



CARLA
VAN DEN BRINK

WARMELO 5 AMSTERDAM

Spacious villa with swimming pool on a generous plot of 640 m²
expandable to 330 m² of living space (already approved).
The ground lease has also been bought out in perpetuity!

*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
interieur design
interieur styling

THE VILLA

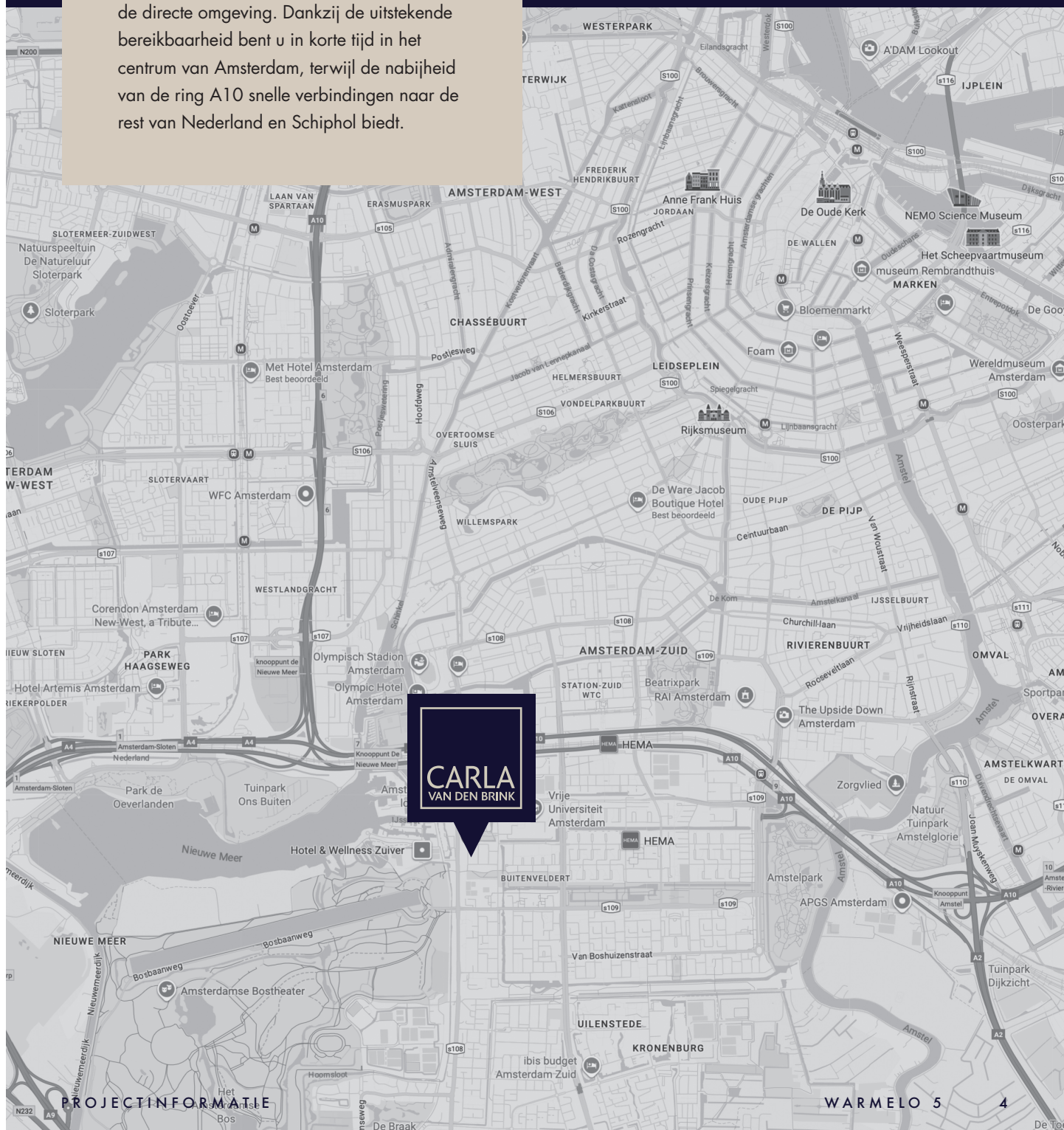
This exceptional villa with (currently) approximately 232 m² of living space is located in the popular Warmelo neighborhood, on the edge of Buitenveldert. A home with unique possibilities: thanks to permits already granted, the living space can be expanded to no less than 330 m² (excluding the parking garage and 13.6 m² storage room). An urban villa with a swimming pool and parking on its own grounds!

The house stands on a generous plot of 640 m², with a beautifully landscaped garden and a swimming pool – an oasis of peace and privacy in the middle of the city. The villa is in shell condition and offers plenty of space to renovate and arrange according to your own taste.



LOCATIE

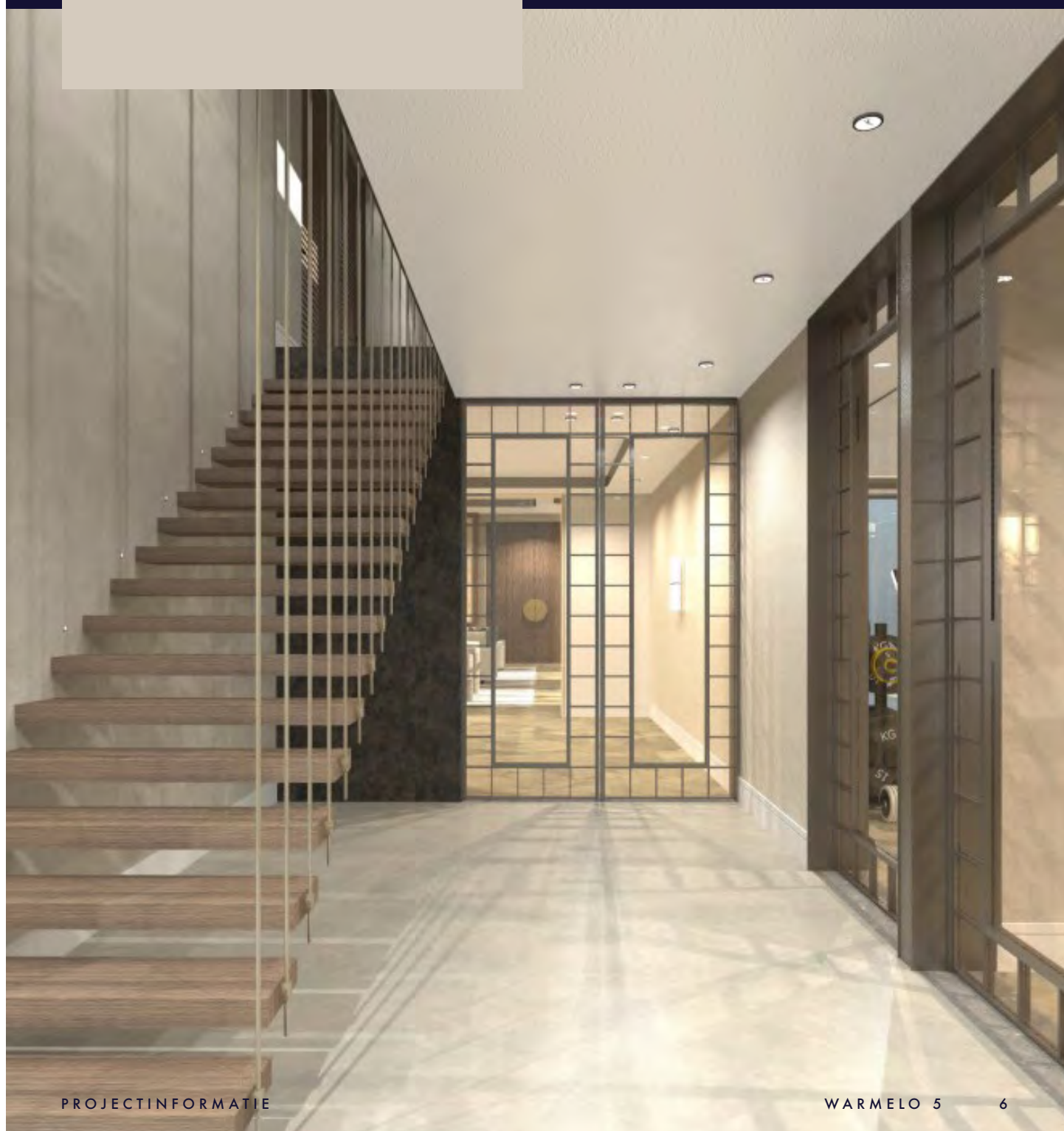
De ligging is ideaal: een rustige en groene omgeving met alle voorzieningen binnen handbereik. Het Amsterdamse Bos ligt op loop- en fietsafstand, perfect voor sport en ontspanning. Voor dagelijkse boodschappen en speciaalzaken zijn Gelderlandplein en de Zuidas dichtbij. Ook diverse (internationale) scholen, sportverenigingen en recreatiemogelijkheden bevinden zich in de directe omgeving. Dankzij de uitstekende bereikbaarheid bent u in korte tijd in het centrum van Amsterdam, terwijl de nabijheid van de ring A10 snelle verbindingen naar de rest van Nederland en Schiphol biedt.





LAYOUT AND POSSIBILITIES

The current villa offers approximately 232 m² of living space, spread over two floors with several living and sleeping areas. Large windows provide plenty of light and offer a view of the green garden. With the existing permits, you can expand the house to 330 m², which offers the possibility to create a full-fledged family villa of considerable size.













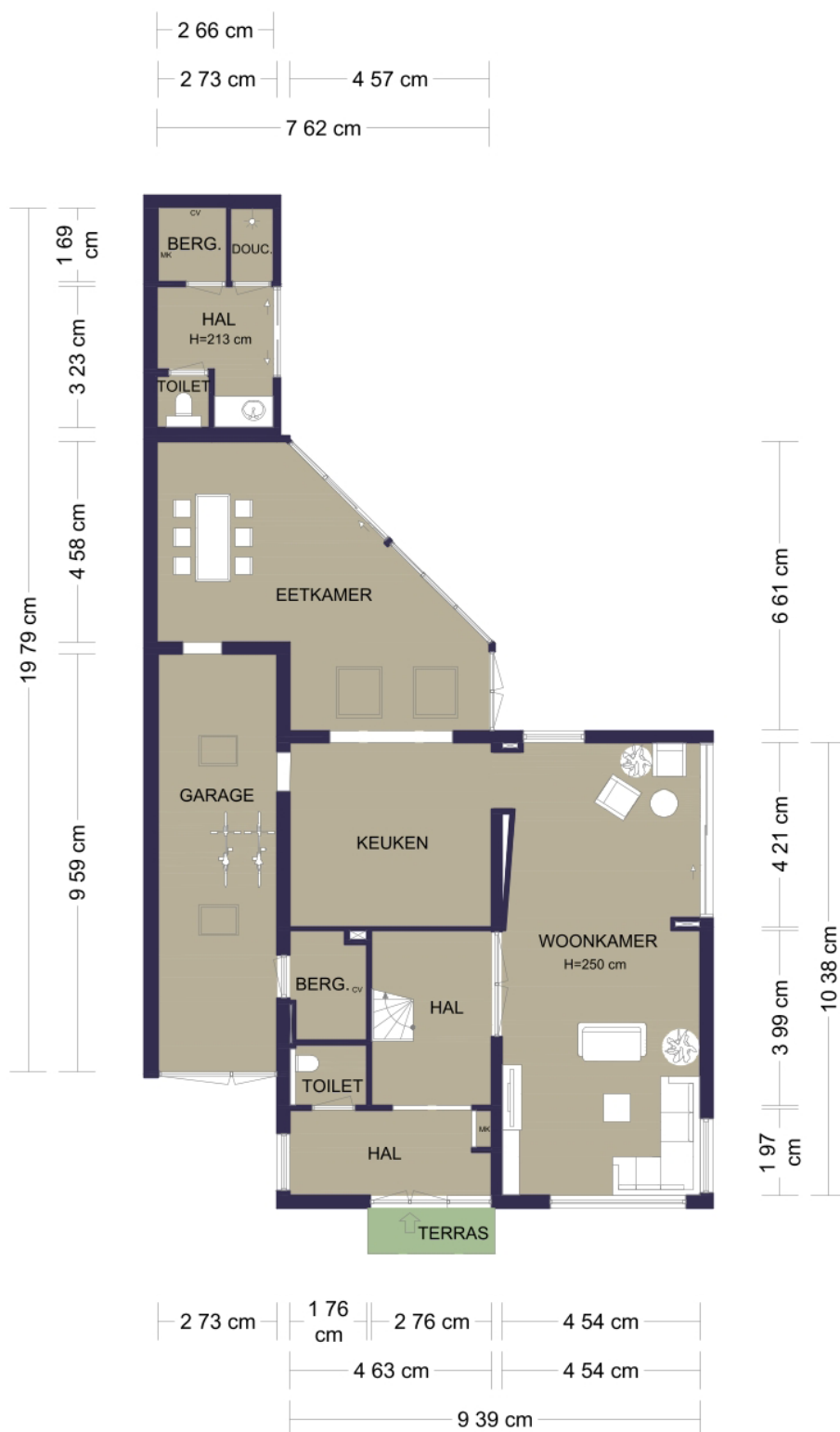








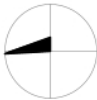
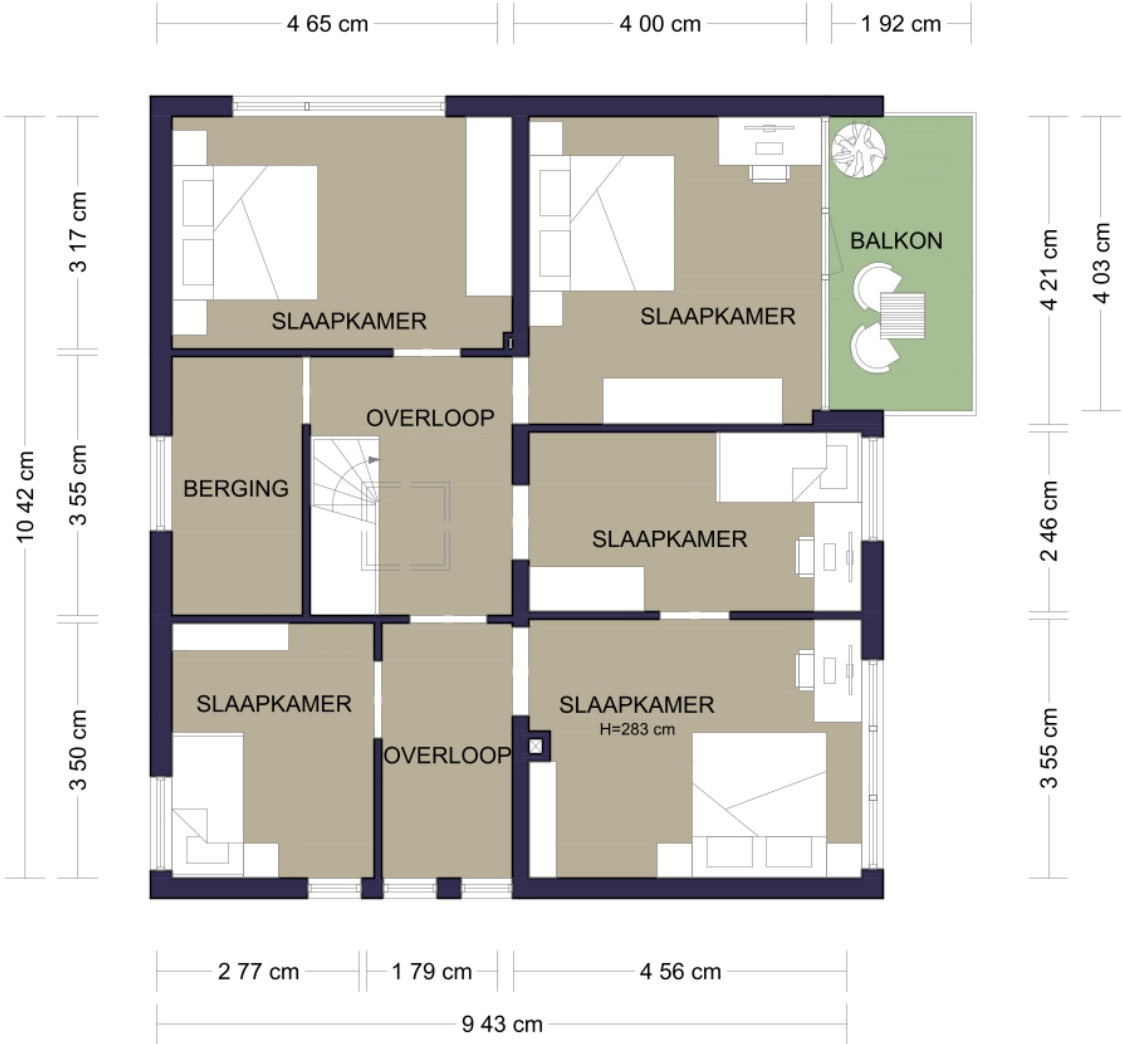
BEGANE GROND



NEN2580 BBMI - NVM

GEbruiksoppervlakte Wonen	135,60 M ²
Overing inpandige ruimte	26,20 M ²
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	13,30 M ²

EERSTE VERDIEPING



NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	95,90 M²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	7,70 M²
EXTERNE BERGRUIMTE	N.V.T.

PERCEEL



NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	135,60 M²
Overing in pandige ruimte	26,20 M²
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	13,30 M²

SPECIFICATIONS

OBJECT

Type	Villa
Type	Detached house
Year of construction	1969
Permanent residence	Yes
Current use	Living space
Current destination	Living space

OUTDOOR SPACE

Plot of 640 m² with beautifully landscaped garden and swimming pool

DESTINATION

- + Destination of this property is living space
- + Shops and public transport are within walking distance

PARTICULARS

- + Living area approximately 232 m², extendable to 330 m² (permit granted)
- + Plot of 640 m² with beautifully landscaped garden and swimming pool
- + Private garage and storage space of 13.6 m²
- + Possibility to renovate and finish to your own taste
- + Situated in Warmelo/Buitenveldert, close to the Zuidas business district and the Amsterdamse Bos
- + A unique opportunity to transform an existing villa with swimming pool and large plot into your dream home at a prime location in Amsterdam.

CHARACTERISTICS

Living area	232 m ²
Number of rooms	9
Number of bedrooms	5
Volume	918 m ³
Attached outdoor space	8 m ²
External storage	13 m ²
Plot size	640 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	AK
Plot Number:	2481

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Leasehold
- + Annual ground lease canon approximately € 1,100 until 2039
- + Ground lease perpetually bought off as of 2039

