



CARLA
VAN DEN BRINK

GAASTERLANDERSTRAAT 228 AMSTERDAM

Stylish living at the highest level – exclusive 2-bedroom apartment with lift,
private parking (EV charger), 3 balconies, 2 bathrooms, and fully furnished.

*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.*



Anniek Steltenpool-Docter
NVM Makelaar

T 06 21 363 963
Anniek@vandenbrink.nl



CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling

THE APARTMENT

Luxury, light, and quality of life come together in this beautifully finished 2-bedroom apartment, located in a prime location and equipped with every imaginable comfort. With high ceilings, two luxurious bathrooms, three spacious balconies with folding glass doors, a private parking space with EV charger, a lift, and a complete interior, this apartment is turnkey and ready for living at the highest level.

In short: this apartment offers a rare combination of luxury, comfort, and design – finished to perfection and fully furnished. A unique opportunity for anyone looking for a worry-free and elegant home.





ACCESSIBILITY

There's no place in Amsterdam where it's easier to get in and out of the city—by bike, car, or public transport. Amsterdam RAI station is just a few minutes' walk, giving you fast access to the city center via tram, metro, or the new North-South line. Trains take you quickly out of the city or to Schiphol. By car, you're close to the A10, A4, and A2 motorways.

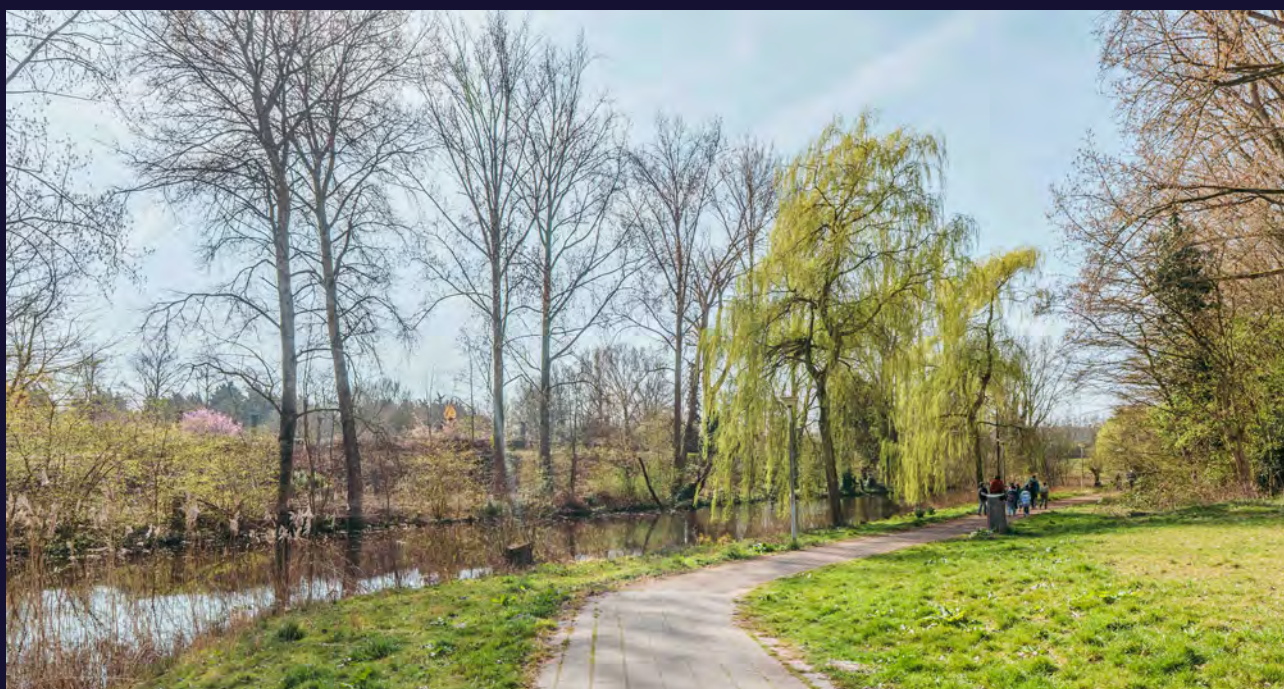
SURROUNDINGS AND AMENITIES

The apartment is located in the vibrant Scheldebuilt, offering a perfect balance between urban energy and peace.

Just around the corner is the charm of Oud-Zuid, with lovely shops for daily groceries and cozy cafés and top-tier restaurants. Within walking distance, you'll find the buzz of De Pijp, with even more cafés, restaurants, trendy concept stores, and the beloved Albert Cuyp Market.

SUD is right next to Amstelpark, where nature, art, and recreation come together—and where the green Amstelland begins.

A 15-minute walk along the southern walking route leads you to the Amstel River. Walk the other way and you'll reach Beatrixpark. And a 20-minute bike ride brings you to the Amsterdamse Bos. Plenty of spots to escape the city rush.





SUD AMSTERDAM

SUD is a building with character. The design is inspired by the architecture of Berlage, featuring beautiful façade details like rounded brickwork corners.

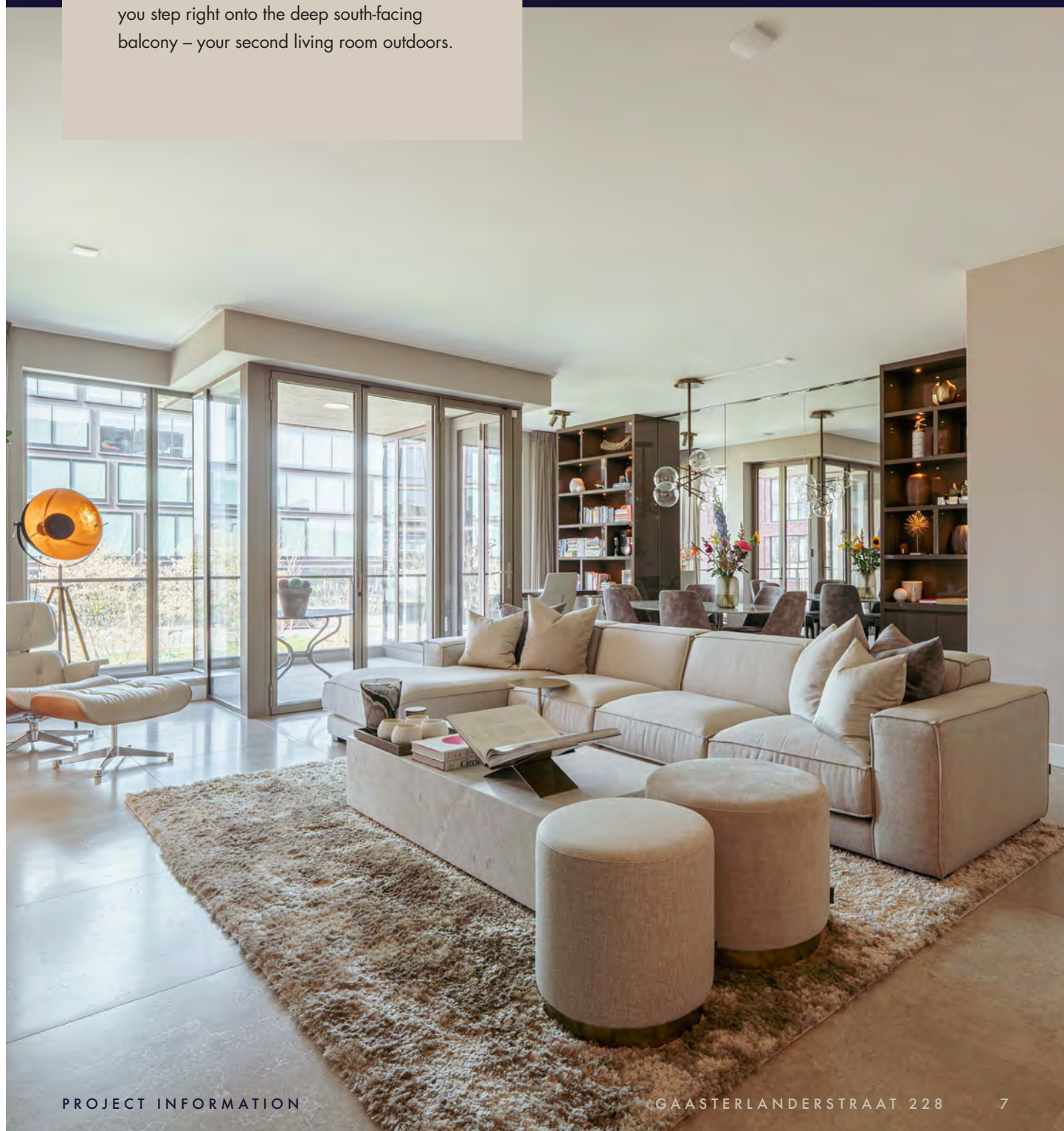
LAYOUT – COMFORT AND STYLE FROM THE VERY FIRST MOMENT

Through the sleek, modern communal entrance with mailboxes and video intercom, you reach the first floor via lift or stairs. The home opens into a stylish hallway with floor-to-ceiling custom cabinets – perfect for a tidy and elegant entrance. Here you'll also find a modern guest toilet with washbasin and a practical internal storage room with washer and dryer connections and plenty of storage space.



LIGHT-FILLED LIVING – SPACIOUS AND ELEGANT

Step into the generous living room and be enchanted by the abundance of natural light, thanks to the corner location and impressive floor-to-ceiling windows. The living space is cleverly arranged with a cozy sitting area, spacious dining area, and an ideal home office corner. Through the folding glass doors, you step right onto the deep south-facing balcony – your second living room outdoors.











THE LIVING SPACE IS CLEVERLY
ARRANGED WITH A COZY SITTING
AREA, SPACIOUS DINING AREA, AND
AN IDEAL HOME OFFICE CORNER.



A DREAM KITCHEN

The high-quality semi-open kitchen (Poggenpohl) is a true eye-catcher, surrounded on two sides by balconies facing south and west. Thanks to the folding doors on both sides, the indoor and outdoor spaces blend seamlessly – perfect for summer dinners or a sunny lunch. The kitchen features a stylish island with bar and is equipped with all built-in appliances: induction cooktop with integrated extractor, combi oven/microwave, fridge-freezer combination, dishwasher, Quooker, and a wine climate cabinet.



THANKS TO THE
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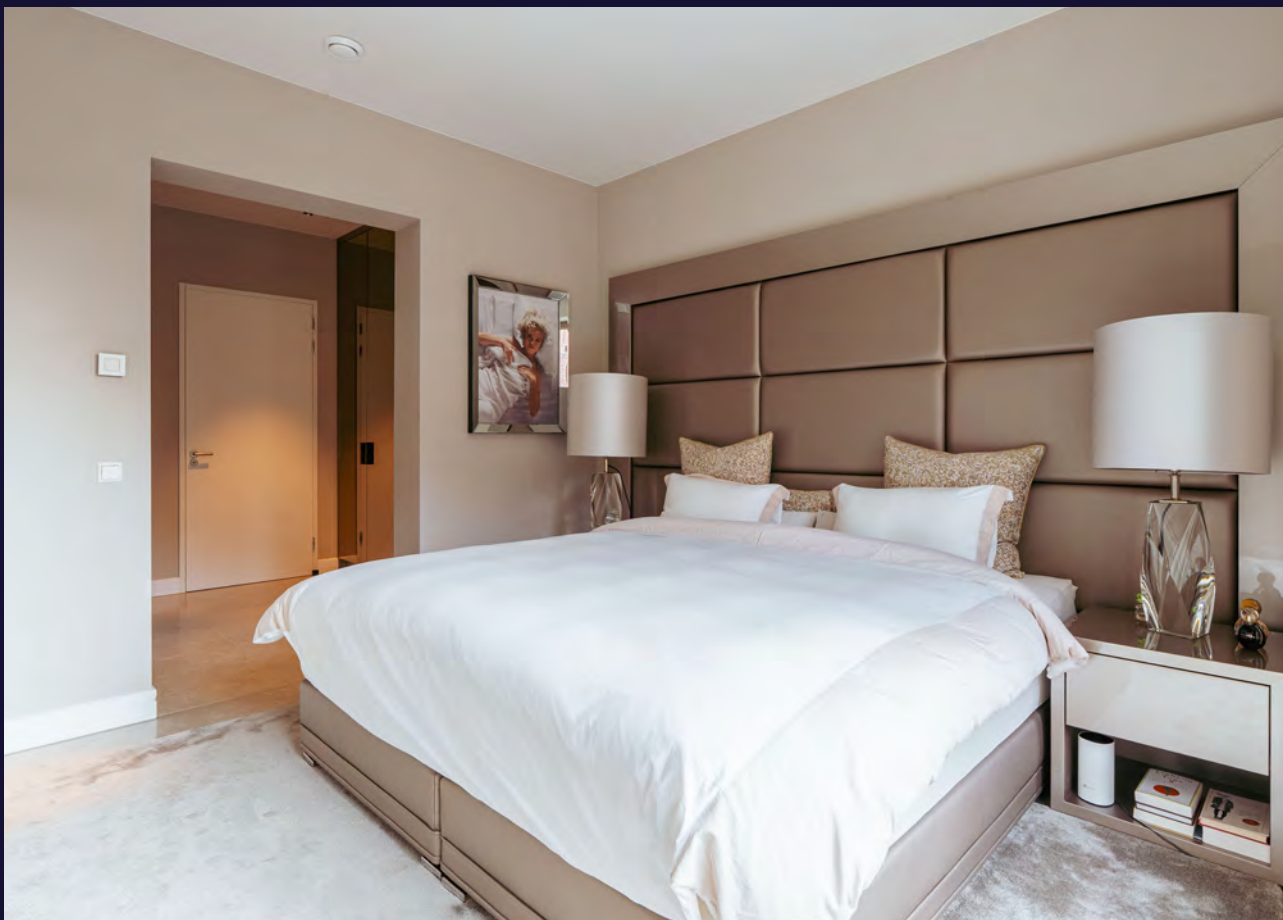


SLEEPING LIKE A BABY – TWO SPACIOUS BEDROOMS

Next to the living room is the second spacious bedroom, equipped with built-in wardrobes and direct access to the third balcony. A hallway leads to the second luxury bathroom with walk-in shower and elegant vanity.

On the other side of this hallway, you'll find the spectacular master suite: a peaceful oasis with balcony access, a large walk-in wardrobe with custom floor-to-ceiling cabinets, and a second walk-in that leads to the en-suite bathroom. This bathroom features a bathtub, walk-in shower, second toilet, and stylish vanity.











A HALLWAY LEADS
TO THE SECOND
LUXURY BATHROOM
WITH WALK-IN
SHOWER AND
ELEGANT VANITY.



UNDERFLOOR HEATING AND COOLING

All rooms are equipped with underfloor heating and cooling, providing pleasant temperatures even during summer. The apartments are energy-efficient. SUD is gas-free and has its own thermal energy storage system for the entire building. Solar panels are installed on the roof. Through Eteck, a user agreement is established for the use of the heat pump and PV installation (for the provision of heating, cooling, and electricity). The current monthly amount for heating is € 179.37.

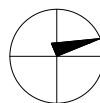
SECOND FLOOR



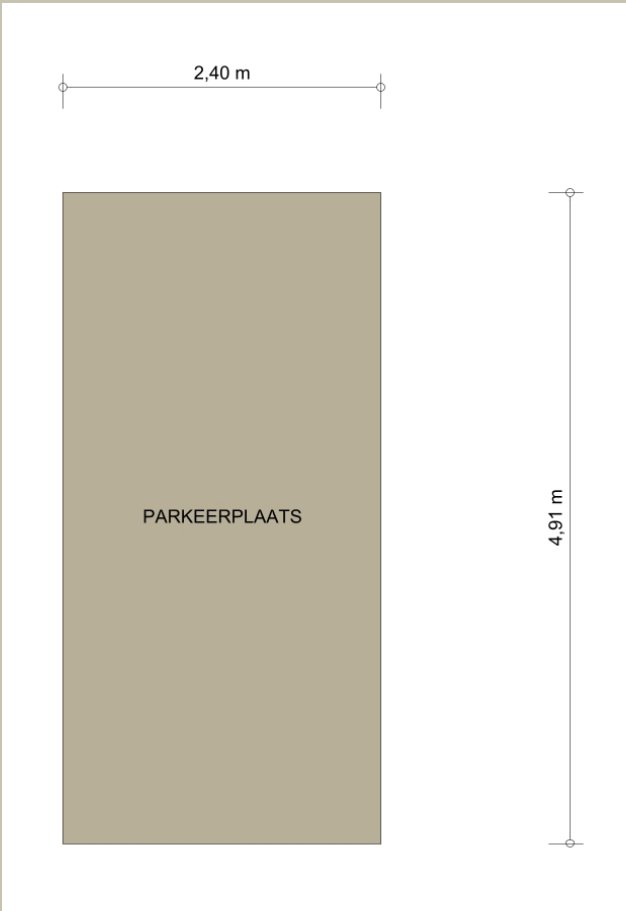
OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	145,50 M²
Overring in pandige ruimte	N.V.T.
Gebouwwgebonden buitenruimte	21,30 M²
Externe bergruimte	N.V.T.



SECOND FLOOR



SPECIFICATIONS

OBJECT

Type:	Porch apartment
Type:	Apartment
Year of construction:	2020
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	146 m ²
Number of rooms:	3
Number of bedrooms:	2
Volume:	522 m ³
Building-related outdoor space:	21 m ²

OUTDOOR SPACE

- + Three balconies facing south and west

DESTINATION

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

MUNICIPALITY

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

Particulars

- + Energy label A
- + Private parking with EV charging station
- + Asking price includes all furniture and interior

CADASTRAL

Municipality:	Amsterdam
Section:	AF
Index number:	A14 en A59
Share:	16/564 en 1/47
Plot Number:	1056

LEASEHOLD AND OWNERS' ASSOCIATION (VVE)

- + The property is on leasehold land issued by the municipality of Amsterdam. The current term runs until 15-05-2068. The ground rent is adjusted every 25 years. The annual ground rent for the apartment is € 5,201 and won't be adjusted again until 2043. For the parking space, the annual rent is €179, also fixed until 2043
- + The owner has already converted to perpetual leasehold under favorable terms. From 16-05-2068, the annual ground rent will be € 3,141.76 (plus indexation from 2026) for the apartment and € 274.06 (plus indexation from 2026) for the parking space
- + De VvE is professionally managed. The monthly contribution is € 267.99 for the apartment and € 54.82 for the parking space. A multi-year maintenance plan (MJOP) is currently being developed and awaits approval by the members' meeting

