



EMMASTRAAT 29-2 AMSTERDAM

Live Where Annie M.G. Schmidt Once Lived.
Luxurious 4-Room Apartment with Terrace in Oud-Zuid.

*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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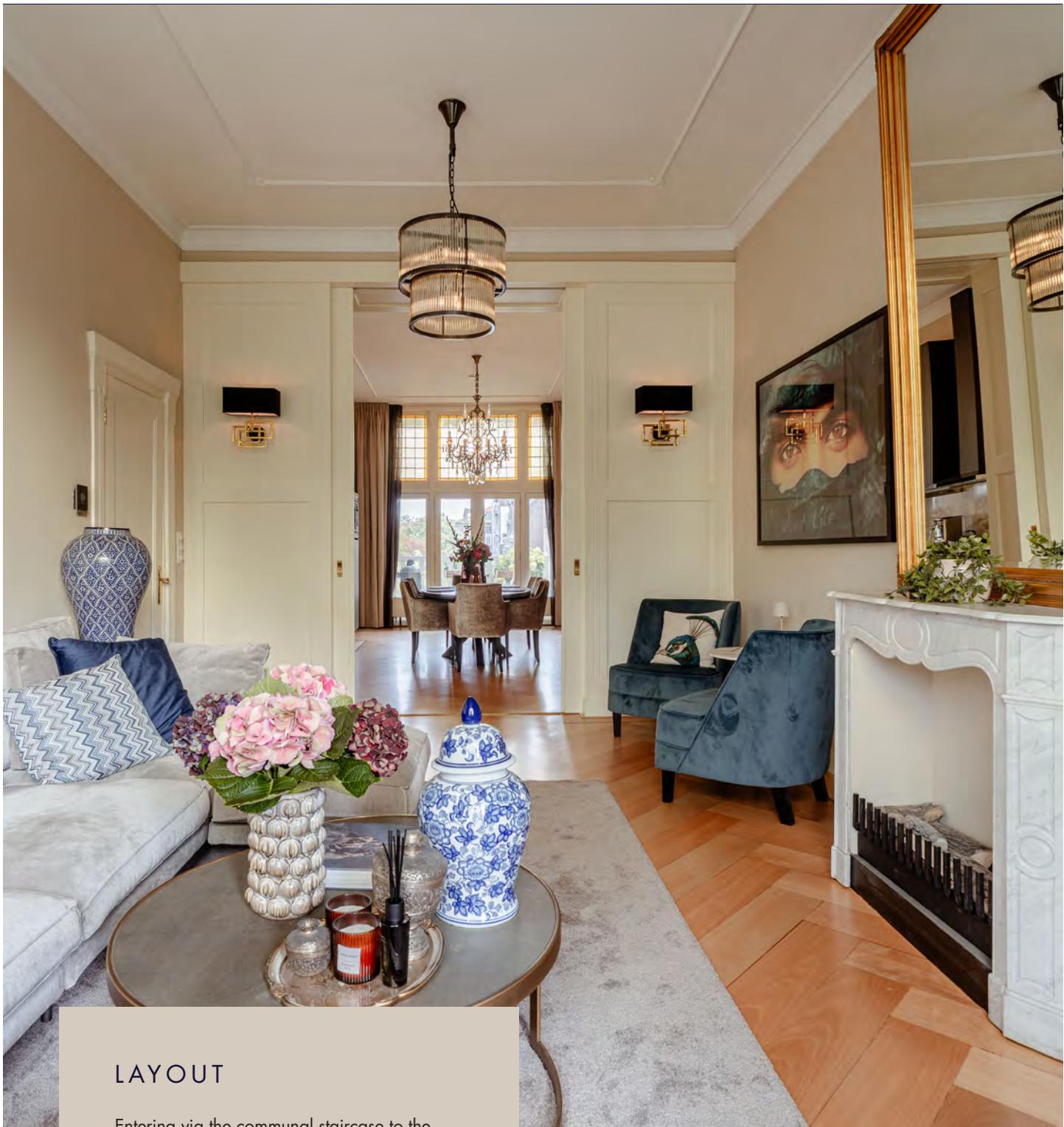


LIVING

Experience historic Oud-Zuid in this stylishly renovated 4-room apartment, where modern comfort meets authentic charm. Original details such as high ceilings, elegant moldings, and stained-glass windows lend the apartment a timeless appeal, enhanced by a spacious and airy atmosphere. The foundation was professionally restored in 2015, along with a new outdoor terrace, providing a solid base for the future.

Between 1946 and 1948, this was the home of celebrated Dutch author Annie M.G. Schmidt. Today, this beautiful apartment on the coveted Emmastraat, within walking distance of Vondelpark and top restaurants, offers a perfect combination of history, luxury, and prime location.





LAYOUT

Entering via the communal staircase to the second floor, you step into the hall with a convenient built-in cupboard for the washer and dryer. The living spaces feature a stunning wide herringbone wooden floor.

The en-suite living room at the front exudes character, with an elegant fireplace and gas hearth, while large windows fill the space with natural light.





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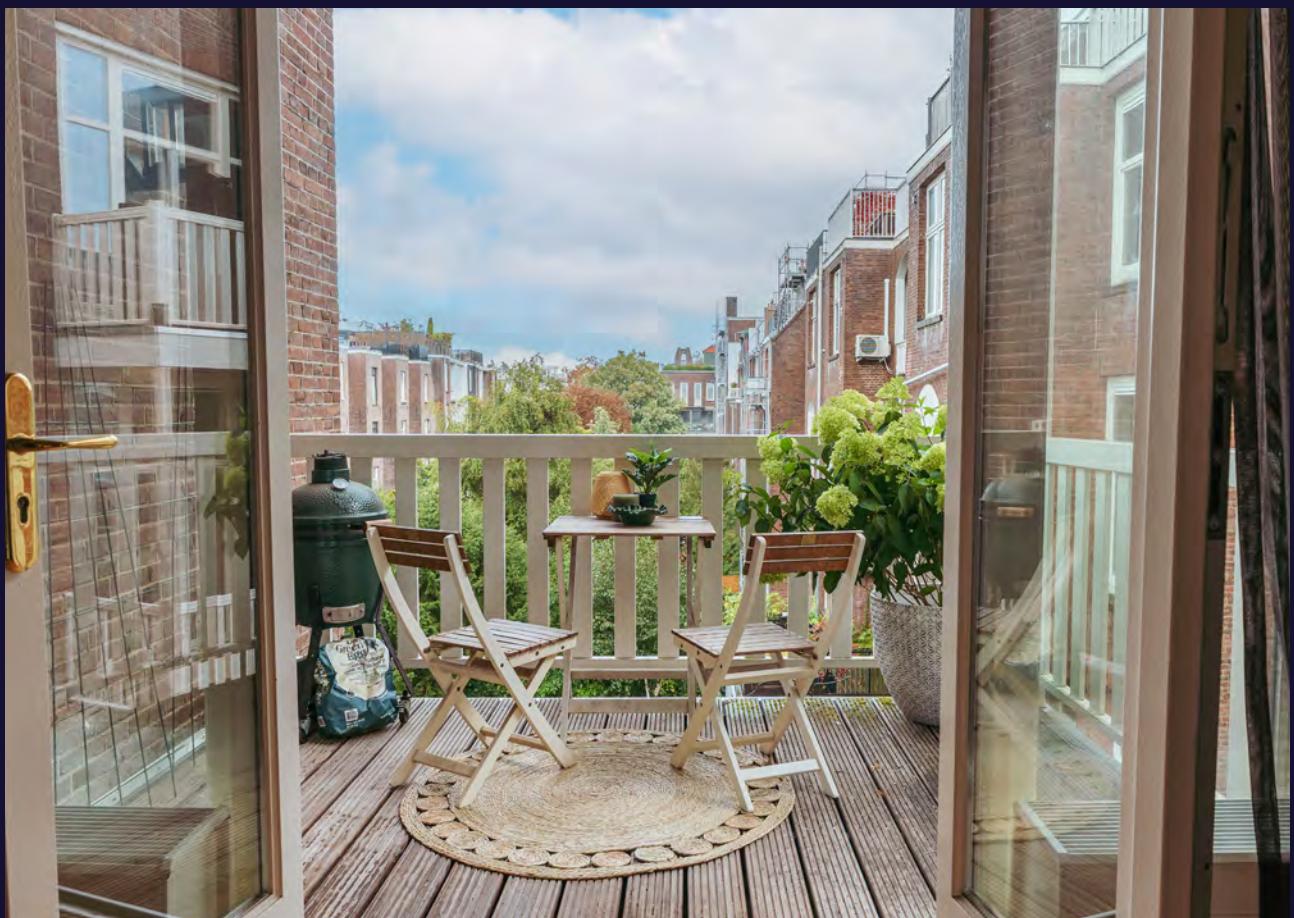




At the rear, the luxurious, fully equipped kitchen with adjoining dining area provides ample space for a large dining table and features a second cozy fireplace with gas hearth.

The custom-built en-suite sliding doors include floor-to-ceiling cabinets. Double doors open onto the deep terrace with unobstructed green views – perfect for breakfast, dining al fresco, or relaxing in the sun.







SLEEPING

The master bedroom at the rear has direct access to the luxurious bathroom, which includes a bathtub with shower, double sinks, toilet, towel radiator, and underfloor heating. The bathroom is also accessible from the dining area. The second bedroom at the front is ideal as a guest room, office, or children's room, complete with a practical built-in closet.



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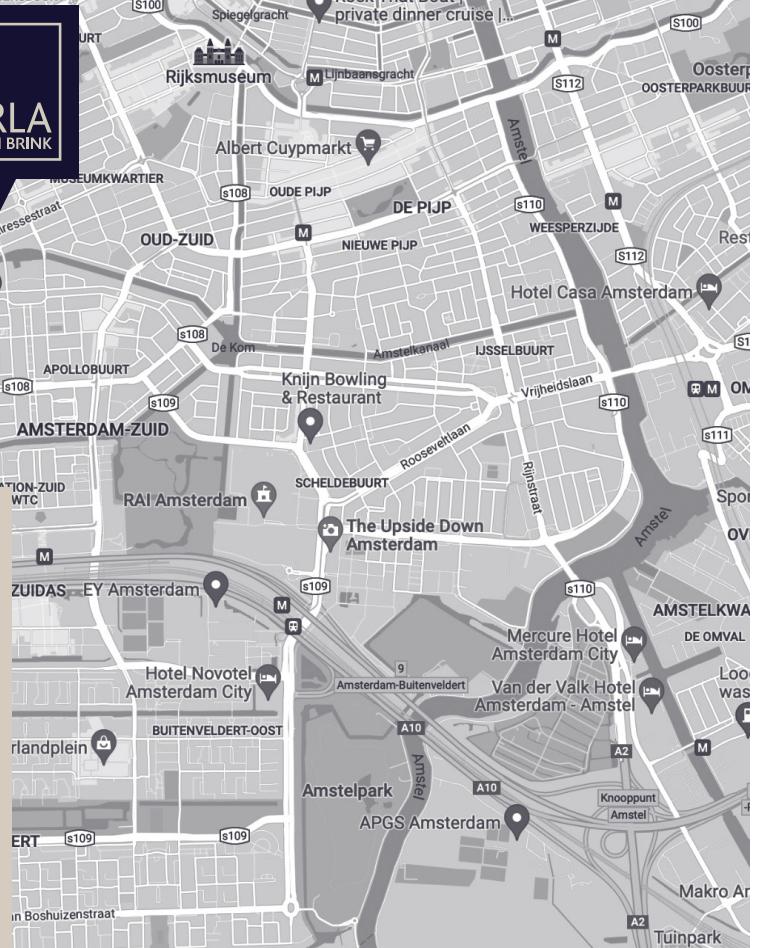


SURROUNDINGS

Located in the sought-after Oud-Zuid neighborhood, everything you need is within reach: medical facilities, playgrounds, top-tier schools, and the lively Cornelis Schuytstraat with a variety of shops. Fine dining, museums, and major shopping streets are also just around the corner.

Public transport is excellent: tram and bus stops are only a five-minute walk away, and Zuid Station is a 10-minute bike ride with direct connections to Schiphol Airport. The A10 motorway entrance is just a 10-minute drive.

A unique opportunity to live in a historic, luxurious apartment with a solid foundation in a prime Oud-Zuid location.







SPECIFICATIONS

OBJECT

Type:	Apartment
Type:	Second-floor
Year of construction:	1918
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	78 m ²
Number of rooms:	3
Number of bedrooms:	2
Volume:	280 m ³
Building- related outdoor space:	6 m ²

DESTINATION

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

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A4
Plot Number:	10315
Share:	15/100

FEATURES

- + Gross floor area 88.93 m²
- + 2 spacious bedrooms
- + Foundation restored in 2015
- + Spacious east-facing balcony
- + Recently renovated to high standards (installations, etc.)
- + Freshly painted interior

MUNICIPALITY

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

HOA

- + The VvE consists of 5 members and is professionally managed by VVE.NL
- + There is a multi-year maintenance plan (MJOP) and reserves of approximately € 12.000 (31-12-'24)
- + The monthly contribution is € 165.29

OWNERSHIP SITUATION

- + The property is on leasehold land issued by the Municipality of Amsterdam
- + The current period runs until 30-04-2041
- + The annual canon is indexed every 5 years and currently amounts to €184.03



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