



CARLA
VAN DEN BRINK

GERRIT VAN DER VEENSTRAAT 31
AMSTERDAM

Exclusive 1930s Townhouse of 317 m²
with Garden and Roof Terrace Facing South.

*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
instelling
gevestigd in Rotterdam



LIVING

On the stately Gerrit van der Veenstraat in the highly sought-after Apollobuurt, you will find this remarkable 1930s townhouse with a total of 317 m² (including 281 m² of living space and 36 m² of additional internal space). A truly generous family home that combines authentic architectural charm with modern living comfort, spread across multiple floors with six bedrooms, three bathrooms, a sunny garden, a spacious roof terrace, and abundant storage, including a large attic.



THIS IS A HOUSE THAT INVITES YOU
TO EXPLORE—LAYER BY LAYER, SPACE
BY SPACE.



TIMELESS ENTRANCE & SPACIOUS FAMILY KITCHEN

The entrance immediately reflects the grandeur of the 1930s: a wide hallway with authentic marble wall paneling finished with a black trim. From here, you enter the expansive kitchen, the heart of the home.

The kitchen features a large island equipped with high-end Gaggenau appliances and offers the perfect blend of function and conviviality. The island serves not only as a workspace but also as a place to gather, cook, and entertain.

Adjoining the kitchen is the dining area, with French doors opening onto the sunny south-facing garden. Indoors and outdoors flow seamlessly, making this the perfect setting for long summer evenings or sunny breakfasts.





FROM HERE,
YOU ENTER
THE EXPANSIVE
KITCHEN,
THE HEART
OF THE HOME.









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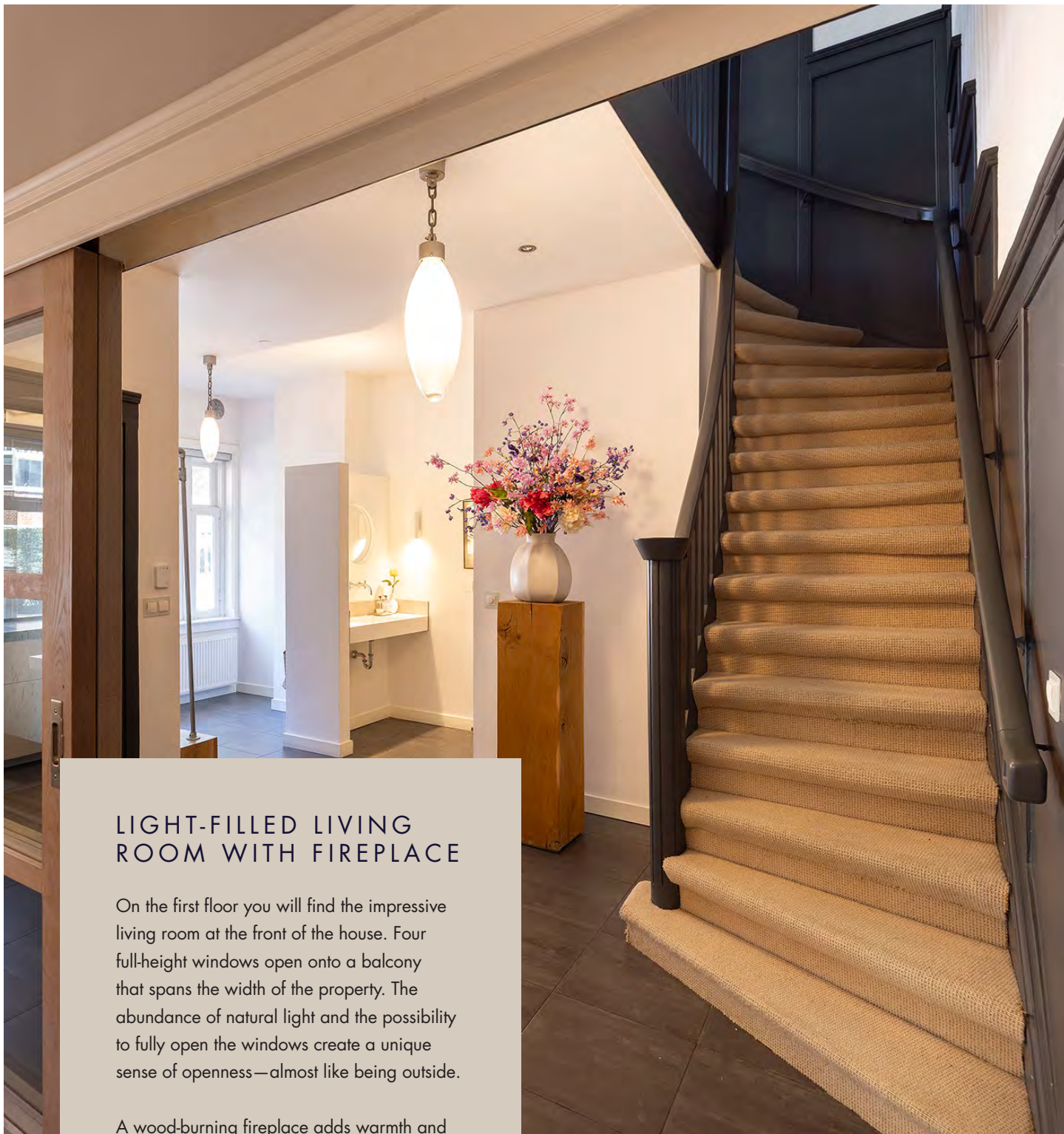


THE BASEMENT

From the dining area, a staircase leads down to the basement level, which offers a bright and versatile space. Currently used as a home office and an additional sitting area, it can easily serve as a children's playroom, guest suite, or media room.





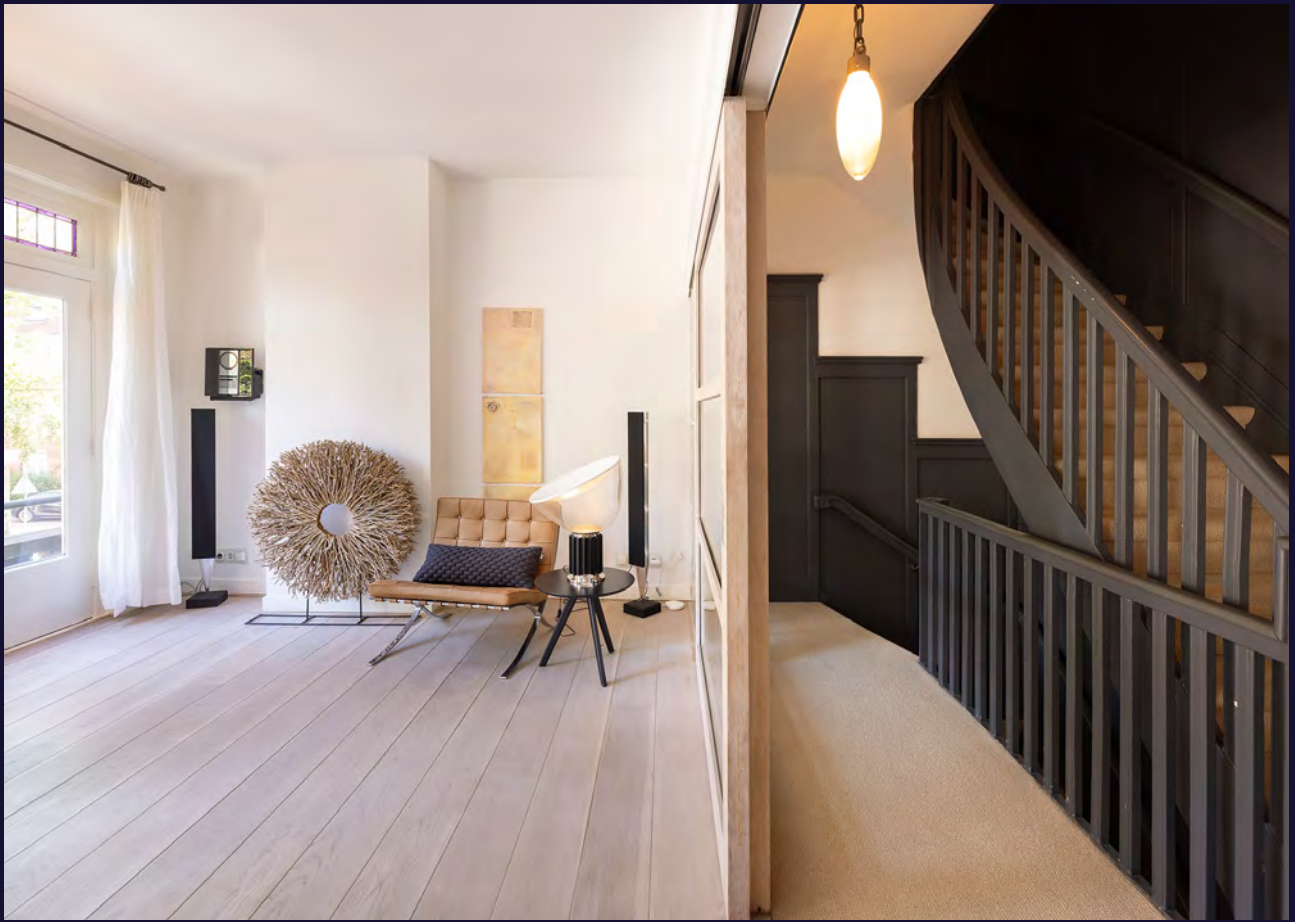


LIGHT-FILLED LIVING ROOM WITH FIREPLACE

On the first floor you will find the impressive living room at the front of the house. Four full-height windows open onto a balcony that spans the width of the property. The abundance of natural light and the possibility to fully open the windows create a unique sense of openness—almost like being outside.

A wood-burning fireplace adds warmth and charm, making this an inviting place to relax or entertain.

At the rear of this floor lies the spacious primary bedroom suite, complete with a generous walk-in closet and a luxurious bathroom featuring a sink with extended counter space, walk-in shower, and toilet. A private retreat within the home.









AT THE REAR OF THIS FLOOR LIES THE SPACIOUS PRIMARY BEDROOM SUITE, COMPLETE WITH A GENEROUS WALK-IN CLOSET AND A LUXURIOUS BATHROOM.



A photograph of a staircase with a wooden handrail and a light fixture hanging from the ceiling. The stairs are carpeted in a light brown color. The handrail is made of dark wood and has a curved design. A single light fixture with a white, oval-shaped shade hangs from the ceiling. The background shows a window with a wooden frame and a view of the outdoors.

FAMILY FLOORS WITH AMPLE BEDROOMS

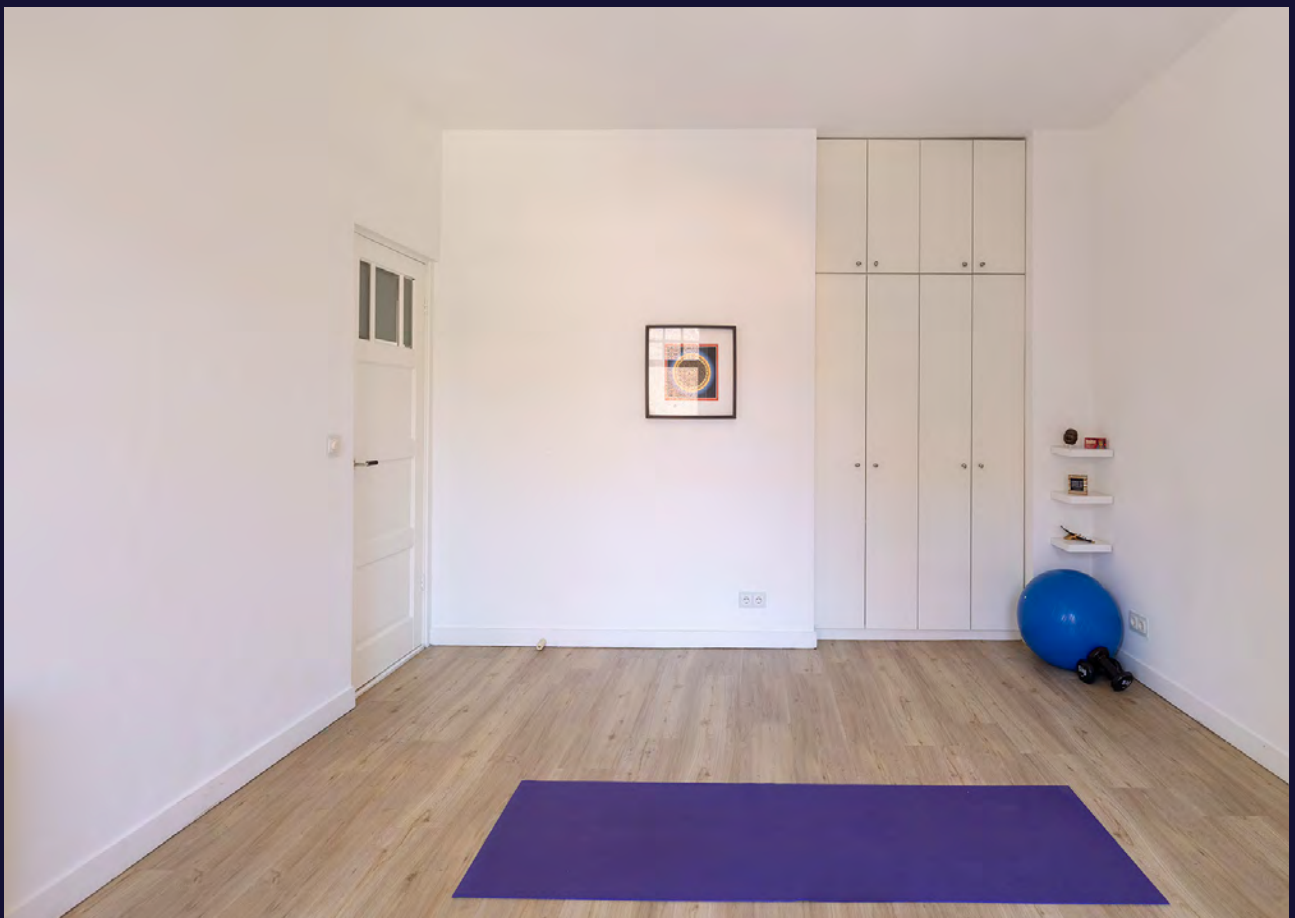
The second floor accommodates three spacious bedrooms. One of the rooms has been transformed into an expansive walk-in closet—ideal for those in need of extensive wardrobe space. A large bathroom on this level includes a double sink, walk-in shower, toilet, and a separate laundry area with washing machine and dryer connections, plus additional storage.

On the top floor you will find two more bedrooms, one of which features an en suite bathroom with walk-in shower, sink, and toilet, and access to the large south-facing roof terrace. From here you can enjoy magnificent views over the leafy inner gardens—a rare and tranquil oasis in the heart of Amsterdam.

PRACTICAL LUXURY: AMPLE STORAGE SPACE

In addition to its generous living areas, this townhouse offers 36 m² of additional internal space, perfect for storage or flexible use. A large attic provides even more capacity, ensuring the home is as practical as it is elegant.

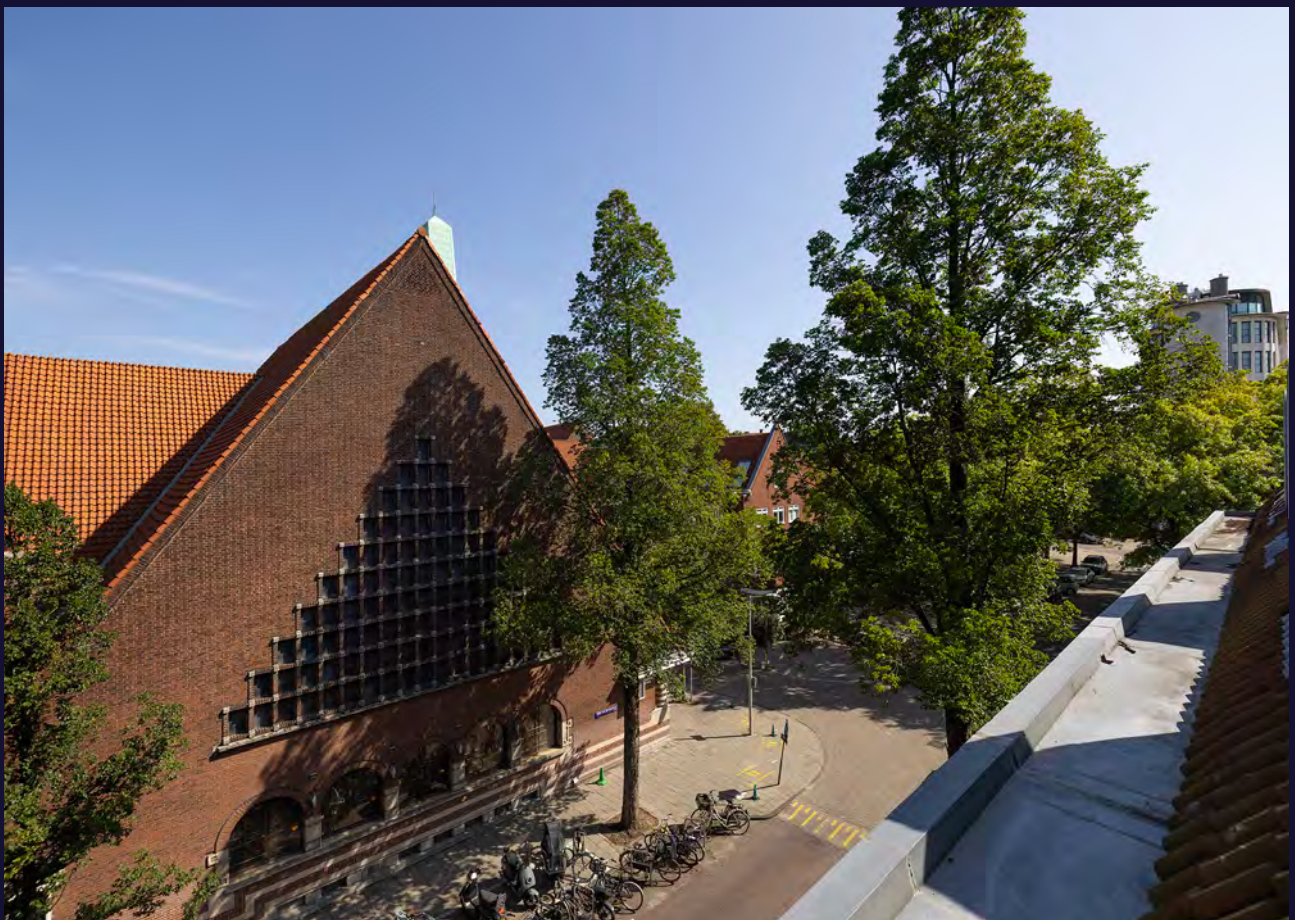






DE BOVENSTE
VERDIEPING BIEDT
TWEЕ EXTRA
SLAAPKAMERS EN
GEEFT TOEGANG
TOT HET GROTE
DAKTERRAS OP
HET ZUIDEN.











A RARE AND TRANQUIL OASIS
IN THE HEART OF AMSTERDAM.





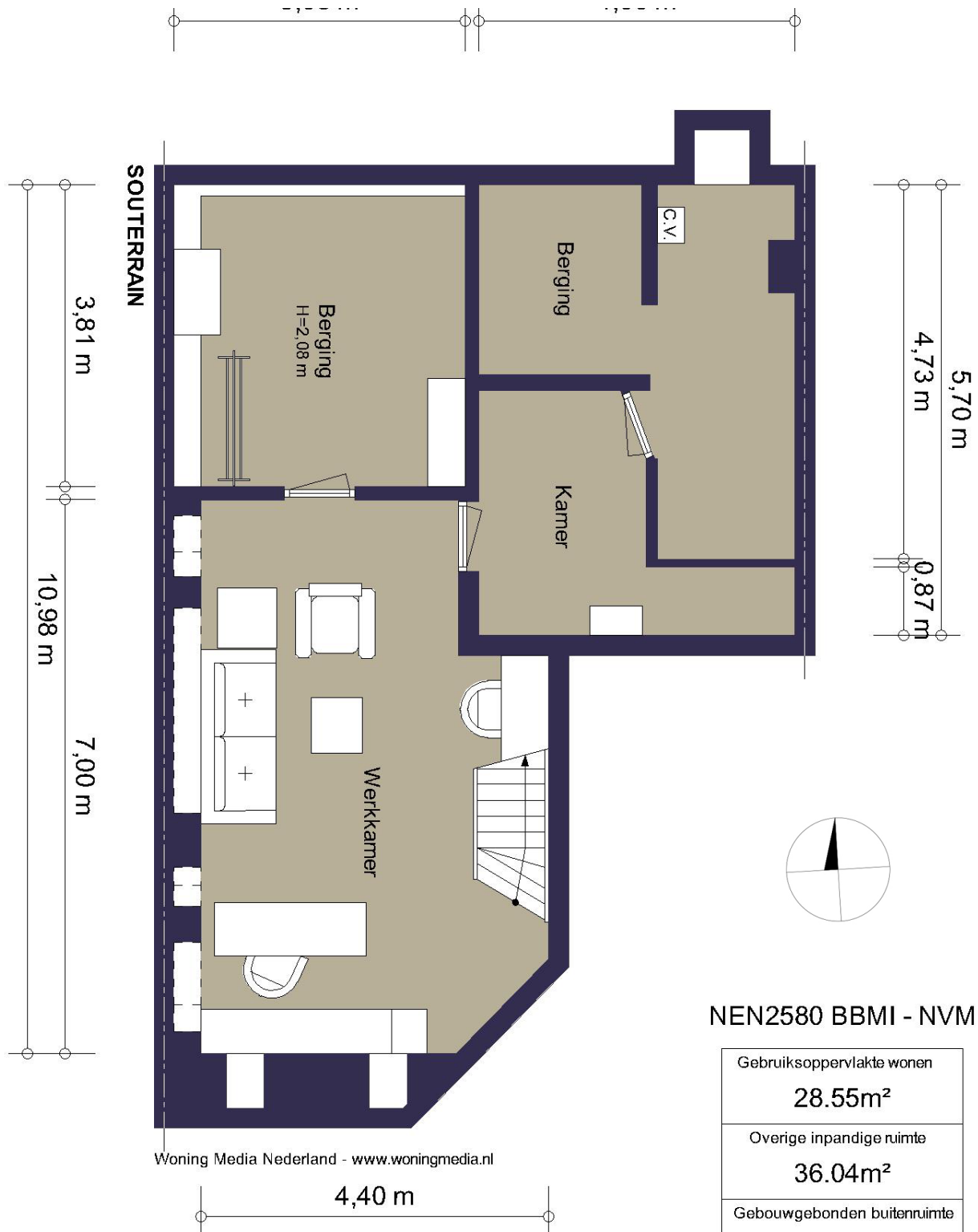
LIVING IN THE APOLLOBUURT

The Gerrit van der Veenstraat is one of the most prestigious avenues in Amsterdam-Zuid: wide, green, and tranquil, yet just moments from the Beethovenstraat, the Beatrixpark, international schools, and various sports clubs. The city center is easily accessible, as are the Zuidas business district and Schiphol Airport.

This exceptional townhouse unites the grandeur of the 1930s with modern comfort, generous outdoor spaces, and abundant room for family life. A truly unique opportunity to live stylishly and expansively in Amsterdam-Zuid.



BASEMENT



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
28.55m²
Overige inpandige ruimte
36.04m²
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

BASEMENT



GROUND FLOOR



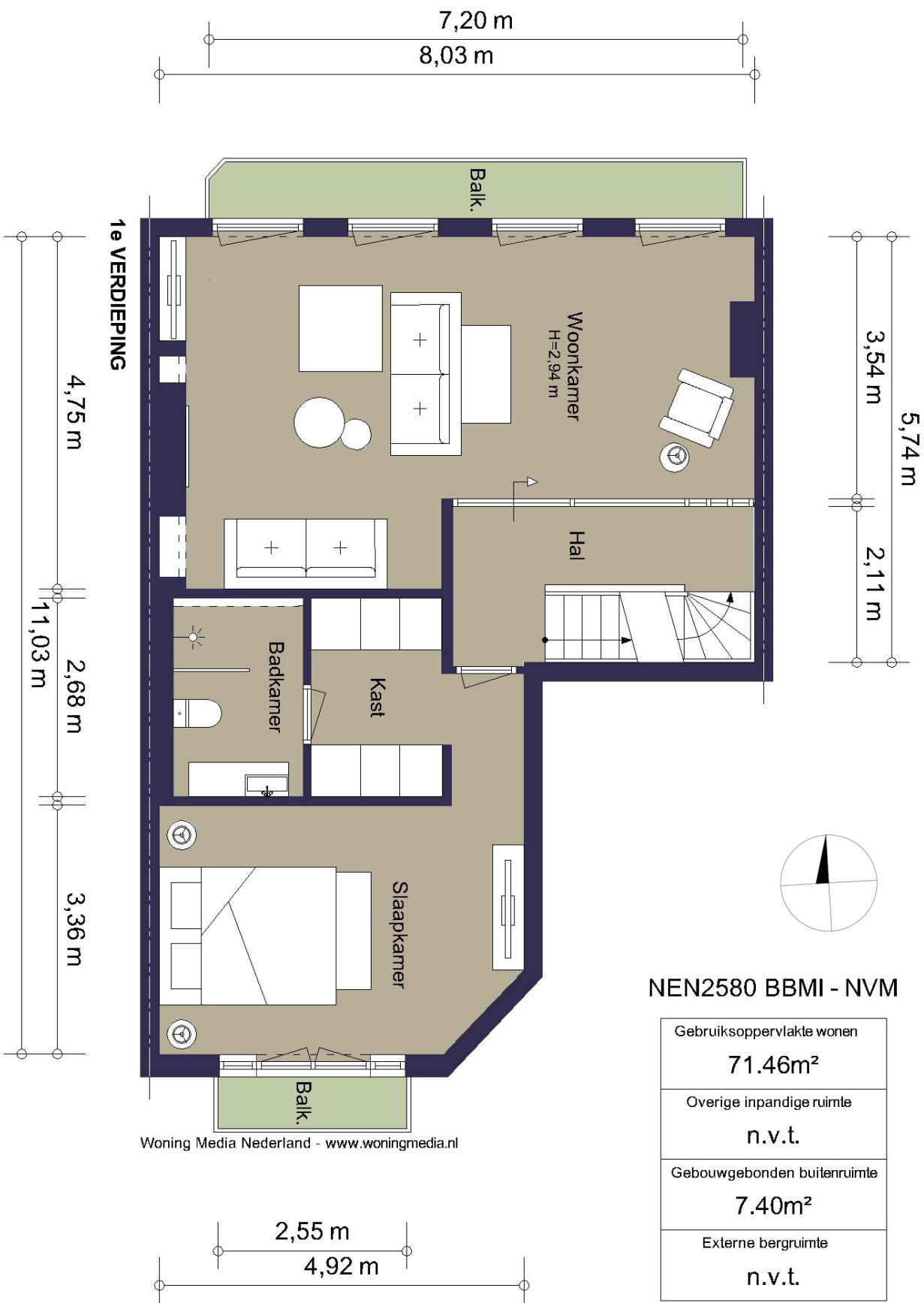
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	68.42m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

GROUND FLOOR



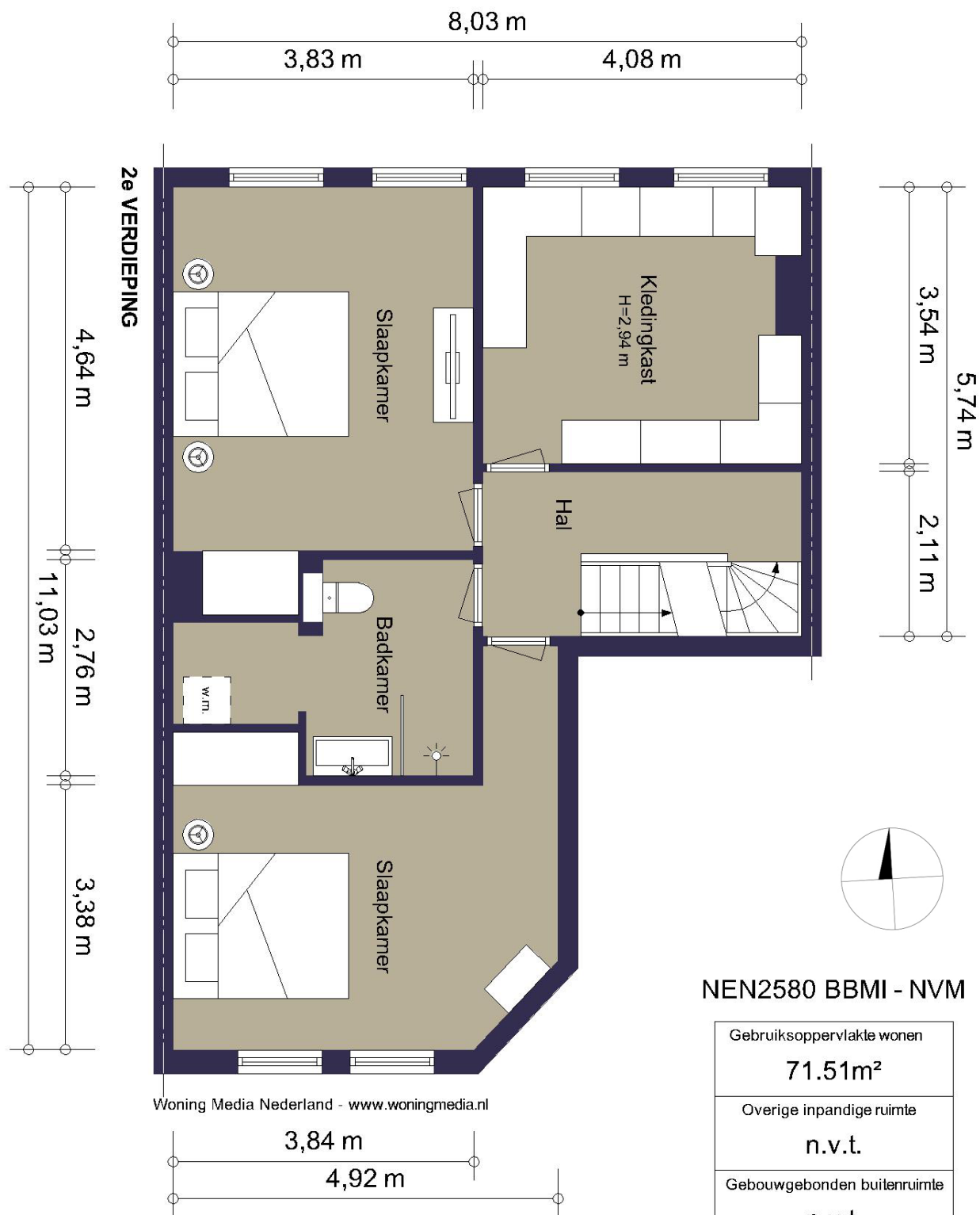
FIRST FLOOR



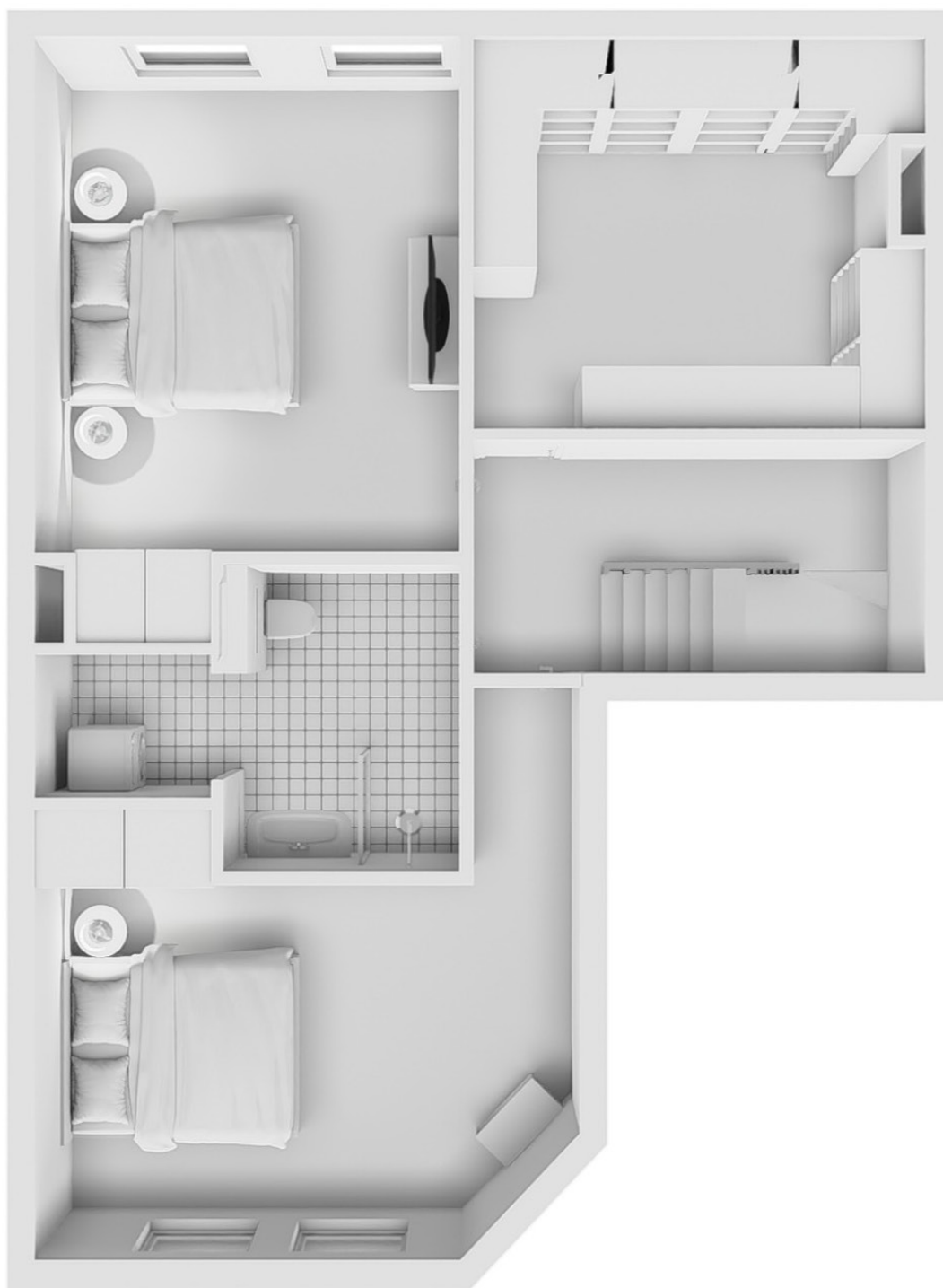
FIRST FLOOR



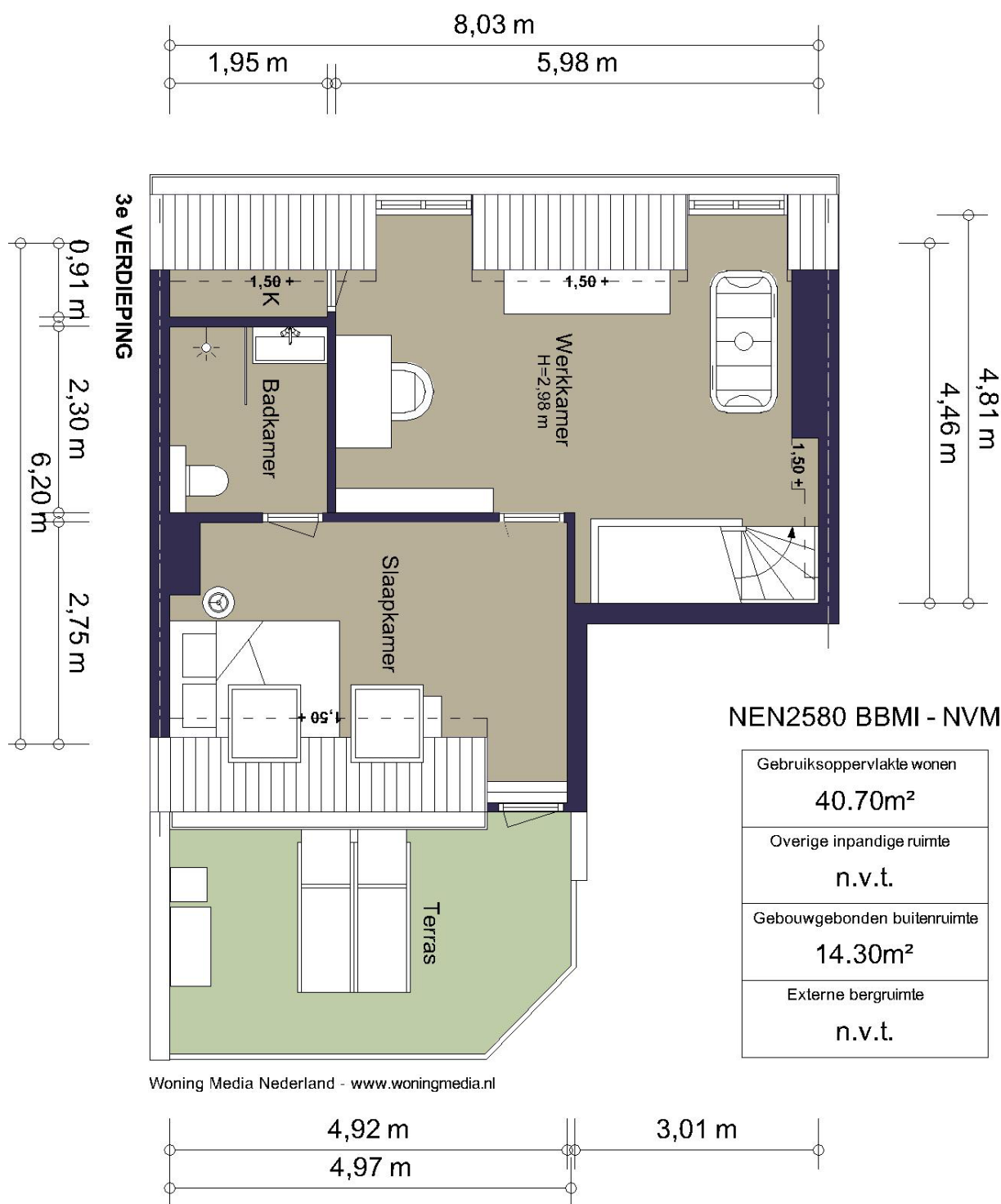
SECOND FLOOR



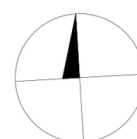
SECOND FLOOR



THIRD FLOOR



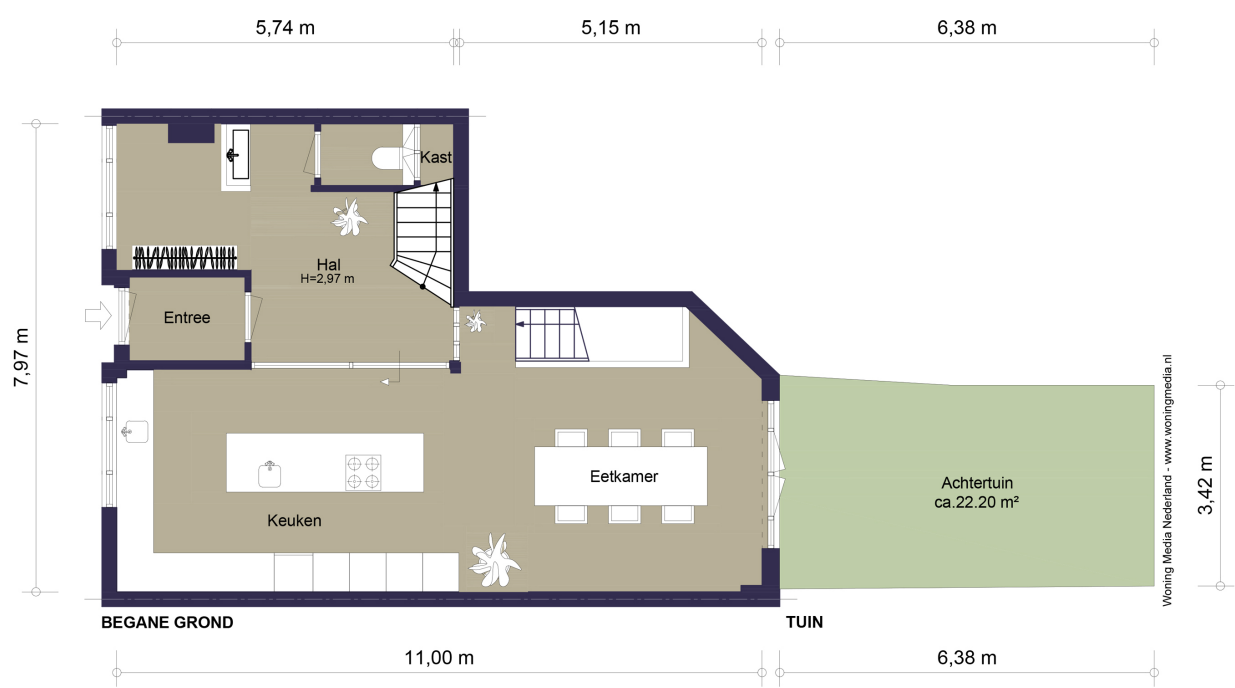
Woning Media Nederland - www.woningmedia.nl



THIRD FLOOR



PLOT



SPECIFICATIONS

OBJECT

Type	In between house
Type	apartment
Year of construction	1930
Current use	Living space
Current destination	Living space

OUTDOORSPACE

Garden, Balcony, Roof terrace

DESTINATION

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

PARTICULARS

- + Living area: 281 m²
- + Additional indoor space: 36 m²
- + Full property with 6 bedrooms, 3 bathrooms, and 4 toilets
- + South-facing garden en roof terrace
- + Municipal monument

CHARACTERISTICS

Living area:	281 m ²
Number of rooms:	10
Number of bedrooms	7
Volume:	1174 m ³
Building related outdoor space:	22 m ²

CADASTRAL

Municipality	Amsterdam
Section	Z
Plot number	1559

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The property is situated on leasehold land
- + The current period runs until 30-04-2053 and the Canon is € 4,121.27 (concerns period 1 May 2023 to 30 April 2028), the Canon is indexed every 5 years
- + The owner has made the application to switch to perpetual ground lease in good time and has already switched to perpetual ground lease, favourable conditions are being used
- + From 01-05-2053 the annual canon will be € 11,154.15 plus indexation from 2024.

