



CARLA
VAN DEN BRINK

PRINSENGRACHT 526-1
AMSTERDAM

Exclusive duplex apartment
on the first and second floor
of a monumental canal house
with three outdoor spaces
in the heart of Amsterdam.

*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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THE BUILDING

The unique monumental building is located in the middle of the historic center, in a very popular location on the Prinsengracht. The Rijksmuseum and the lively Spiegelkwartier are in the immediate vicinity of the property. All desirable amenities including shops, department stores, nightlife, theaters and museums are within walking distance, making this a sought-after location for both living and working.



SURROUNDINGS AND ACCESSIBILITY

The central location in the center of Amsterdam ensures good connections with public transportation. There are various tram and bus stops within walking distance; this location is also easily accessible thanks to the North-South metro line. The A10 beltway is easily accessible by car. The ParkBee Parking garage is located at Prinsengracht 540 (hourly/daily rates or season tickets).

Residents can apply for a parking permit from the Municipality of Amsterdam. In the Vijzelgracht underground garage, there are spaces available for permit holders.





LAYOUT

The first to fourth floors can be reached via a separate entrance, and the first and second floors are also connected by an internal staircase.

This apartment is characterized by its large windows, high ceilings, light and spacious rooms and three outdoor spaces. On the first floor there is a spacious roof garden (approx. 50 m²). It is equipped with planters connected to an advanced automatic irrigation system, allowing you to enjoy a green oasis all year round without any worries.

There are two balconies on the second floor: the front balcony overlooks the Prinsengracht and the balcony at the quiet rear offers a lovely covered outdoor seating area.

These floors have two separate toilets, a pantry and a fully equipped kitchen with a practical pantry. In addition, there is a separate computer room, which can easily be converted into a luxurious bathroom, as all the original connections are still intact.

The rear rooms have sun blinds. The second floor also has its own entrance to the stairwell.

The building is equipped with a mechanical ventilation system and a hydrophore for optimal water pressure. The roof garden, roof terrace and balconies at the rear are connected to an automatic irrigation system.







THIS APARTMENT IS CHARACTERIZED BY ITS LARGE WINDOWS, HIGH CEILINGS, LIGHT AND SPACIOUS ROOMS AND THREE OUTDOOR SPACES.



ON THE FIRST
FLOOR THERE IS
A SPACIOUS
ROOF GARDEN







THERE ARE TWO
BALCONIES ON
THE SECOND
FLOOR: THE FRONT
BALCONY
OVERLOOKS THE
PRINSENGRACHT
AND THE BALCONY
AT THE QUIET REAR
OFFERS A
LOVELY COVERED
OUTDOOR
SEATING AREA.



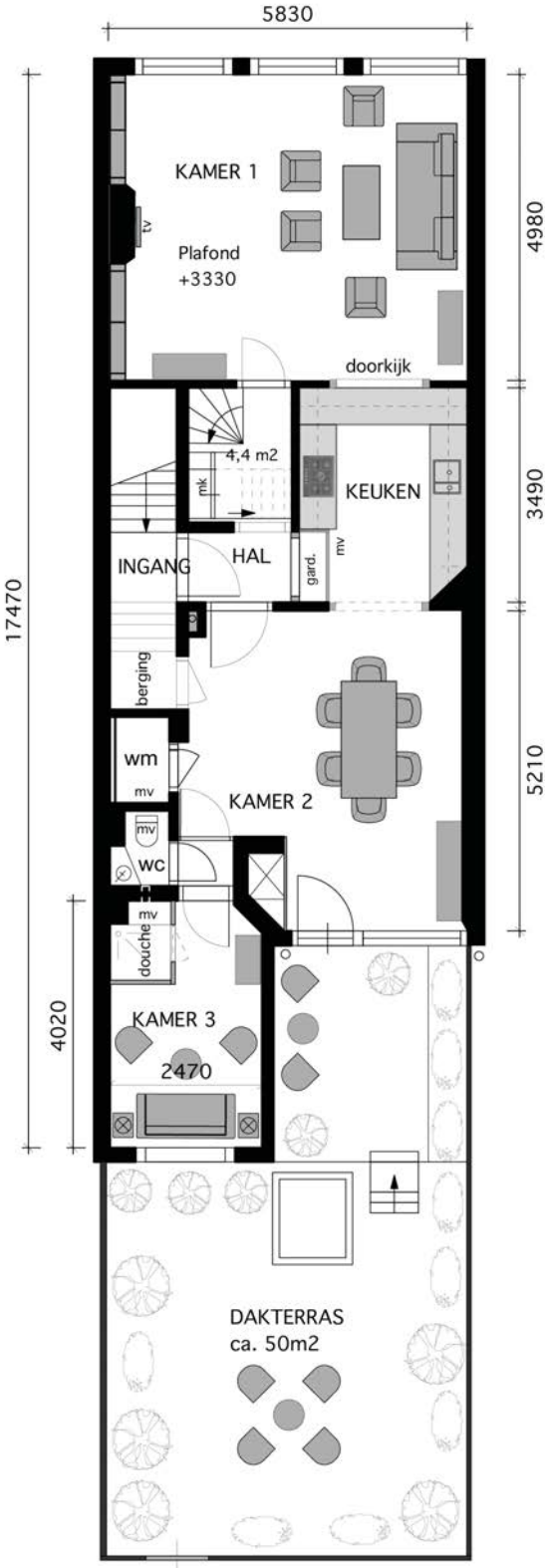




FIRST FLOOR



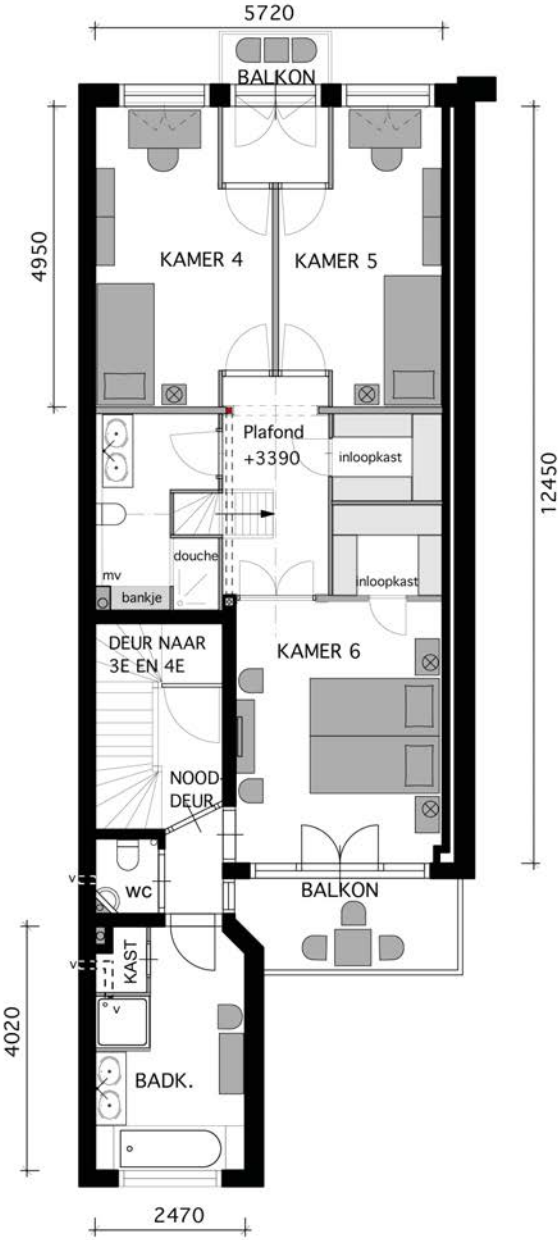
FIRST FLOOR - ALTERNATIVE LAYOUT



SECOND FLOOR



SECOND FLOOR - ALTERNATIVE LAYOUT



SPECIFICATIONS

OBJECT

Type:	In between house
Type:	Apartment
Year of construction:	1895
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Roof garden of around 50 m² and 2 balconies

DESTINATION

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

PARTICULARS

- + Two floors
- + It is a municipal monument with an 'Order 1' status
- + The public-law designation is 'Mixed-1'
- + The stairs and landings in the stairwell have sound-absorbing carpeting
- + Double glazing in all windows (except in the kitchen on the 2nd floor)
- + Anhydrite floors on cork insulation have been installed between the layers separating the home
- + Parquet flooring on the entire 1st and 2nd floors
- + Electricity renewed in 2009

CHARACTERISTICS

Living area:	154 m ²
Number of rooms:	7
Number of bedrooms:	3
Volume:	647 m ³
Building- related outdoor space:	50 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	I
Index number:	6
Plot Number:	10524
Share:	1/3

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

HOMEOWNERS ASSOCIATION (VVE)

- + The Homeowners Association is professionally managed by Velzel VvE Beheer
- + Long-term maintenance plan available
- + Homeowners' association contribution €311 per month

