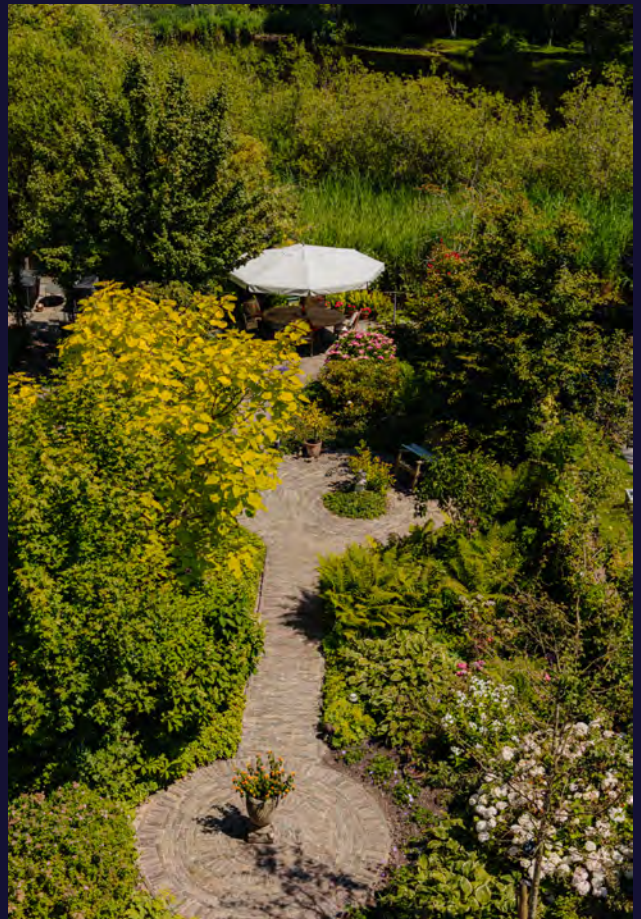




FIRST FLOOR

Currently one large open space (approx. 65 m²) furnished as a bedroom with bathroom, easily convertible into multiple bedrooms and an extra bathroom.

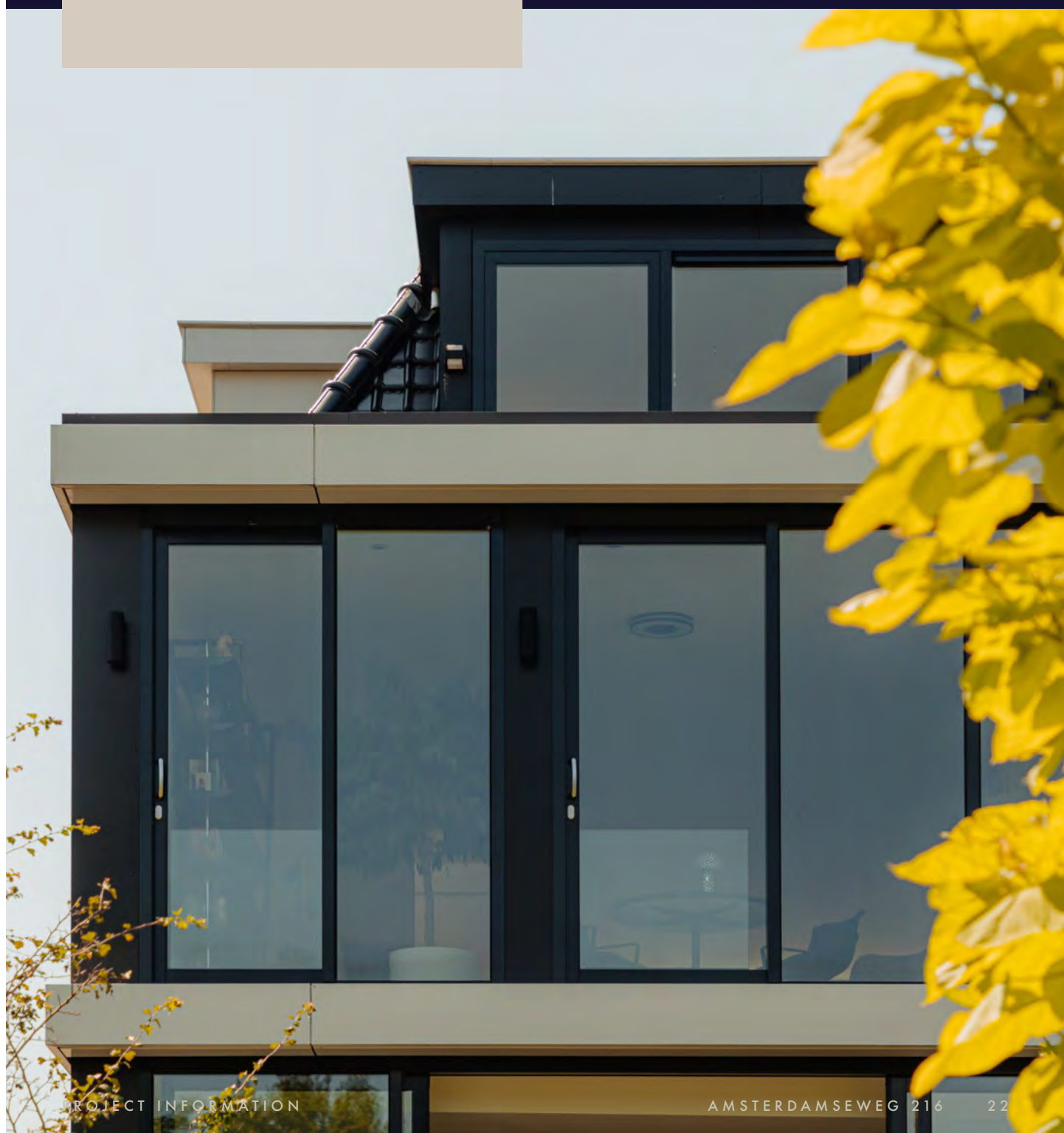






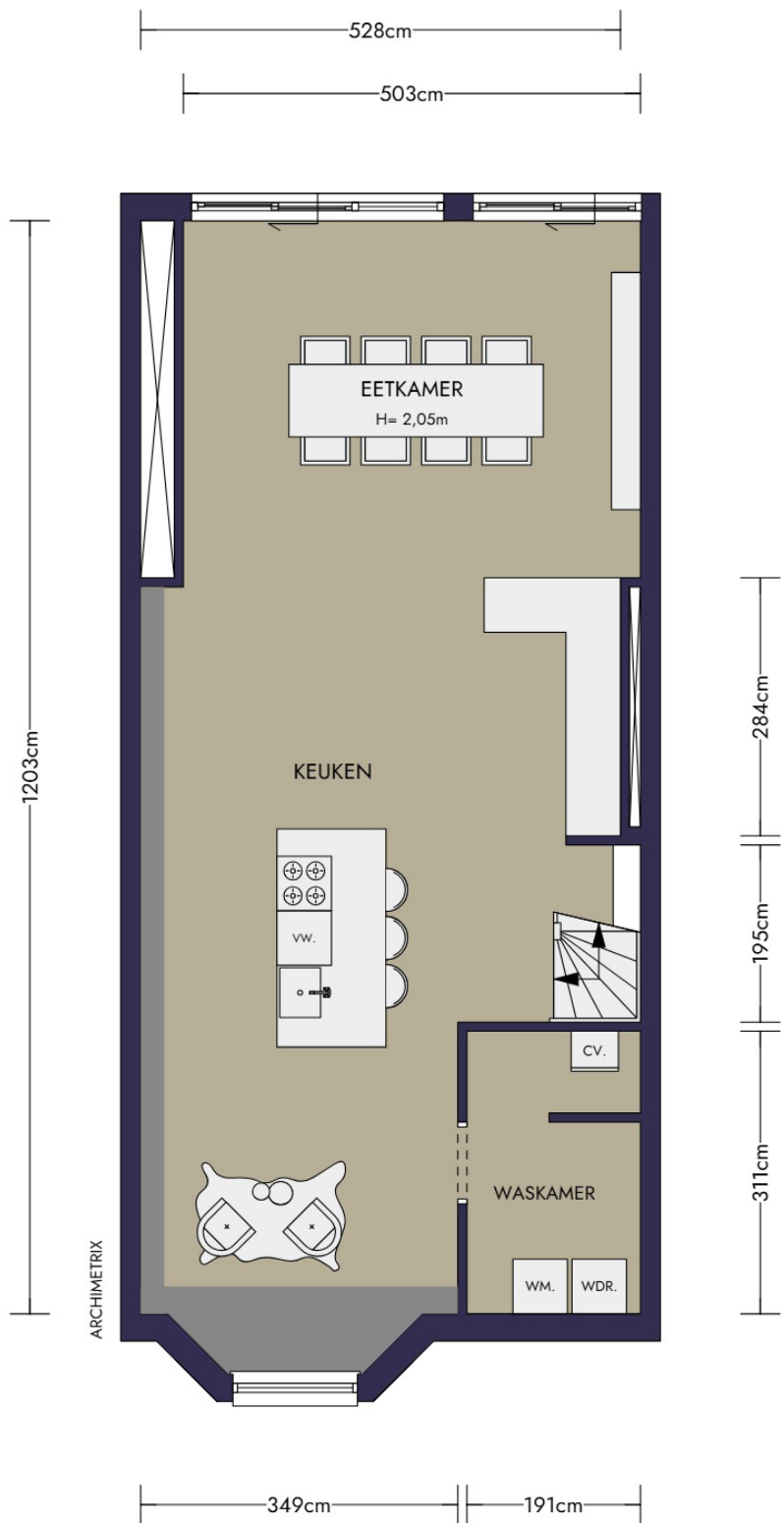
SECOND FLOOR

A finished, bright space of approx. 40 m² with a spectacular view of the garden and park. Here too, pipes are already installed under the floor, making it easy to add an extra bathroom or pantry.





BASEMENT



NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	60,20 m²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

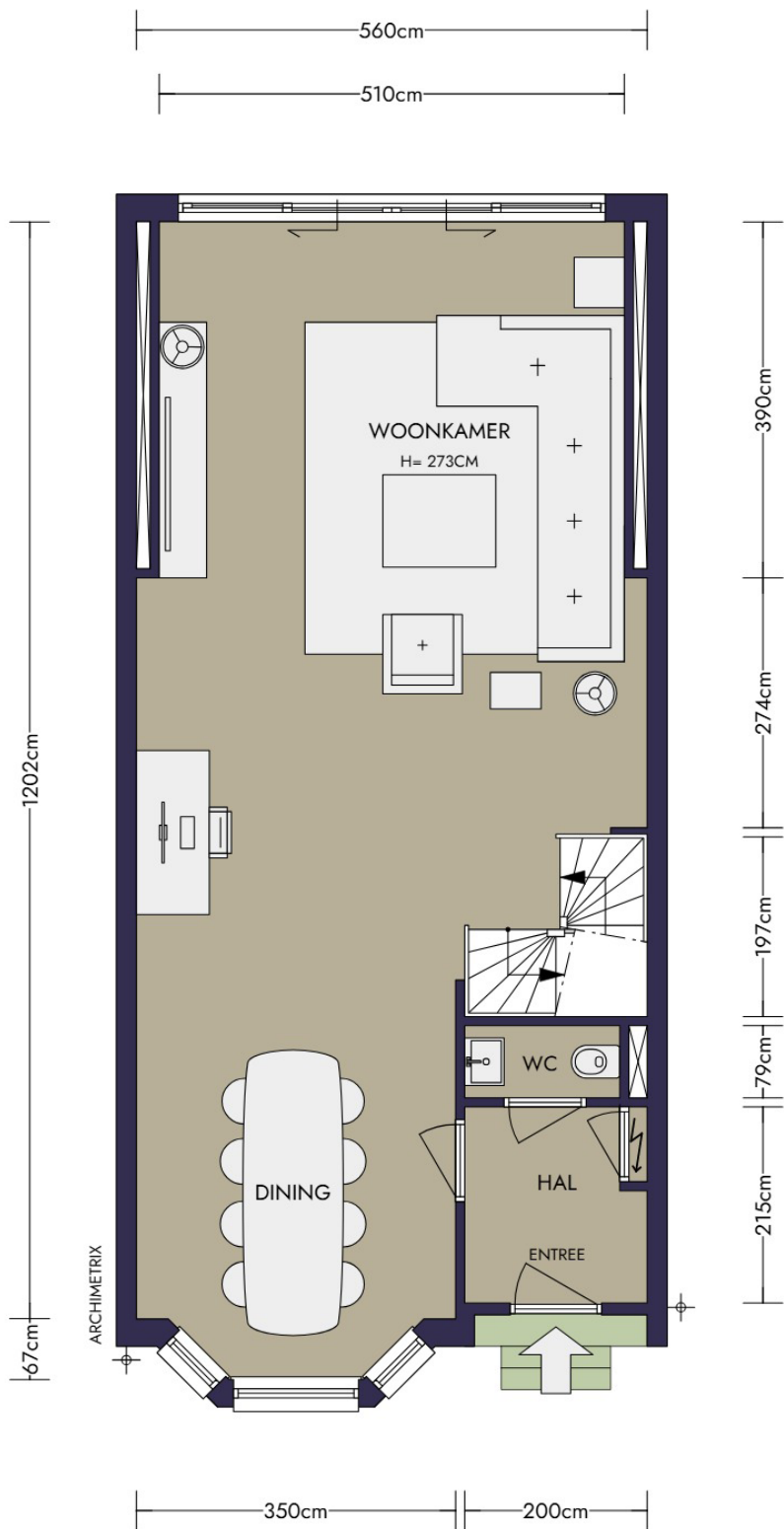
BASEMENT - ALTERNATIVE FLOOR PLAN



NEN 2580 / NVM - BBMI

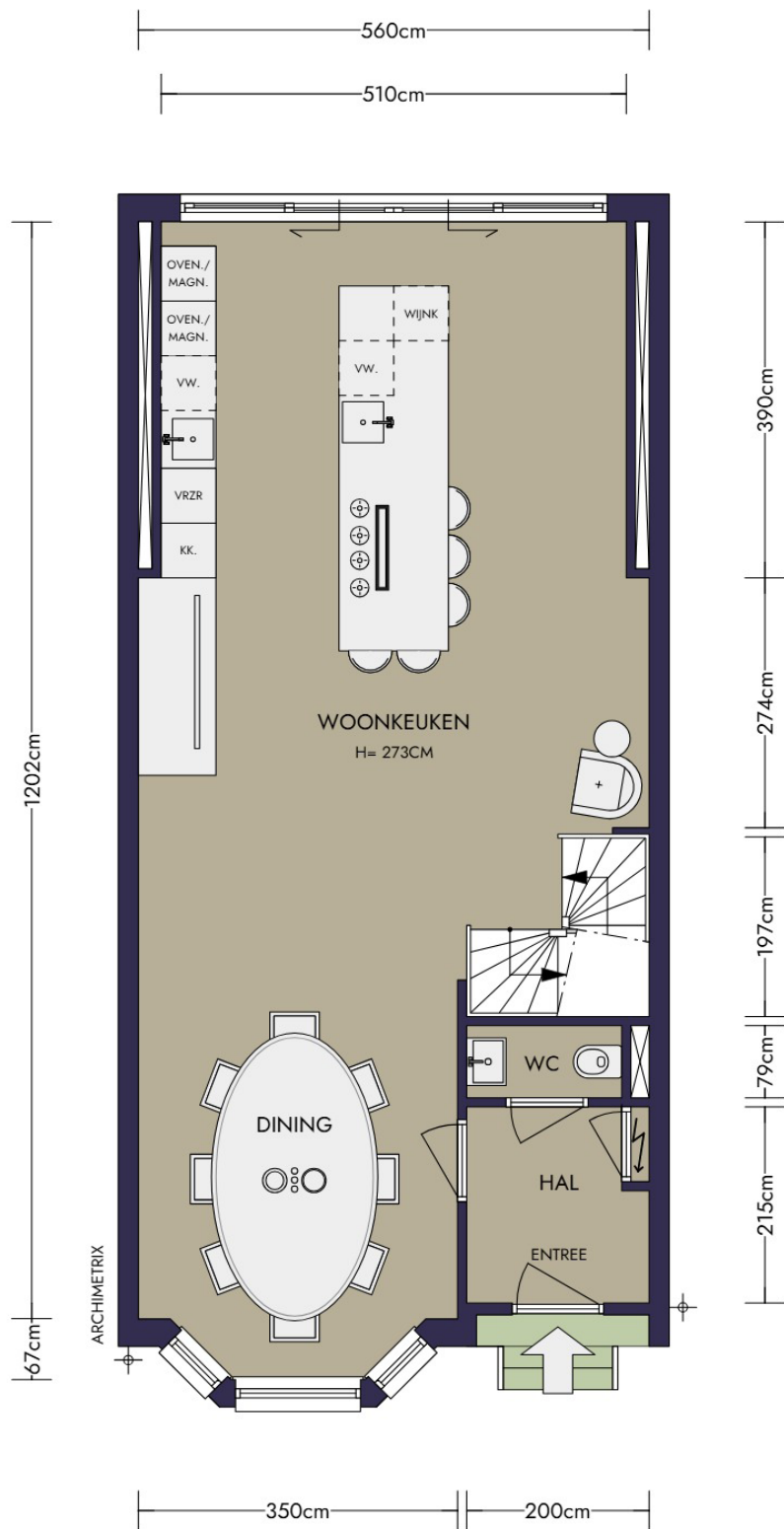
GEbruiksoppervlakte wonen	60,20 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

MAIN FLOOR



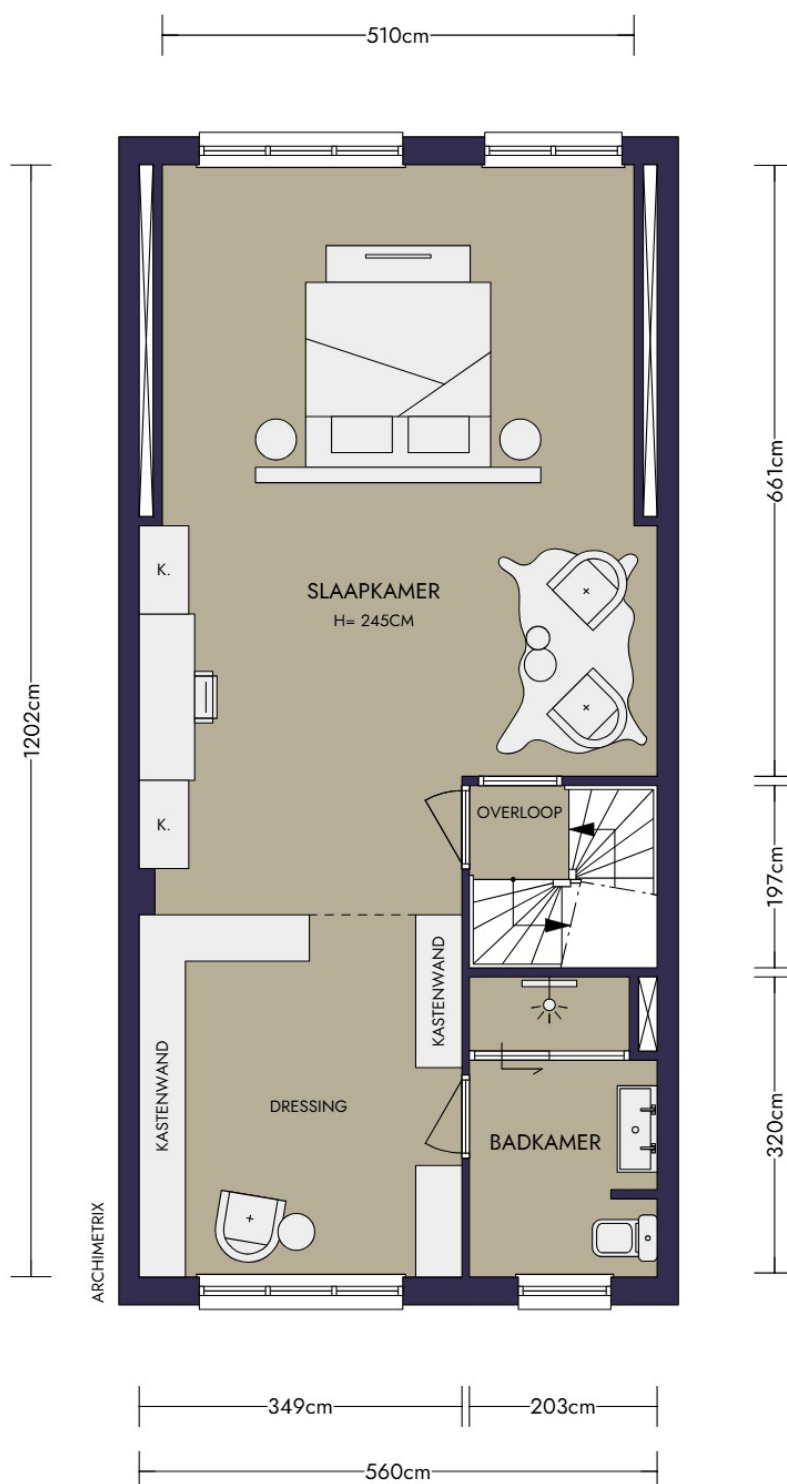
NEN 2580 / NVM - BBMI	
GEBRUIKSOPPERVLAKTE WONEN	66,50 m ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

MAIN FLOOR - ALTERNATIVE FLOOR PLAN



NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	60,20 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

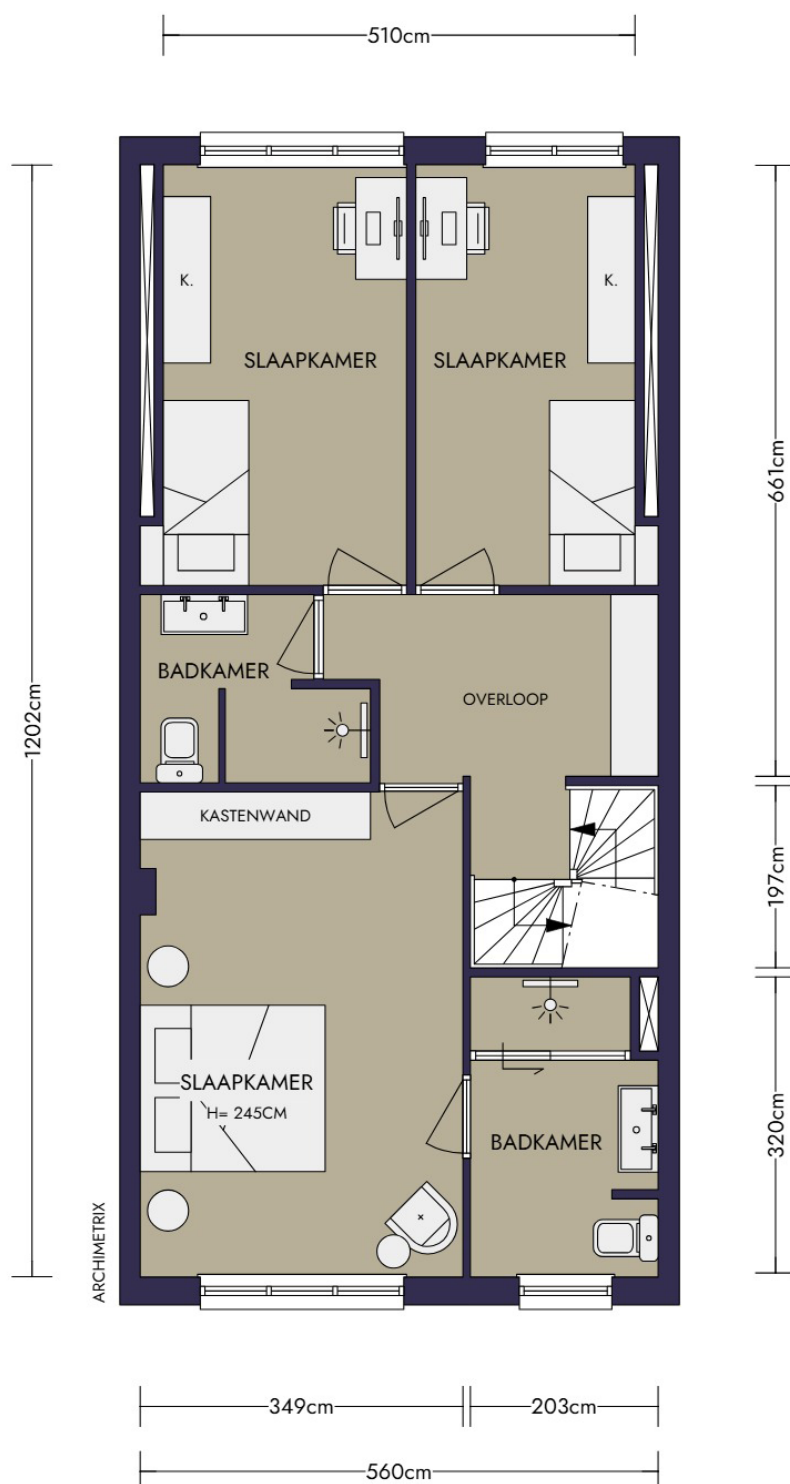
1ST FLOOR



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	65,20 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

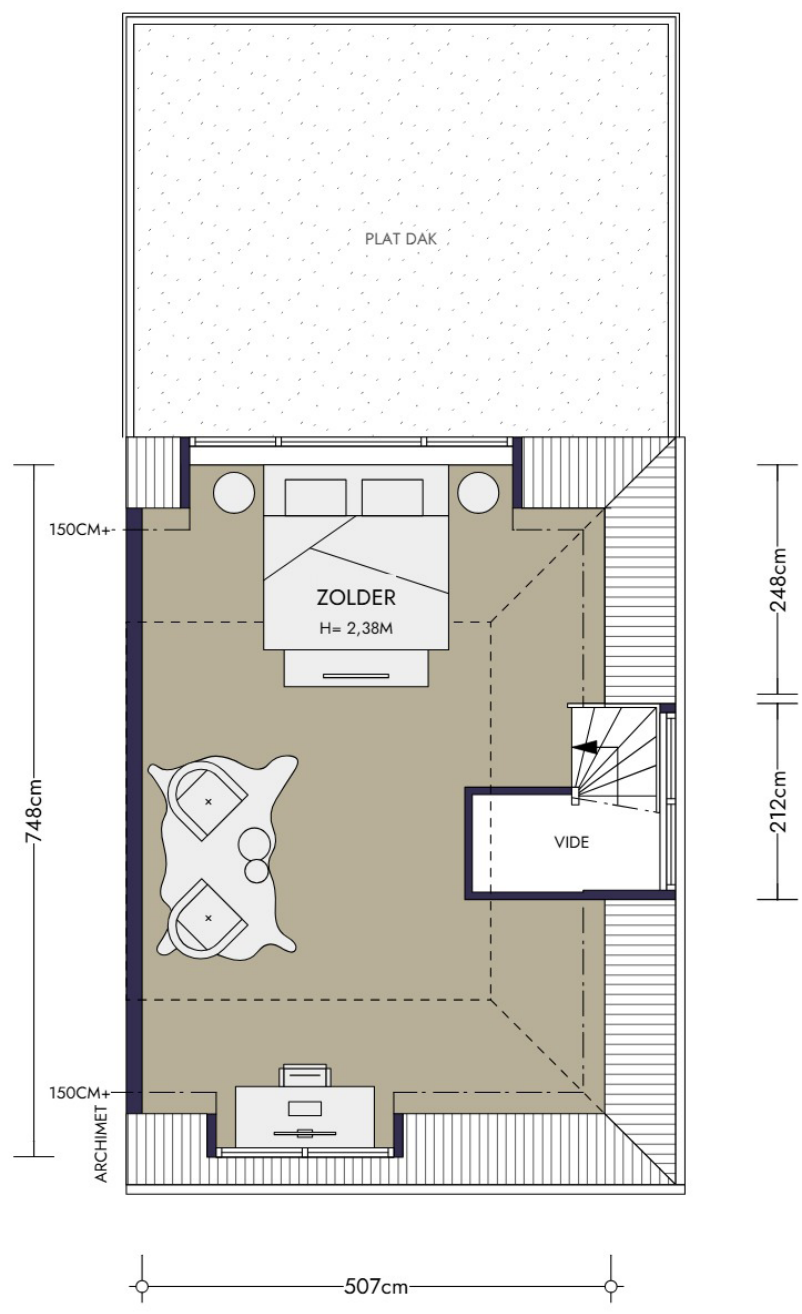
1ST FLOOR - ALTERNATIVE FLOOR PLAN



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	65,20 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

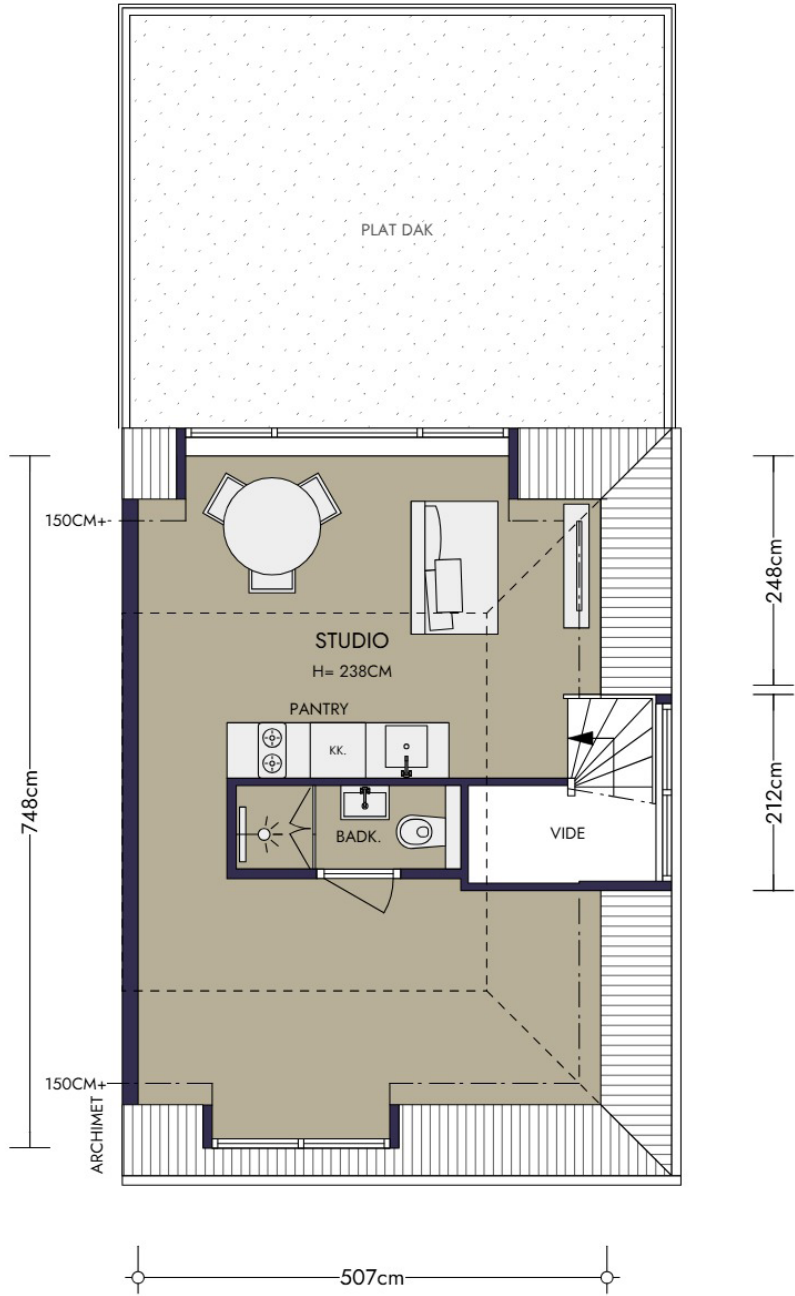
2ND FLOOR



NEN 2580 / NVM - BBMI

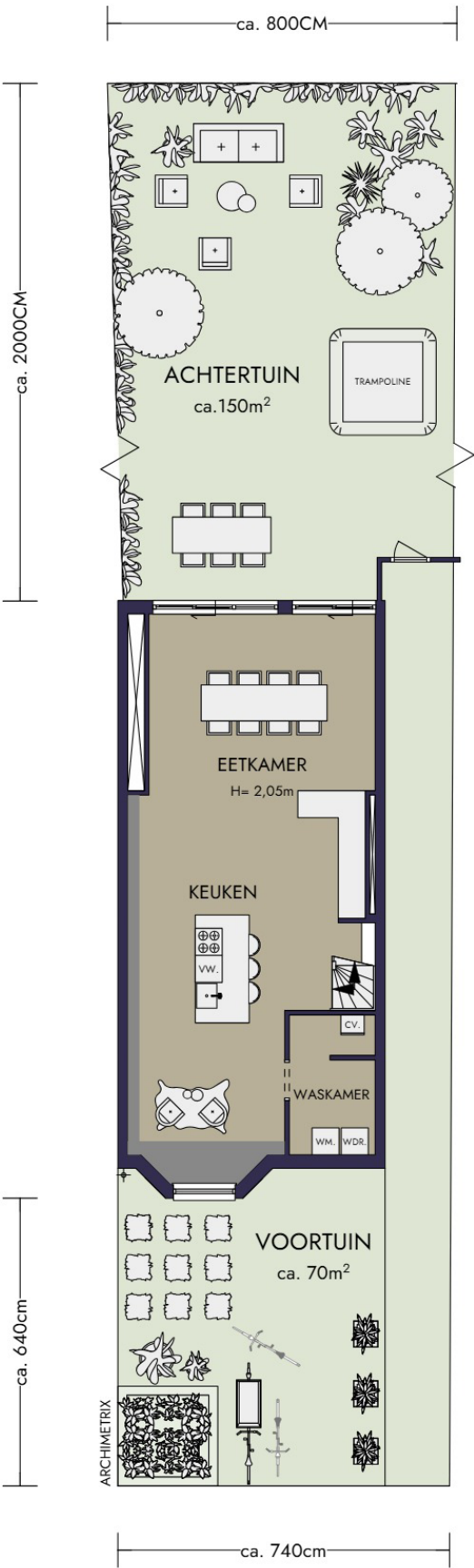
GEbruiksoppervlakte wonen	31,40 m ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

2ND FLOOR - ALTERNATIVE FLOOR PLAN



NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	31,40 m ²
Overige in pandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

PLOT AREA



PLOT AREA - ALTERNATIVE FLOOR PLAN





A HOUSE THAT ADAPTS TO YOUR WISHES

More bedrooms? No problem. Extra bathrooms? Likewise. The space is there. The layout is flexible. With minimal intervention, the house can be completely customized to your liking.

A HOUSE WITH SOUL

The current residents have lived here with love for no less than 46 years. They have adapted the house to their own lifestyle with care, attention, and vision. Now that they are getting older, it is time for the next step: single-story and more modest living. This makes this unique place available for the next generation to build a new life here.

Amsterdamseweg 216 is not just a house—it is an opportunity.

An opportunity for space, nature, comfort, freedom, and future-oriented living. And above all: a unique living experience in a place where properties rarely come on the market.

SPECIFICATIONS

OBJECT

Type:	Mansion, semi-detached house
Type:	Residential house
Year of construction:	1925
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Front garden, beautifully landscaped and east-facing backyard that extends beautifully to the nature reserve with water features.

DESTINATION

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

SPECIAL FEATURES

- + Attractive and characteristic 1930s house with every conceivable comfort.
- + Spacious kitchen with cooking island and connection to the backyard.
- + Possibility to create 5 bedrooms and 3 bathrooms.
- + Various shops within walking distance, such as the renowned bakery Le Fournil, Albert Heijn, Lidl and many other shops for your daily shopping.

CHARACTERISTICS

Living area:	223 m ²
Number of rooms:	7
Number of bedrooms:	5
Volume:	625 m ³

CADASTRAL

Municipality:	Amstelveen
Section:	H
Plot Number:	3002

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

