



CARLA
VAN DEN BRINK

UTRECHTSEDWARSSRAAT 52 AMSTERDAM

Elegant and perfectly maintained building with private parking garage,
renovated foundation, sunny garden and spacious roof terrace.

*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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INTERNATIONAL REAL ESTATE

tmi taxatie management
institute
Approved by Rijksoverheid

LIVING

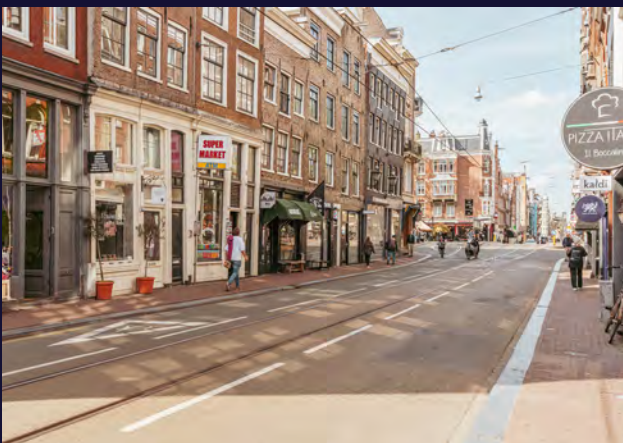
In a charming and quiet part of the city, between the picturesque Amstelveld and the lively Utrechtsestraat, lies this exclusive house of approximately 135 square meters of living space (including the indoor parking garage of 20,6 square meters, which can be converted back into living space if desired). The property is located on private land and offers a rare combination of urban luxury, characterful architecture and contemporary living comfort - with the sunny south-facing garden and roof terrace as added bonuses.





LOCATION & ACCESSIBILITY

This charming home is located in one of the most beautiful and sought-after locations in Amsterdam, between the Amstel river and the beloved Utrechtsestraat with its boutiques, delicatessens, cafes and restaurants. Cultural hotspots such as the Royal Theater Carré, the Stopera and the Amstelveld are within walking distance. Public transportation (tram, metro) is directly accessible, and by car you can reach the A10 in about 10 minutes via the Wibautstraat.





The building has been renovated and maintained with great care and attention to detail, including foundation repair (1978) and equipped with all modern conveniences. At the same time, the characteristic facade has been fully restored, so that the house retains its original appearance.



LIVING AREA

The house has three full floors and has been stylishly renovated with high-quality materials, seamlessly combining historical charm and modern elegance.

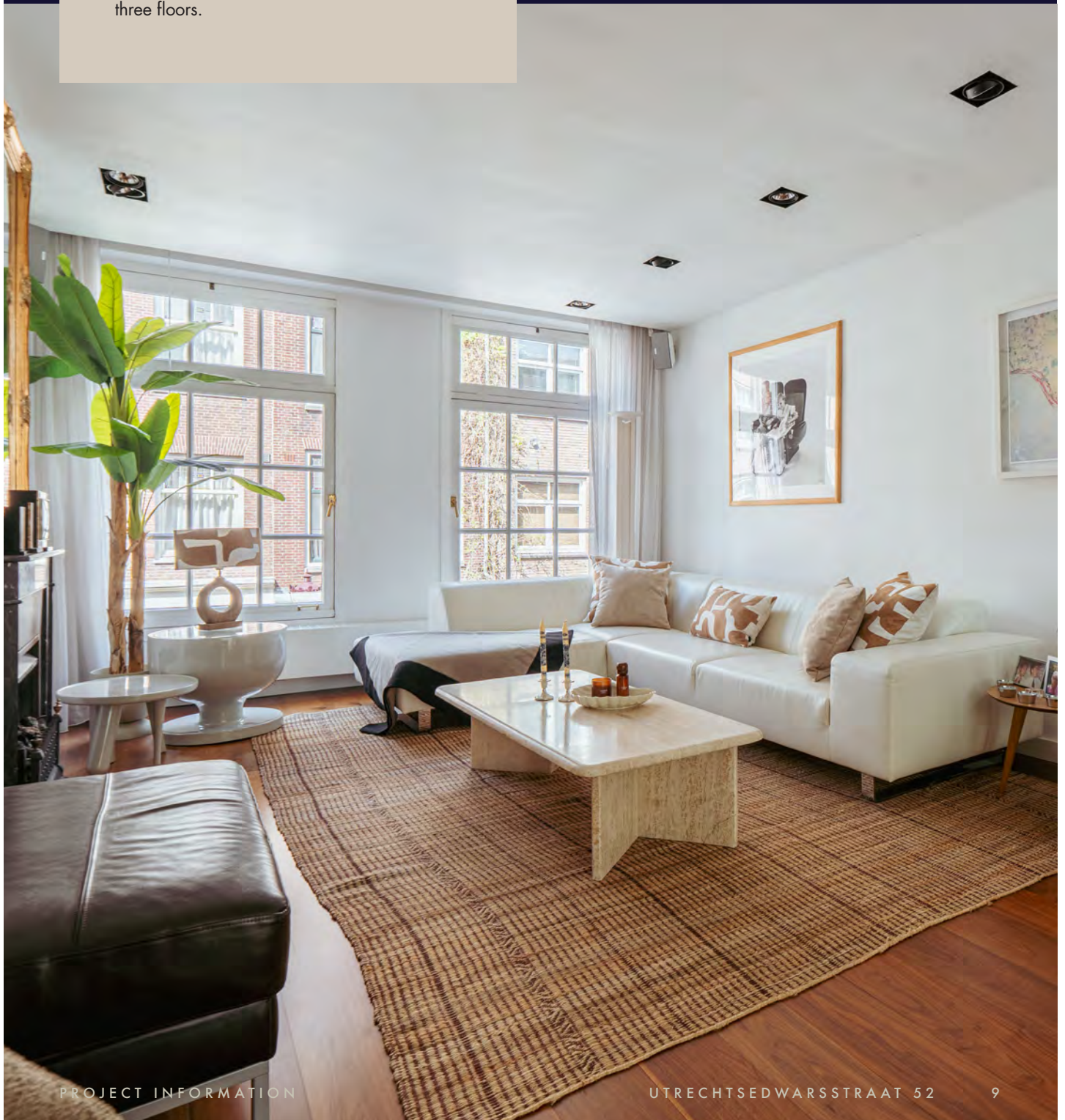
The living area is on the first floor, where daylight floods in thanks to an extension over two floors – built with a permit and facing south. This impressive incidence of light enhances the spacious feeling in the luxurious kitchen, which is equipped with an abundance of cupboard space, a generous rinsing island, top-class Gaggenau appliances and a dining table. The large corner window blurs the boundary between inside and outside in a particularly pleasant way.



A SLEEKLY
DESIGNED,
SPACIOUS AND
EASILY NAVIGABLE
SPIRAL STAIRCASE
IS THE
ARCHITECTURAL
HEART OF THE
HOUSE AND
ELEGANTLY
CONNECTS THE
THREE FLOORS.

The front has beautiful pivoting windows, renovated in an authentic style. The spacious living room also has an attractive gas fireplace and high ceilings with sleek designer spotlights throughout the entire floor. The bright floor creates a feeling of airiness and grandeur.

A sleekly designed, spacious and easily navigable spiral staircase is the architectural heart of the house and elegantly connects the three floors.





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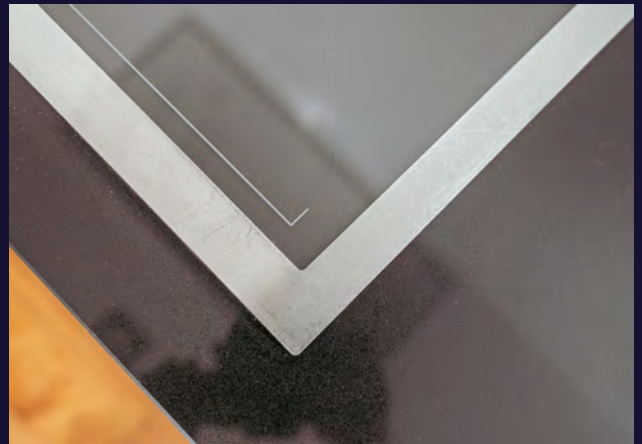






THE LUXURIOUS
KITCHEN, IS
EQUIPPED WITH
AN ABUNDANCE
OF CUPBOARD
SPACE.







GARDEN LEVEL

The garden level, with an impressive ceiling height of 3.10 meters, is divided into a luxurious indoor parking garage, with an attic and electric sectional garage door at the front, and a stylish entrance hall. The hall leads to a built-in wardrobe, and at the back of the hall is the spacious bedroom with direct access to the sunny, private south-facing garden. This room has custom-made built-in wardrobes and a private bathroom with bath, toilet and sink.

The parking garage is an absolute luxury in Amsterdam – private, indoors and always available. No more searching for a parking space in the city center: this is carefree living at its best. Due to the size of the garage, a permit exemption has been granted, which means that a parking permit can also be issued (or included) at this address.







THE SPACIOUS
BEDROOM WITH
DIRECT ACCESS
TO THE SUNNY,
PRIVATE SOUTH-
FACING GARDEN.



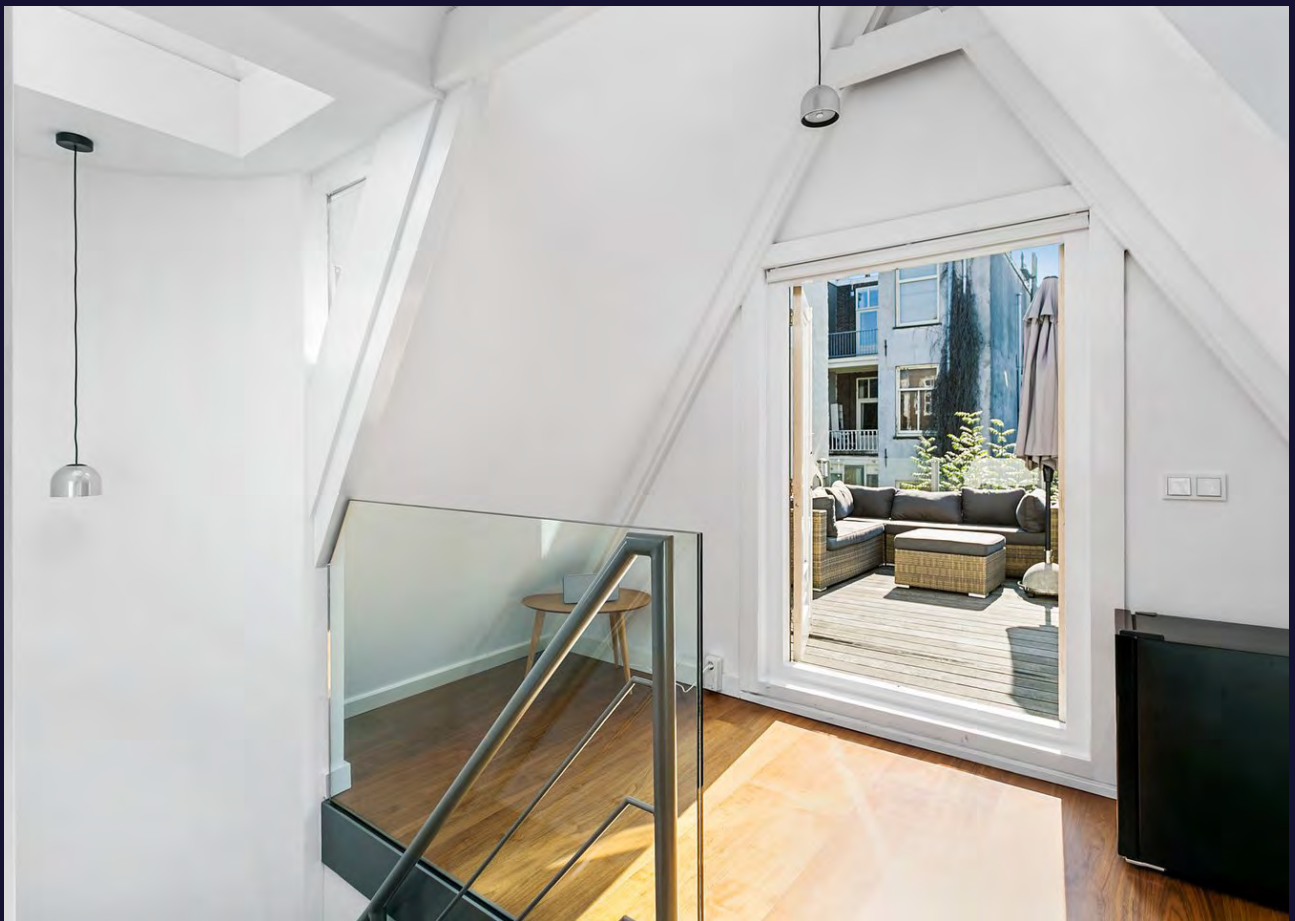






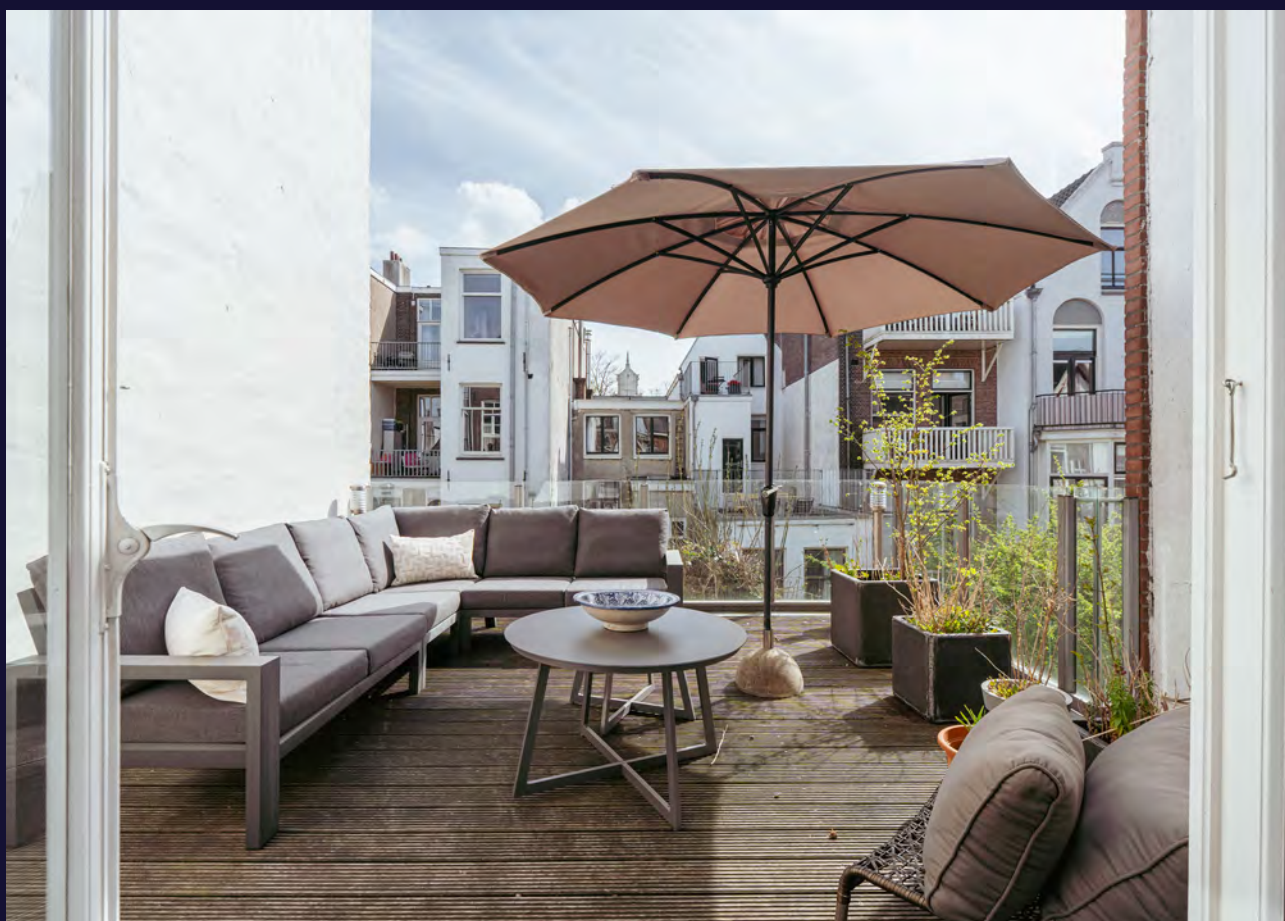
SECOND FLOOR

The second floor has a second spacious bedroom, also with an en suite bathroom. French doors provide access to the sunny roof terrace – also south-facing – of 20.6 m², a quiet and private outdoor space where you can enjoy the morning sun until the evening sun sets.





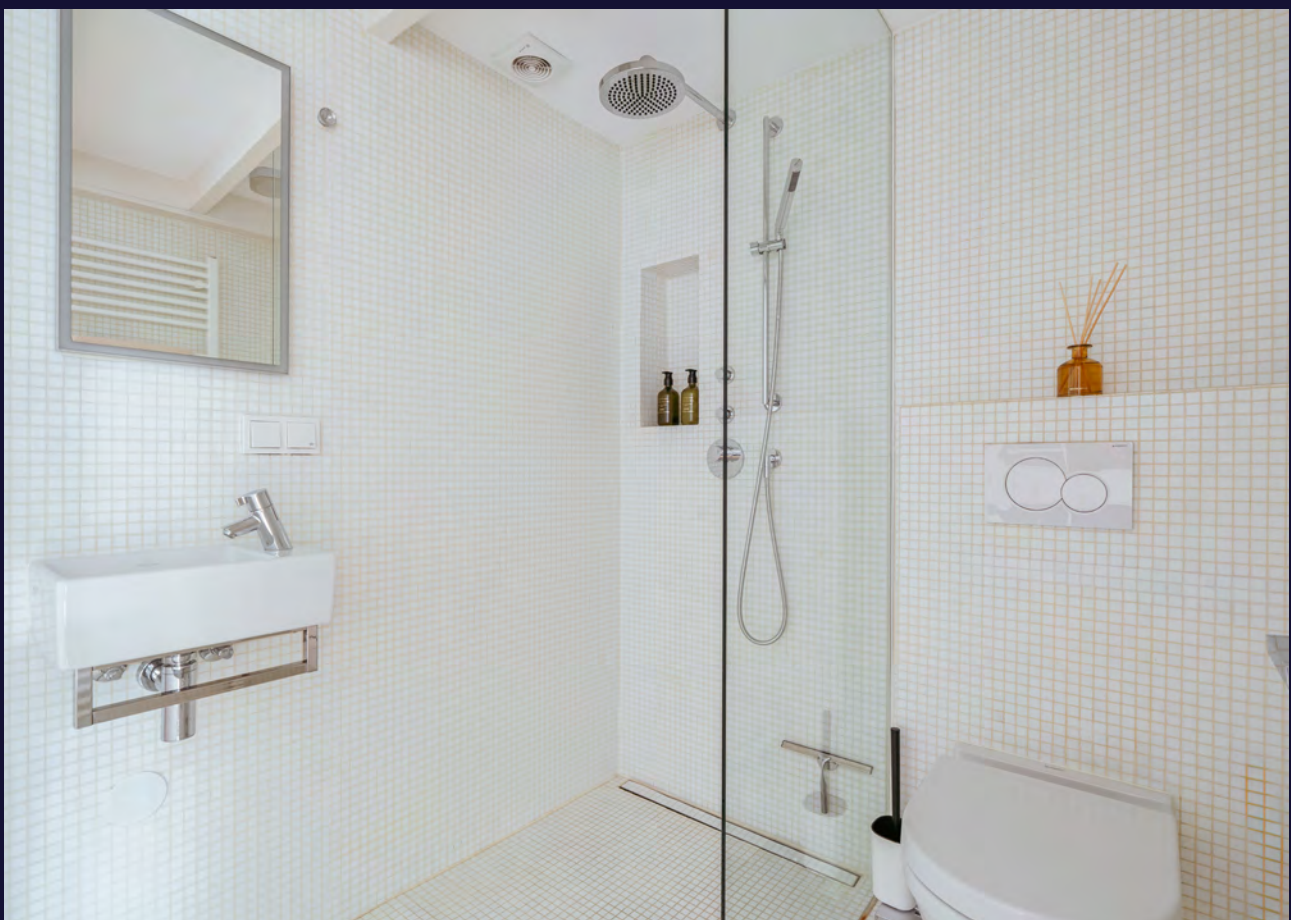
FRENCH DOORS
PROVIDE ACCESS
TO THE SUNNY
ROOF TERRACE







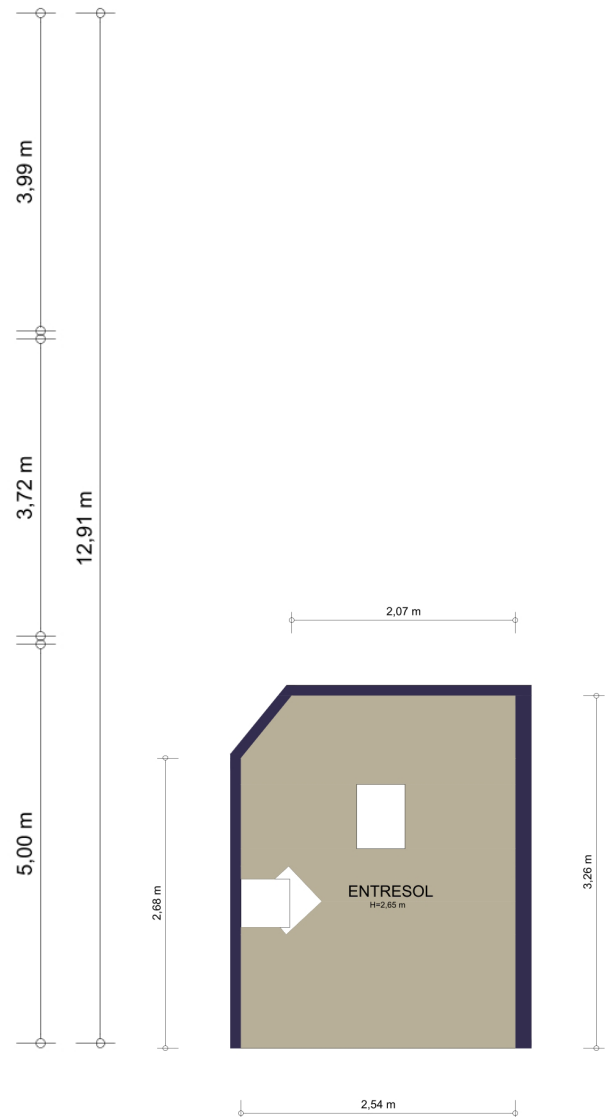
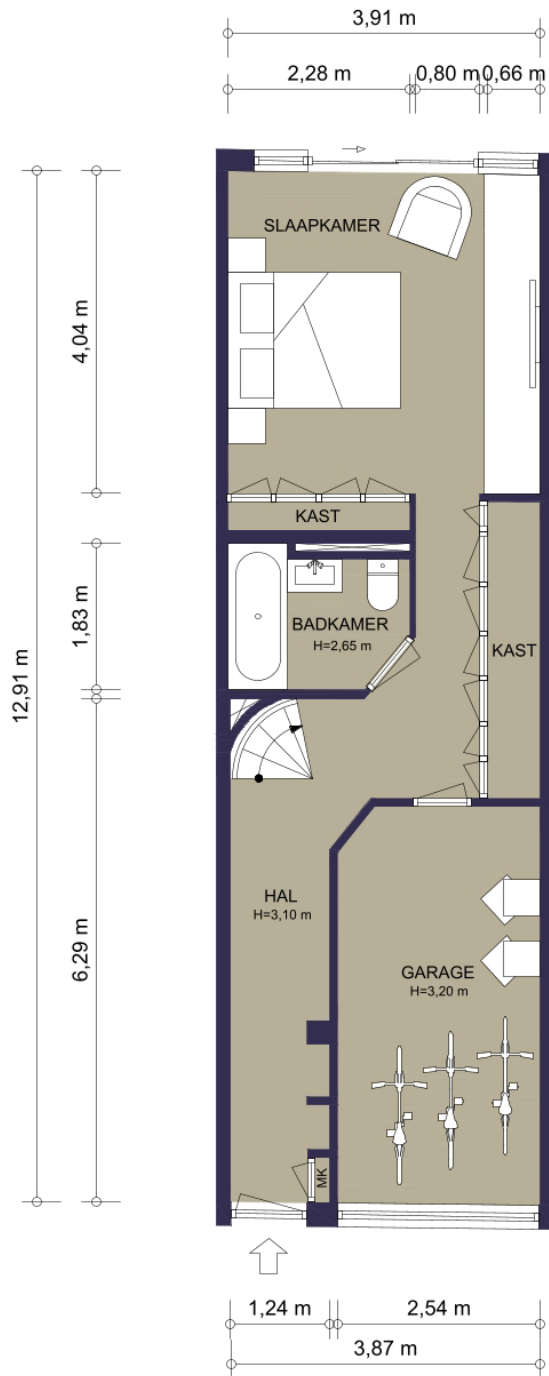
THE SECOND FLOOR HAS A SECOND SPACIOUS BEDROOM, ALSO WITH AN EN SUITE BATHROOM.







GROUND FLOOR + ENTRESOL



NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	37,80 M²
OVERING INPANDIGE RUIMTE	12,50 M²
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

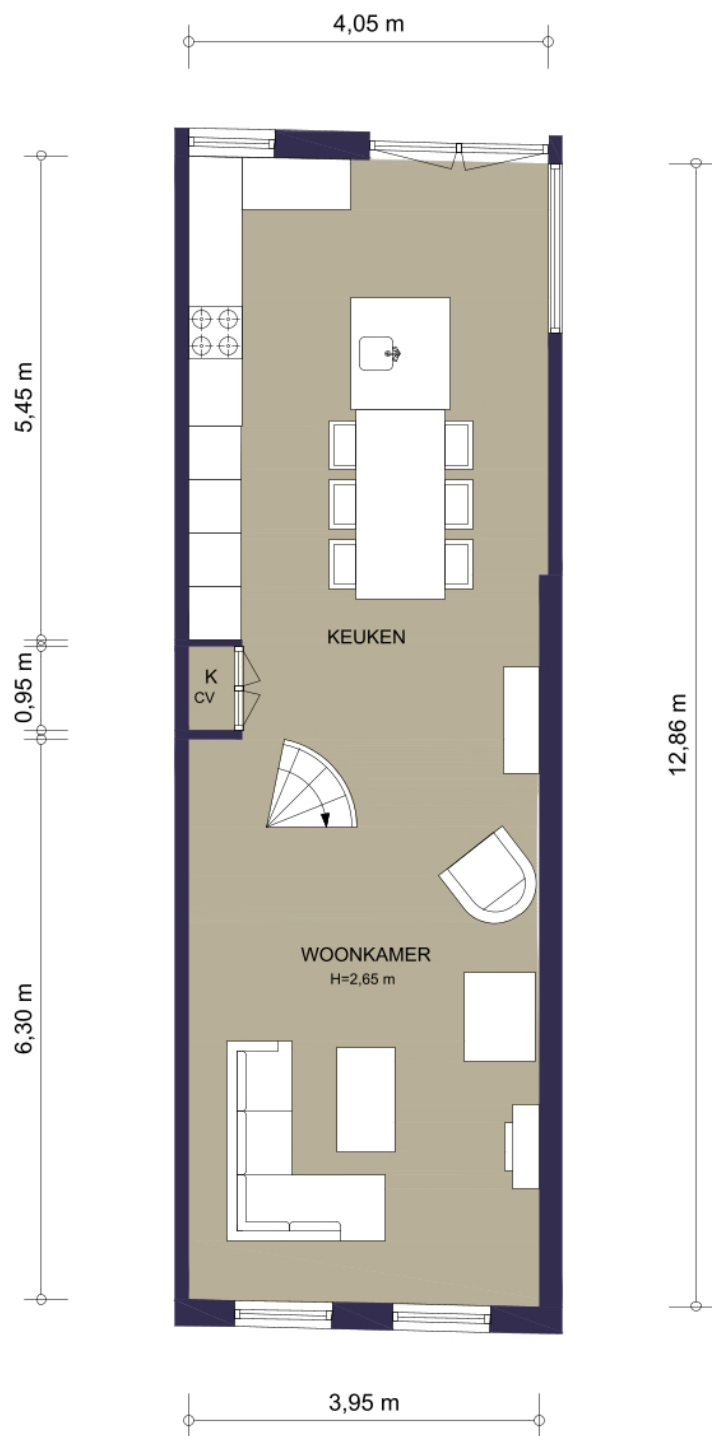


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	N.V.T.
OVERING INPANDIGE RUIMTE	8,10 M²
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

FIRST FLOOR



NEN2580 BBMI - NVM	
GEbruiksoppervlakte wonen	51,30 M²
Overring inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

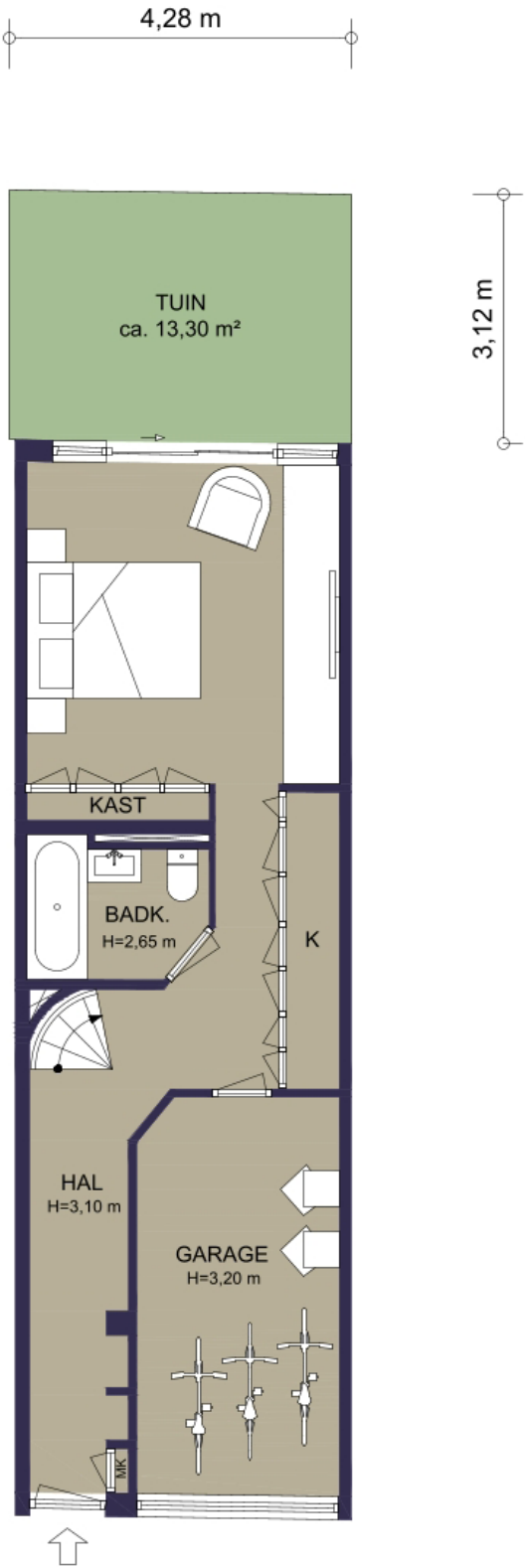
SECOND FLOOR



NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	37,80 M²
Overing in pandige ruimte	12,50 M²
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

PLOT



NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	37,80 M ²
OVERING INPANDIGE RUIMTE	12,50 M ²
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Residence
Type:	Semi-detached house
Year of construction:	1910
Current use:	Living space
Current destination:	Living space

DESTINATION

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

PARTICULARS

- + Top location on the quiet but lively Utrechtsedwardsstraat
- + Approximately 135 m² of living space (in accordance with NEN2580), including parking garage of 20,6 m²
- + Luxury indoor parking garage (can be converted into living space if desired)
- + Two spacious bedrooms, both with en suite bathrooms (possibility of a third bedroom)
- + Sunny garden and spacious roof terrace
- + Restored foundation, located on private land
- + No owners' association: it is a single building
- + High-quality finish and ready to move in
- + Authentic facade with modern, luxurious interior
- + Top-level living comfort in the heart of Amsterdam

CHARACTERISTICS

Living area	114 m ²
Number of rooms	5
Number of bedrooms	2
Volume: 518m ³	
Building- related outdoor space: 22 m ²	
Other internal space:	21 m ²

OUTDOOR SPACE

- + Sunny garden and generous roof terrace facing south

CADASTRAL

Municipality:	Amsterdam
Section:	I
Plot Number:	7752

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

