



CARLA
VAN DEN BRINK

KEIZERSGRACHT 18 D AMSTERDAM

This impressive monumental building is located on one of Amsterdam's most beautiful canals, between Brouwersgracht and Westerstraat.

It offers a beautiful apartment of approximately 175 m², with exceptional finishes and an elevator that opens directly into the apartment.

*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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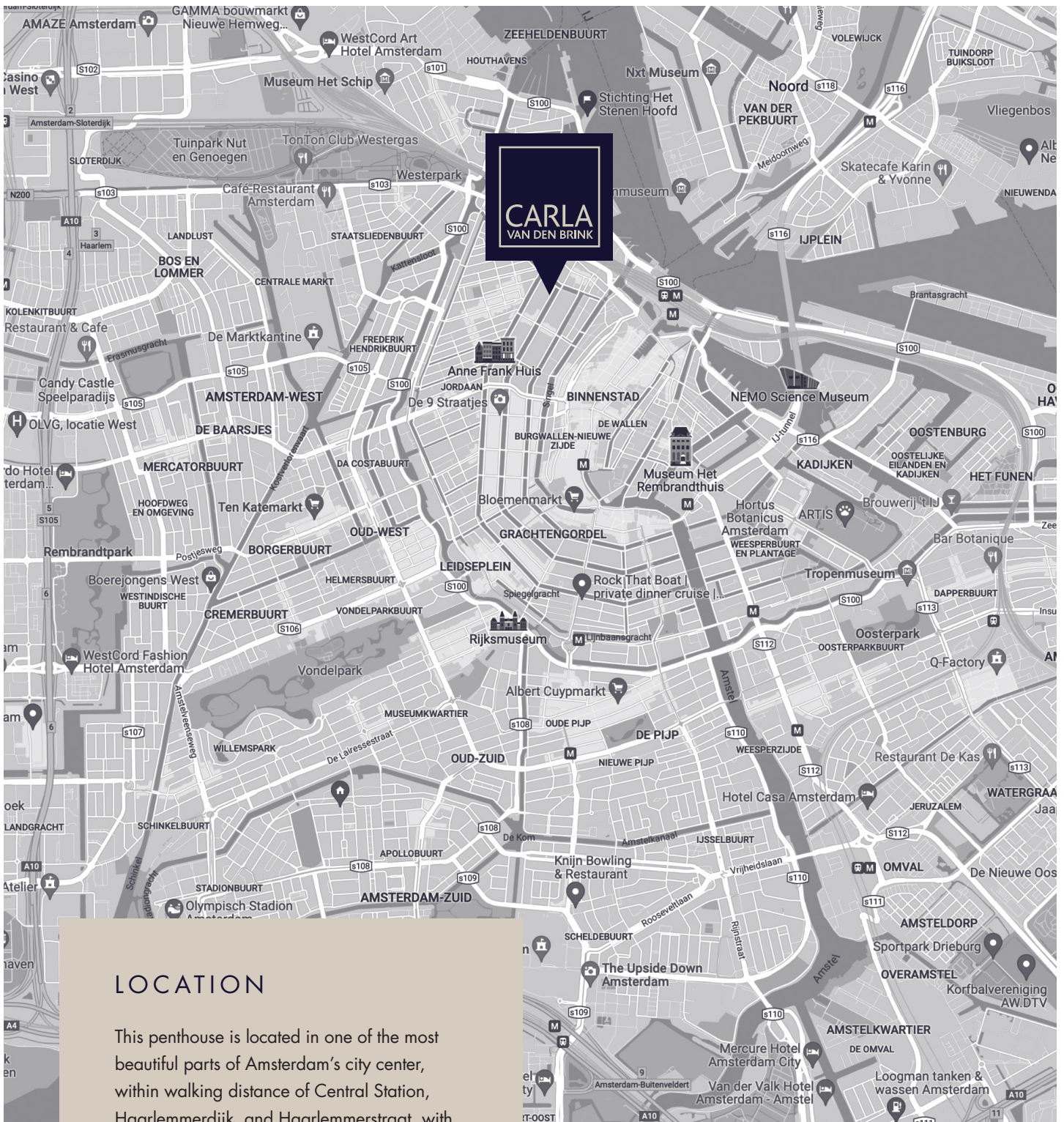
CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
instandhouding
Procedur by Rijk



THE APARTMENT

The apartment has a southeast-facing balcony, directly adjacent to the living room, and offers a beautiful view of the canal. The building, which stands on its own land, has a depth of 30 meters and contains three bedrooms and an attractive balcony. The building immediately catches the eye from the canal due to its beautiful ornaments and double bay windows with balconies at the front.



LOCATION

This penthouse is located in one of the most beautiful parts of Amsterdam's city center, within walking distance of Central Station, Haarlemmerdijk, and Haarlemmerstraat, with a wide range of shops and markets. On Saturdays, you will find the market on the Noordermarkt and Lindengracht, on Mondays on the Noordermarkt and Westerstraat, and on Wednesdays there is an organic market on the Haarlemmerplein. In addition, there are many cozy terraces and restaurants in the neighborhood, making this location perfect for lovers of Amsterdam's city center.





LIVING

The entrance with high ceilings provides access to the elevator and the private staircase, which takes you to the third floor of the penthouse. The building was completely renovated in 2016, with the elevator opening directly into the apartment. Interior designer Remy Meijers finished the apartment with high-quality materials and all modern conveniences. The apartment has dark wood herringbone flooring with underfloor heating, a well-thought-out lighting plan, built-in speakers, home automation, an alarm system, luxurious bathrooms and kitchen, and various custom-made cabinets.

Extra skylights provide beautiful light in the apartment. The 30-meter-deep space is interrupted by a light well, and both bedrooms are accessible from the hall.

Upon request, the apartment can be delivered to the buyer fully furnished. The apartment also has a stair cupboard with connections for a washing machine and dryer, and the landing has a wardrobe with built-in lighting.

In the basement, there is a practical storage room for extra storage space and a power outlet for charging an electric bicycle, for example. Two Fatbikes are available for purchase with the sale.







LIVING ROOM WITH OPEN KITCHEN

The living room with open kitchen is located at the front of the house. The custom-made kitchen is equipped with top-of-the-line Miele, Siemens, and Bora appliances, including a spacious fridge-freezer, Bora induction hob with integrated extractor hood, dishwasher, combi-oven, built-in coffee machine, wine climate cabinet, and a Quooker. The countertop extends into the room, creating an integrated dining table. The room has an impressive height of 4.2 meters, which is emphasized by the cabinet wall that extends to the ceiling and features a niche for cooking utensils and art objects.

The sitting area with gas fireplace is located on the canal side and has access to the balcony. The balcony faces southeast, where you can enjoy the sun and the view of the passing boats from early morning until most of the afternoon.





THE COUNTERTOP
EXTENDS INTO THE
ROOM, CREATING
AN INTEGRATED
DINING TABLE.

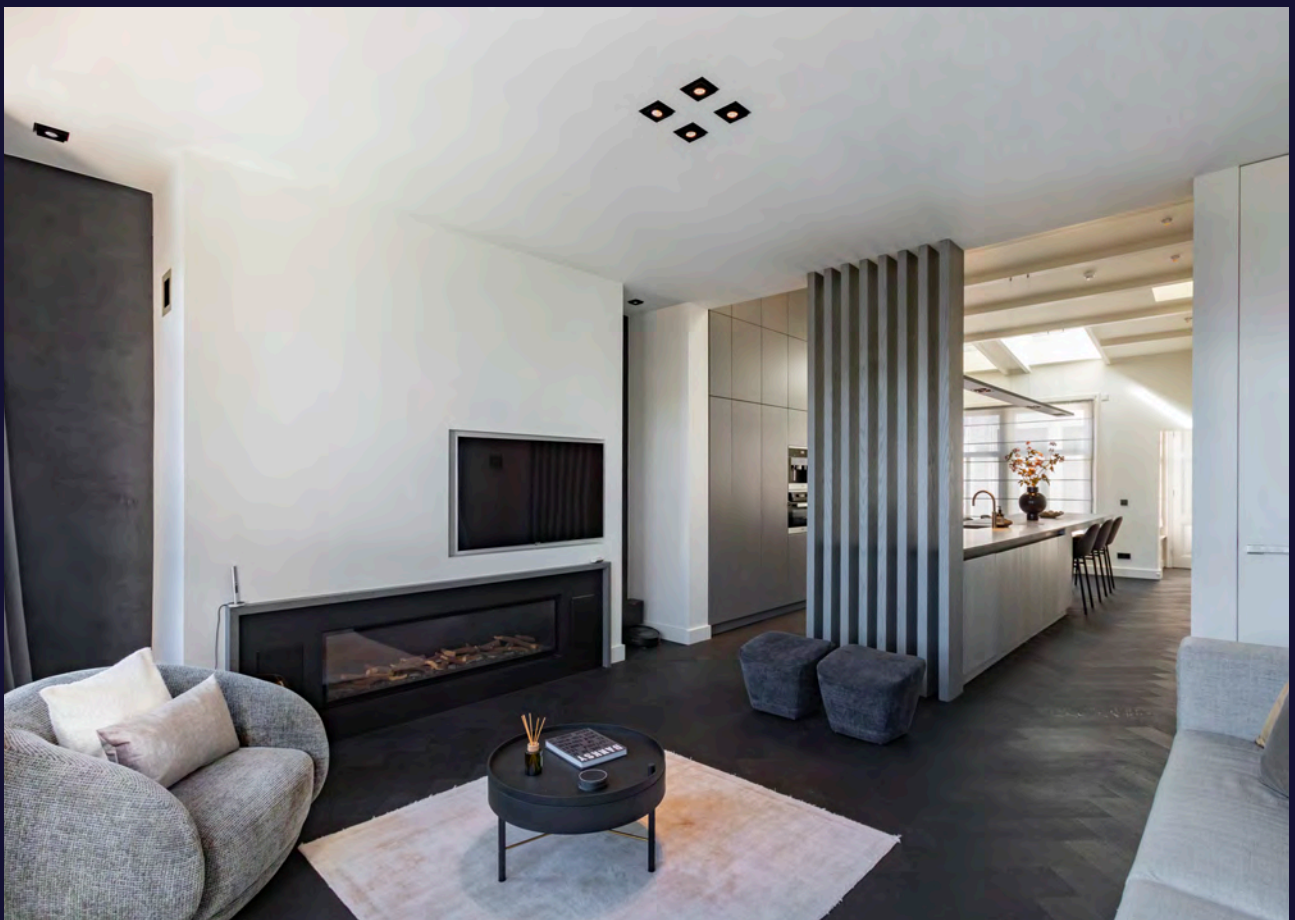










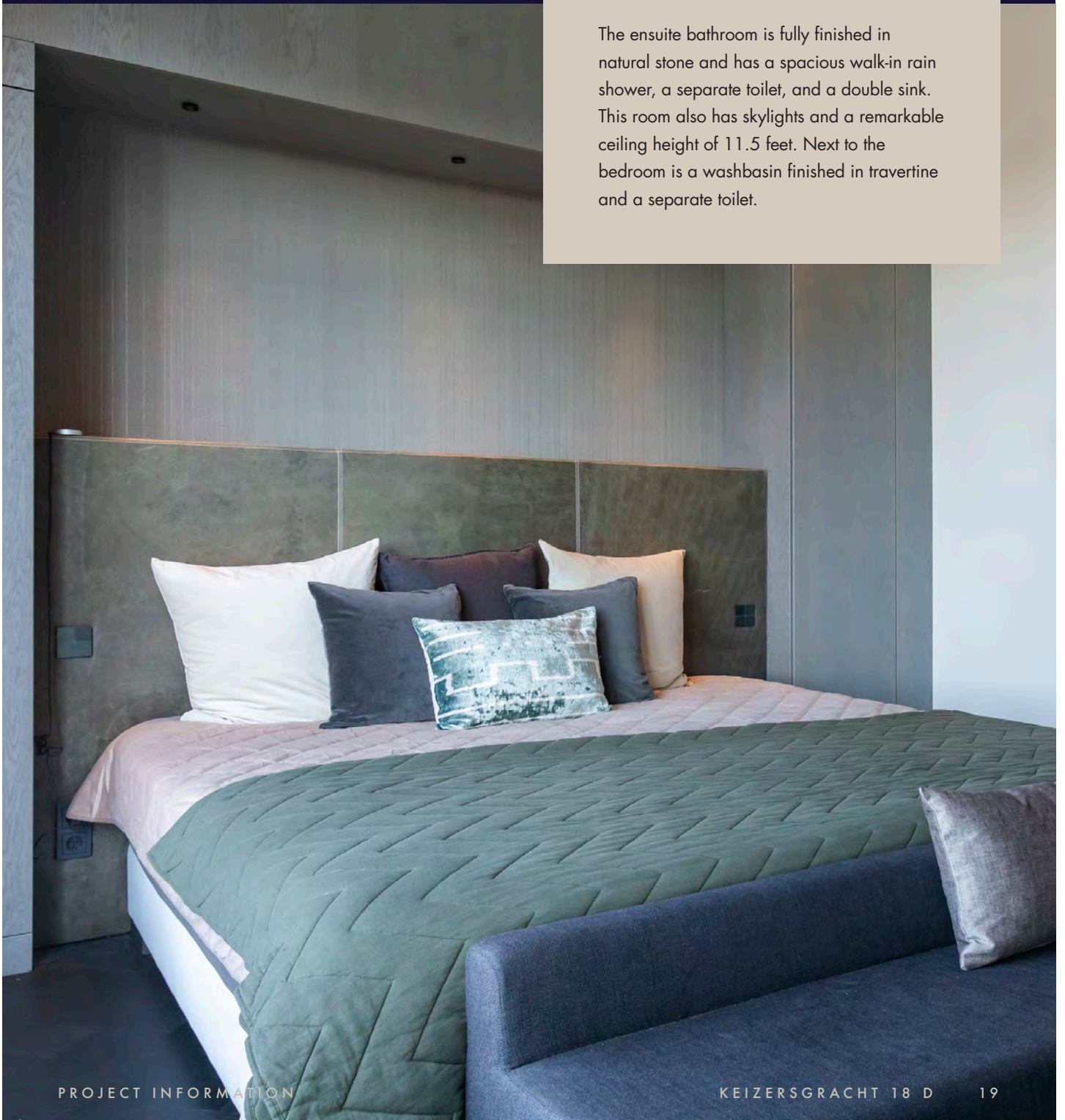




FIRST BEDROOM

The spectacular master bedroom is located at the rear, in the cooler part of the apartment. It has a built-in wardrobe around the bed, a gas fireplace, and a custom-made wall unit. The large windows offer a typical Amsterdam view of the canal houses, and the high location ensures plenty of privacy and a beautiful view in the distance.

The ensuite bathroom is fully finished in natural stone and has a spacious walk-in rain shower, a separate toilet, and a double sink. This room also has skylights and a remarkable ceiling height of 11.5 feet. Next to the bedroom is a washbasin finished in travertine and a separate toilet.

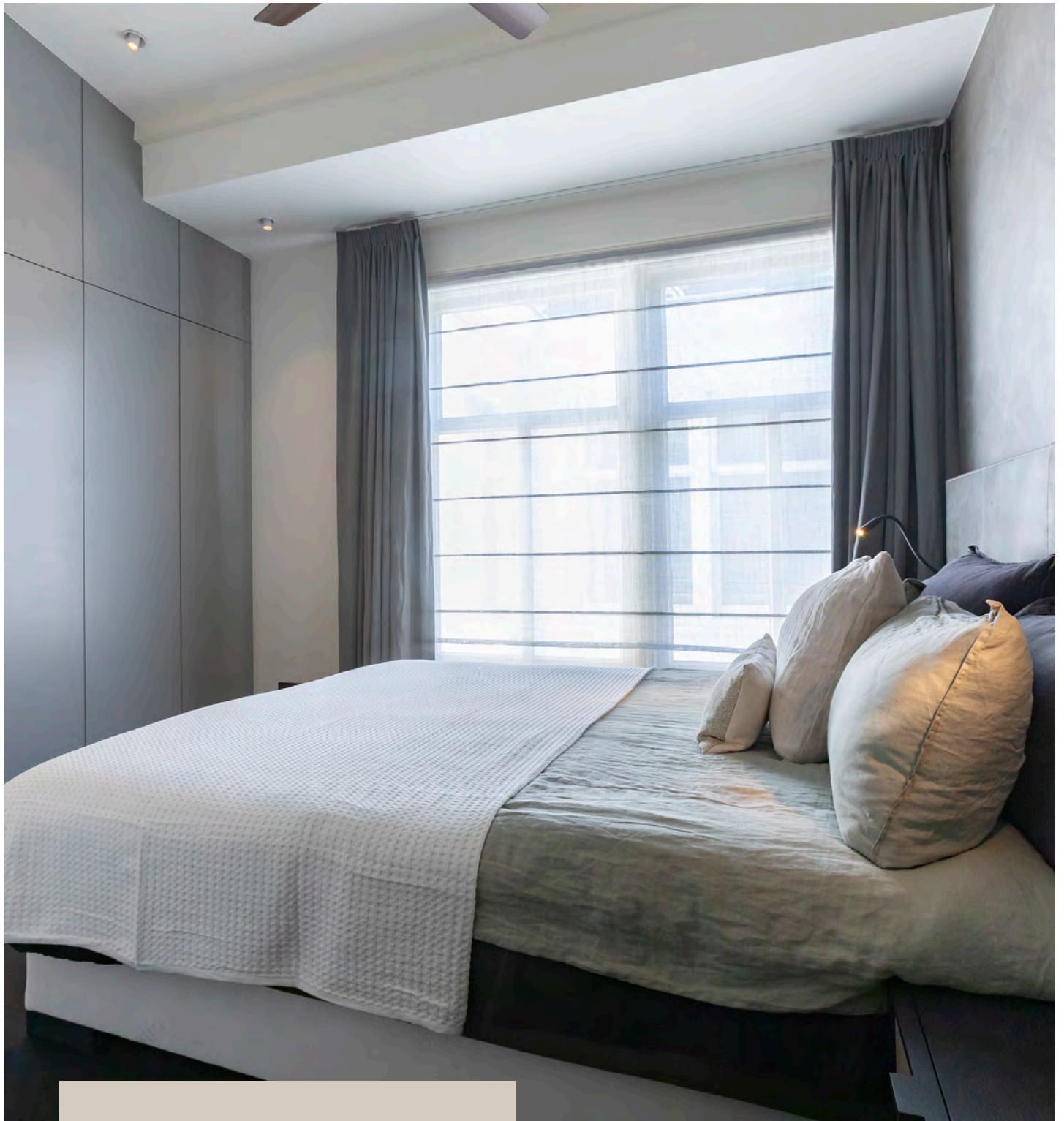








THE ENSUITE
BATHROOM IS
FULLY FINISHED
IN NATURAL
STONE AND HAS
A SPACIOUS
WALK-IN RAIN
SHOWER,
A SEPARATE
TOILET, AND
A DOUBLE SINK.

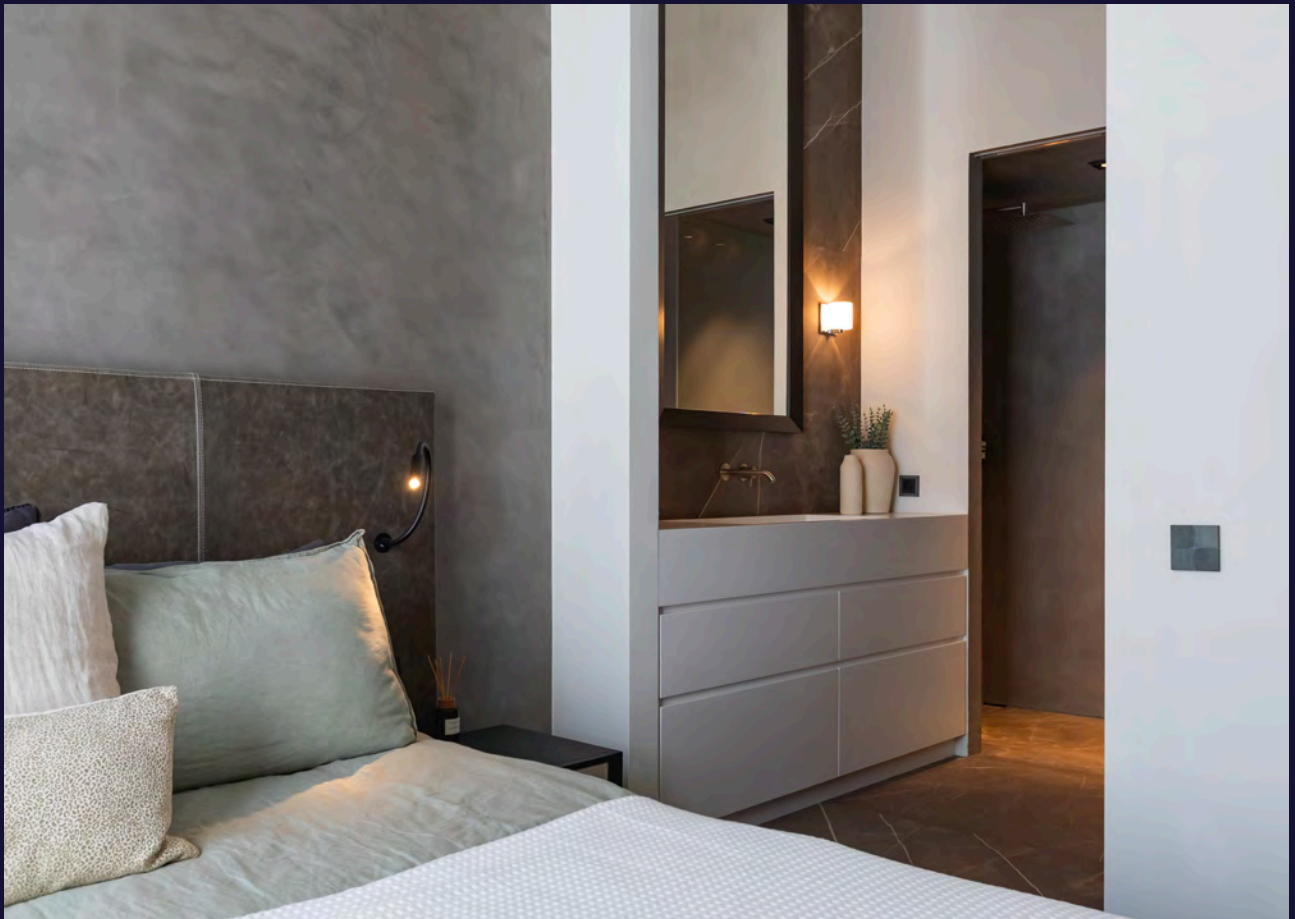


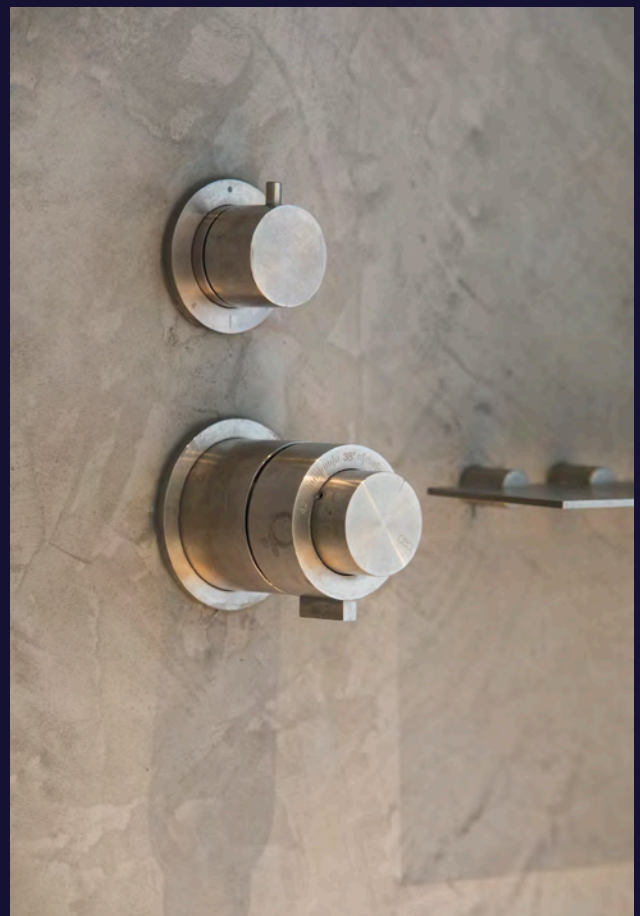
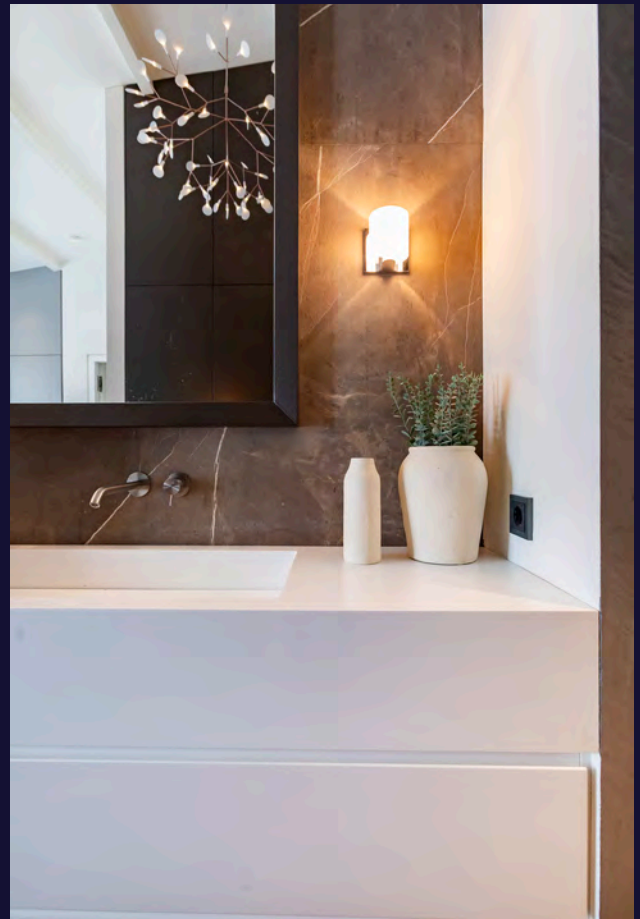
SECOND BEDROOM

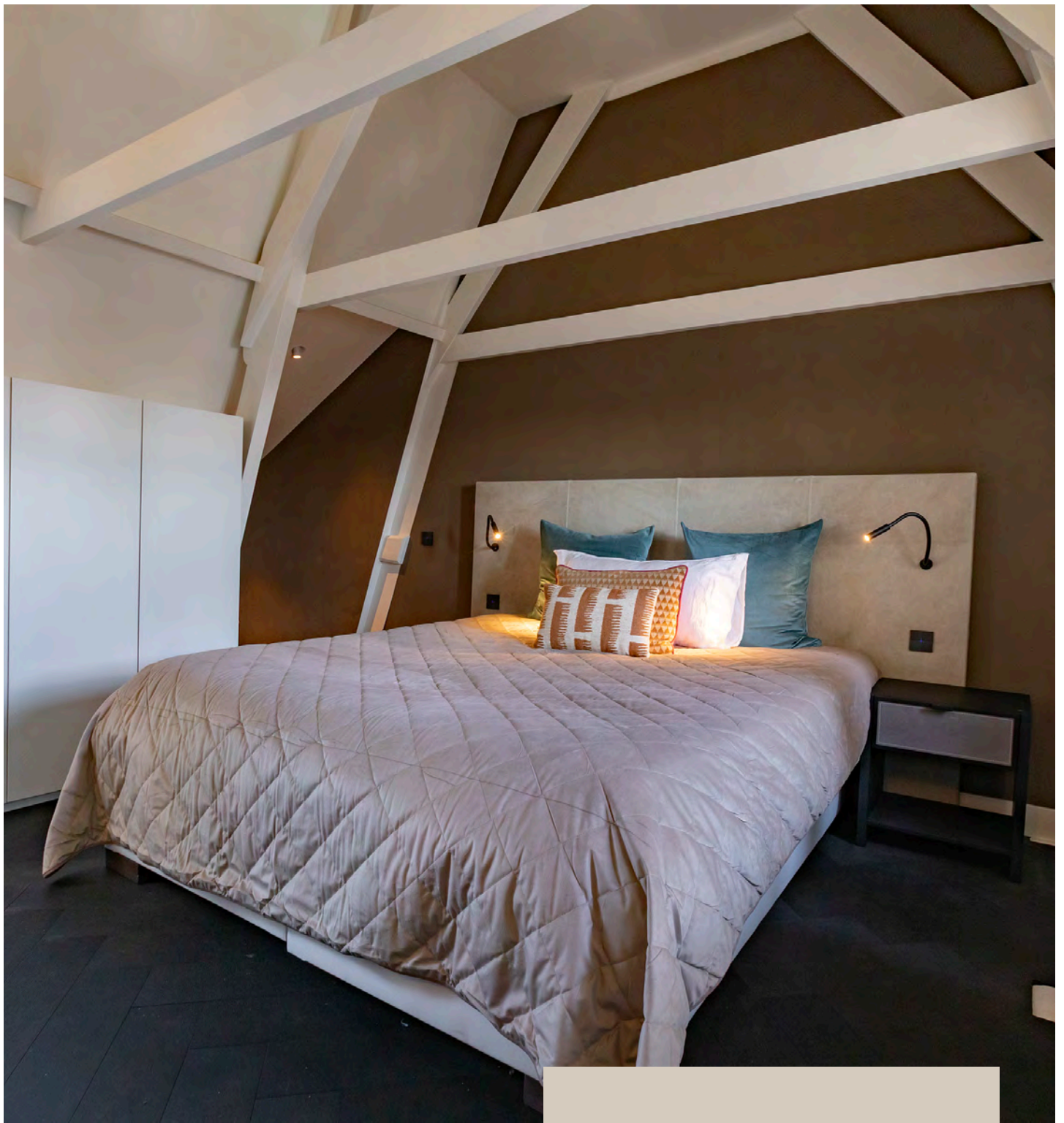
The second bedroom is centrally located in the apartment and has a closet wall, a fan, and an ensuite bathroom. The bathroom is partially finished with natural stone and includes a washbasin, walk-in shower with sliding glass door, and a toilet.



THE SECOND
BEDROOM IS
CENTRALLY LOCATED
IN THE APARTMENT
AND HAS A CLO-
SET WALL, A FAN,
AND AN ENSUITE
BATHROOM.







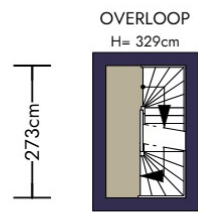
FOURTH FLOOR

The staircase to the bedroom is stylishly concealed in the wall next to the kitchen. This bedroom is of a good size and has an attractive beamed ceiling. The bathroom has a walk-in shower finished with concrete wash, a washbasin, built-in cupboards, and a separate toilet.

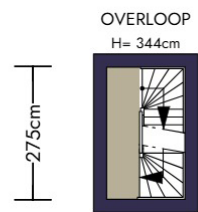




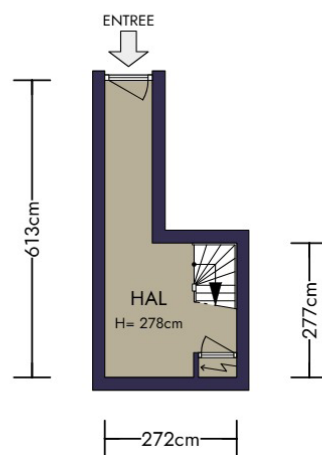
GROUND FLOOR



2e VERDIEPING
4,48 m²



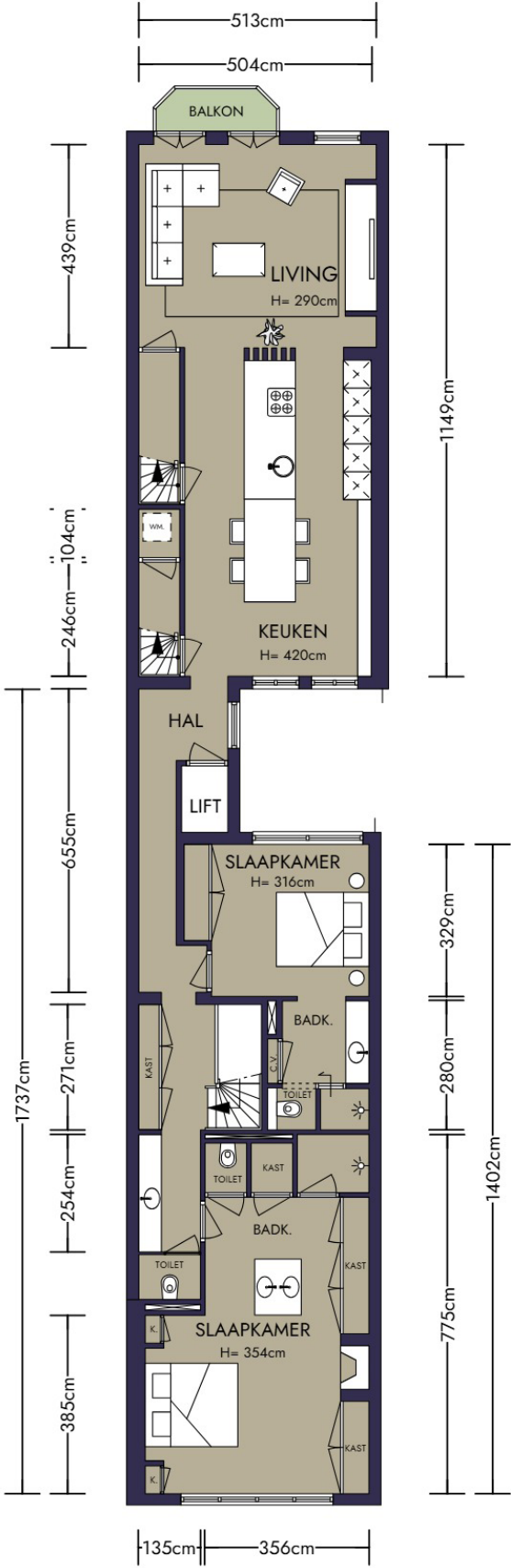
1e VERDIEPING
4,46 m²



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	19,79 m ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

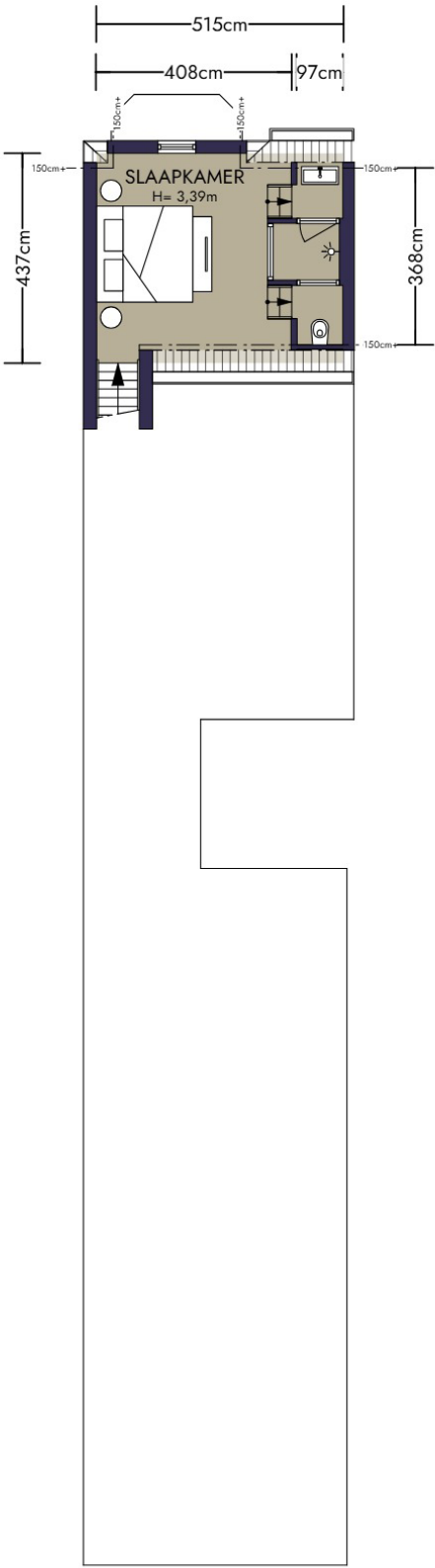
THIRD FLOOR AND STORAGE



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	132,94 m ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	2,42 m ²
EXTERNE BERGRUIMTE	5,28 m ²

FOURTH FLOOR



SPECIFICATIONS

OBJECT

Type:	Penthouse
Type:	Apartment
Year of construction:	1906
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + Balcony

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

- + Freehold
- + Elevator that opens directly into the apartment
- + 3 spacious bedrooms, each with its own luxurious bathroom
- + Fully equipped with underfloor heating (except for the bedroom on the 4th floor)
- + Separate storage room in the basemen

CHARACTERISTICS

Living area:	174 m ²
Number of rooms:	4
Number of bedrooms:	3
Volume:	665 m ³
Building- related outdoor space:	2 m ²
External storagespace:	5 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	M
Index number:	34 - 26
Plot Number:	7261
Share:	5/1513 - 213/513

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

VOWNERS' ASSOCIATION (VVE)

- + The Owners' Association (VvE) "Le Roy de Bordeaux" consists of 8 apartments and the monthly service costs are €414.84.

