



CARLA
VAN DEN BRINK

GESCHUTSWERF 33 AMSTERDAM

With an enchanting, unobstructed view of the water
and the lion enclosure at Artis Zoo,
this stunning, three-story ground-floor house
of nearly 400 square meters
is located in a quiet, low-traffic street.

*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
geautoriseerd door de Rijksoverheid



LIVING

This spacious and fully renovated home offers an abundance of possibilities and includes two private parking spaces (with room for 3 cars) in the garage below. Currently used as a generous residence, the souterrain can be transformed into a business space, with a secondary address at Entrepotdok 95. The elevated ground floor and first floor each have their own cadastral number and separate entrances, ensuring versatility.

MONUMENT

The building is located in an area designated as a national protected cityscape and is a designated national monument; the facade and the beams are monumental.



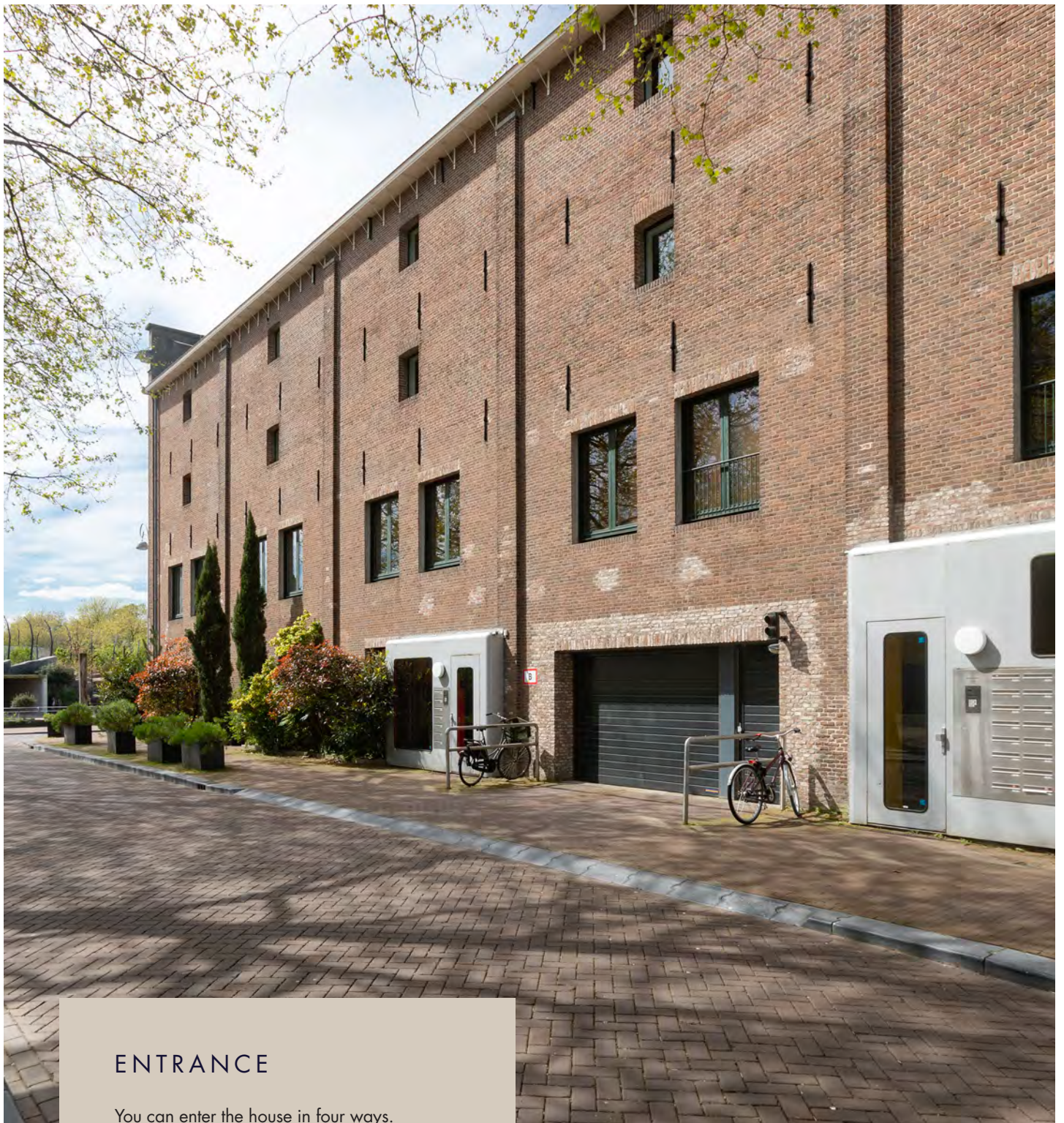
SURROUNDINGS

The location is simply stunning: on the waterfront opposite Artis, in the characteristic Entrepotdok area. A neighbourhood with a small-scale character close to the old city centre and near Central Station.

Many tasteful boutiques and various restaurants, cafés and outdoor terraces can be found on the car-free quayside as well as on Kadijksplein or in the trendy Czaar Peterstraat. Various shops, including a large supermarket, are just a stone's throw away. But also Royal Theatre Carré, the Stopera, Brouwerij het IJ and the Scheepvaartmuseum are just around the corner.

Accessibility by car and public transport is excellent. Within five minutes, you can reach the A10 motorway via the Piet Hein Tunnel and Central Station within ten minutes by tram.





ENTRANCE

You can enter the house in four ways. Via the beautifully landscaped communal courtyard, you reach the official entrance. The hall with elevator and staircase takes you to the garage, the elevated ground floor, or the first floor. From the garage, you can enter the house through the storage room. An alternative entrance via Entrepotdok opens directly into the modern kitchen.





SOUTERRAIN

In the souterrain, you enter through one of the storage rooms which is connected to the ground floor of the house. The second storage room is adjacent here. Through the storage room, you enter the utility room with plenty of storage space. The hall provides access to a room with a sink and behind it, a separate toilet. Under the stairs, there is a spacious closet with extra storage space.



KITCHEN

The timeless Boffi kitchen (2009) with double islands is finished in light colors and stainless steel countertops. The tasteful cabinets in light colors with a wavy texture can be seen throughout the house. The kitchen is equipped with high-end built-in appliances from Gaggenau: combination steam oven, fridge/freezer combo, Irinox shock freezer, extra-wide convection oven, induction cooktop with 3 burners, teppanyaki plate, induction wok burner, and recently renewed Siemens dishwashers and Quooker faucet with boiling water, ice-cold water and sparkling water.





DINING ROOM

Next to the kitchen is a spacious dining room with plenty of natural light and a fixed bench. A few steps take you to the low-traffic street with a wide sidewalk. Here is a wonderfully quiet terrace in the sun with a very special view of the water and behind it the lion enclosure at Artis. Here you can enjoy the open view and the unique animal sounds from Artis. In summer, children can swim in front of the house!

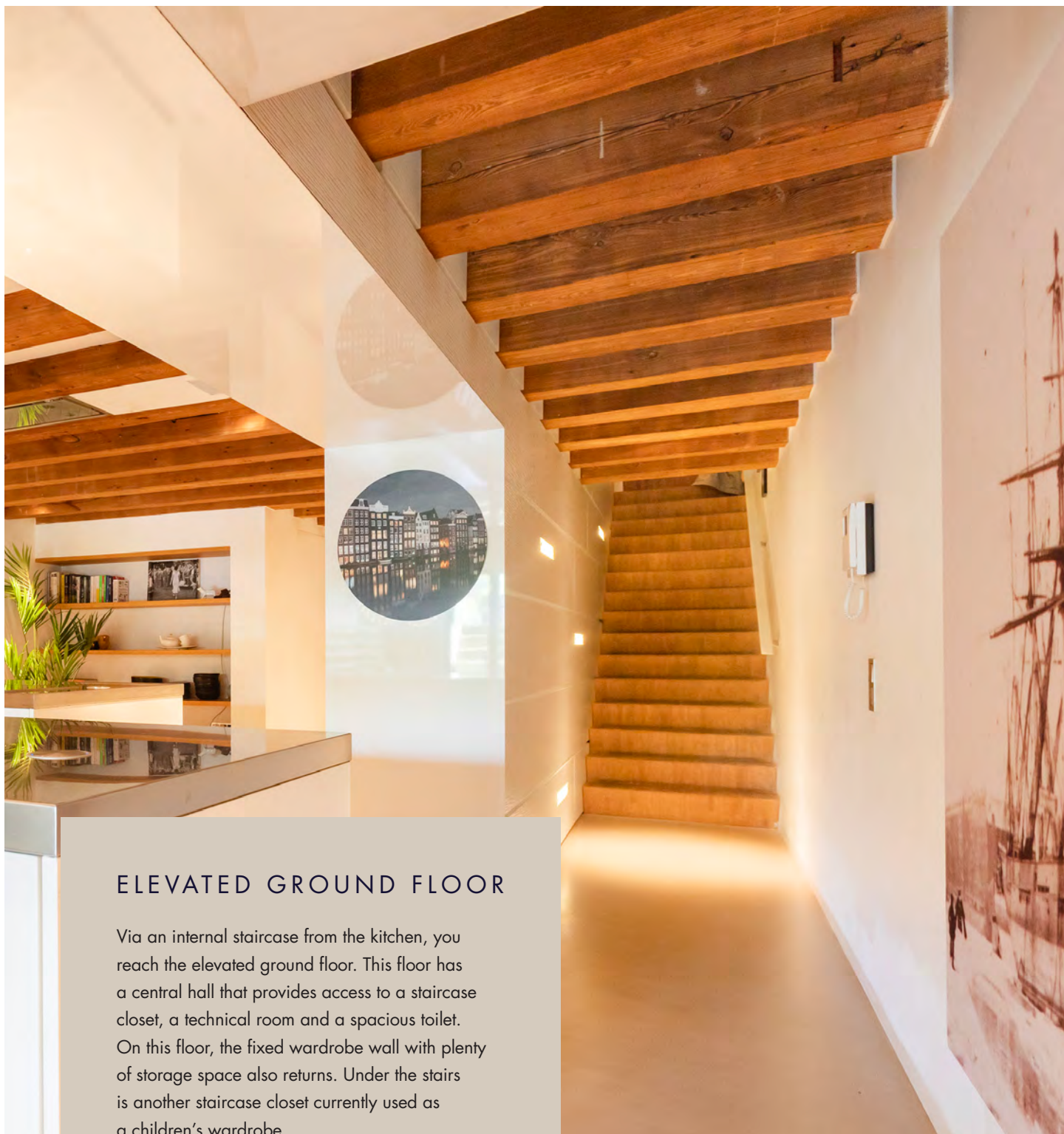




NEXT TO THE
KITCHEN IS
A SPACIOUS
DINING ROOM
WITH PLENTY OF
NATURAL LIGHT
AND A FIXED
BENCH







ELEVATED GROUND FLOOR

Via an internal staircase from the kitchen, you reach the elevated ground floor. This floor has a central hall that provides access to a staircase closet, a technical room and a spacious toilet. On this floor, the fixed wardrobe wall with plenty of storage space also returns. Under the stairs is another staircase closet currently used as a children's wardrobe.

In the middle of the space is the spacious TV corner and at the front is the seating area with a cozy bio ethanol fireplace. The walkable glass in the floor by the window provides plenty of light in the souterrain. The double French doors with a French balcony offer a beautiful view. You have a clear view of Artis; there is no residential building opposite this house.

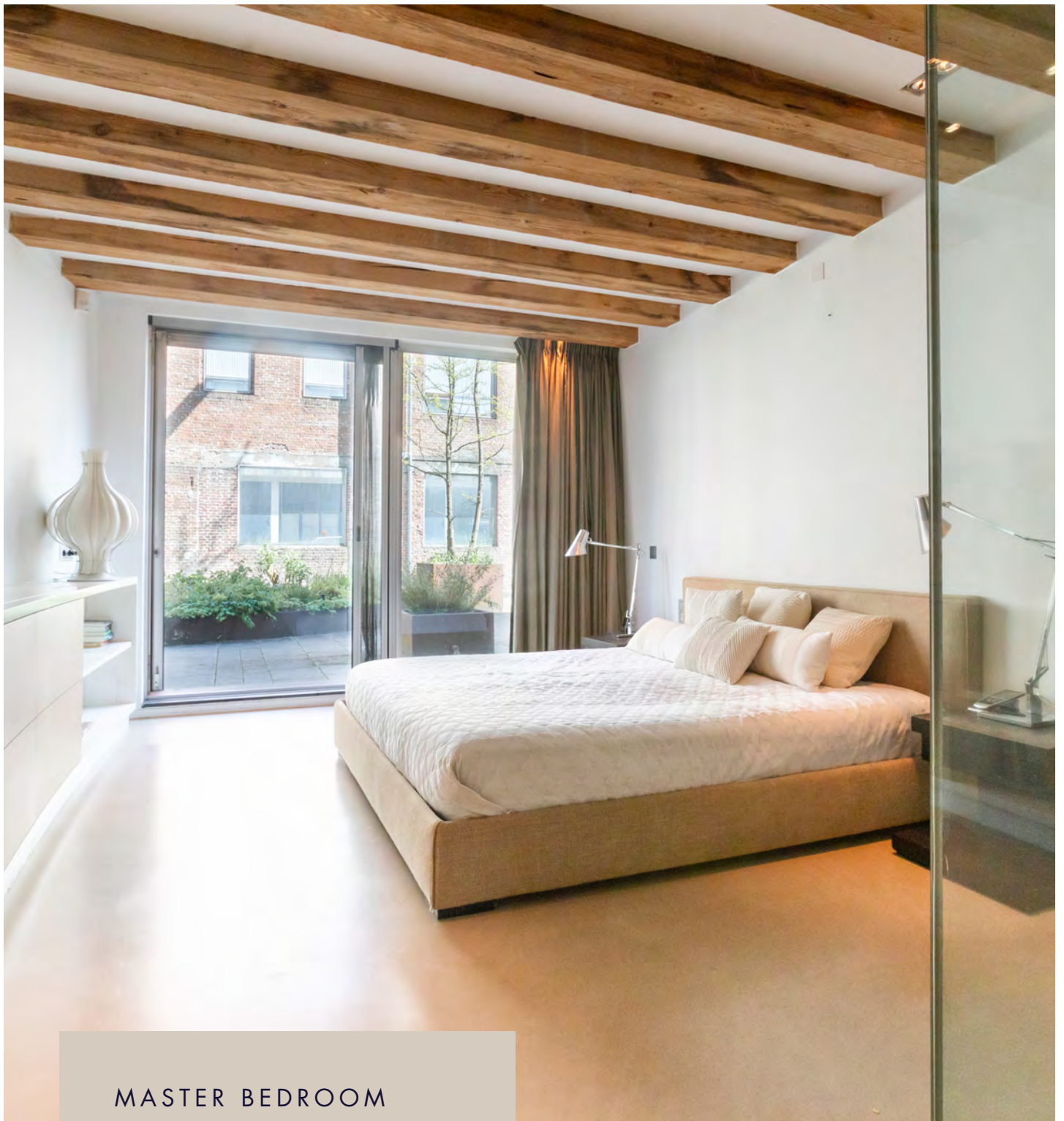






ON THIS FLOOR,
THE FIXED
WARDROBE WALL
WITH PLENTY OF
STORAGE SPACE
ALSO RETURNS.





MASTER BEDROOM

At the back is the master bedroom with a large built-in wardrobe and an en-suite bathroom. The luxurious bathroom has an exceptionally large rain shower and double sink. This bedroom adjoins the communal courtyard.







THE LUXURIOUS
BATHROOM HAS
AN EXCEPTIONALLY
LARGE RAIN
SHOWER AND
DOUBLE SINK.

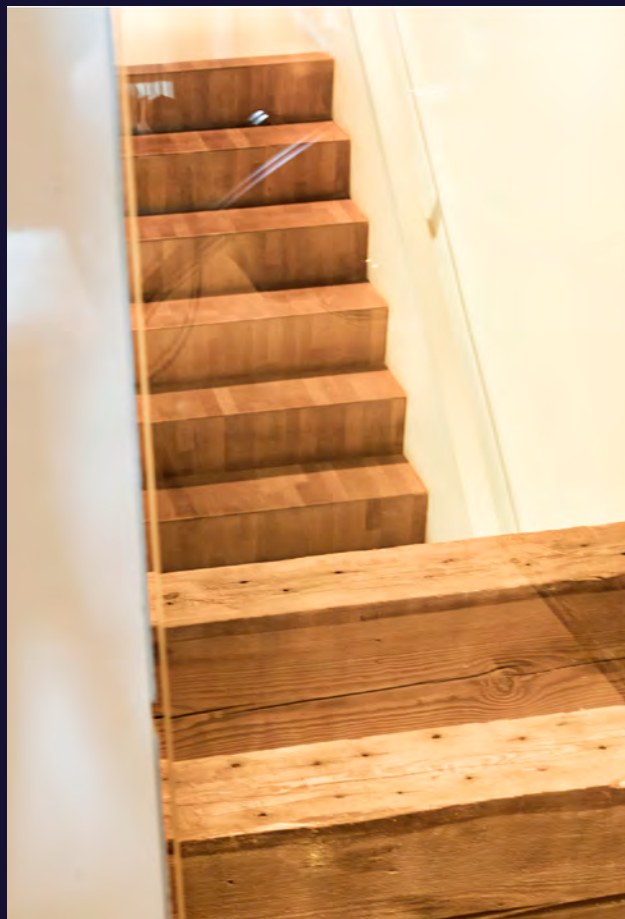
FIRST FLOOR

The first floor is accessible via two different stairs. On the first floor, you enter the hall with plenty of cupboard space, a separate toilet and the laundry room.

The current residents have a gym on the spacious landing (but this used to be the children's play area). At the back (the garden side) are 2 bedrooms, a small office for administration and a luxurious bathroom with a walk-in shower and double sink. In the hall by these bedrooms is currently the game corner, which can be closed off with glass folding doors.

The front also houses two bedrooms and a loggia. The third bathroom has a bathtub, walk-in shower, double sink and an infrared sauna.





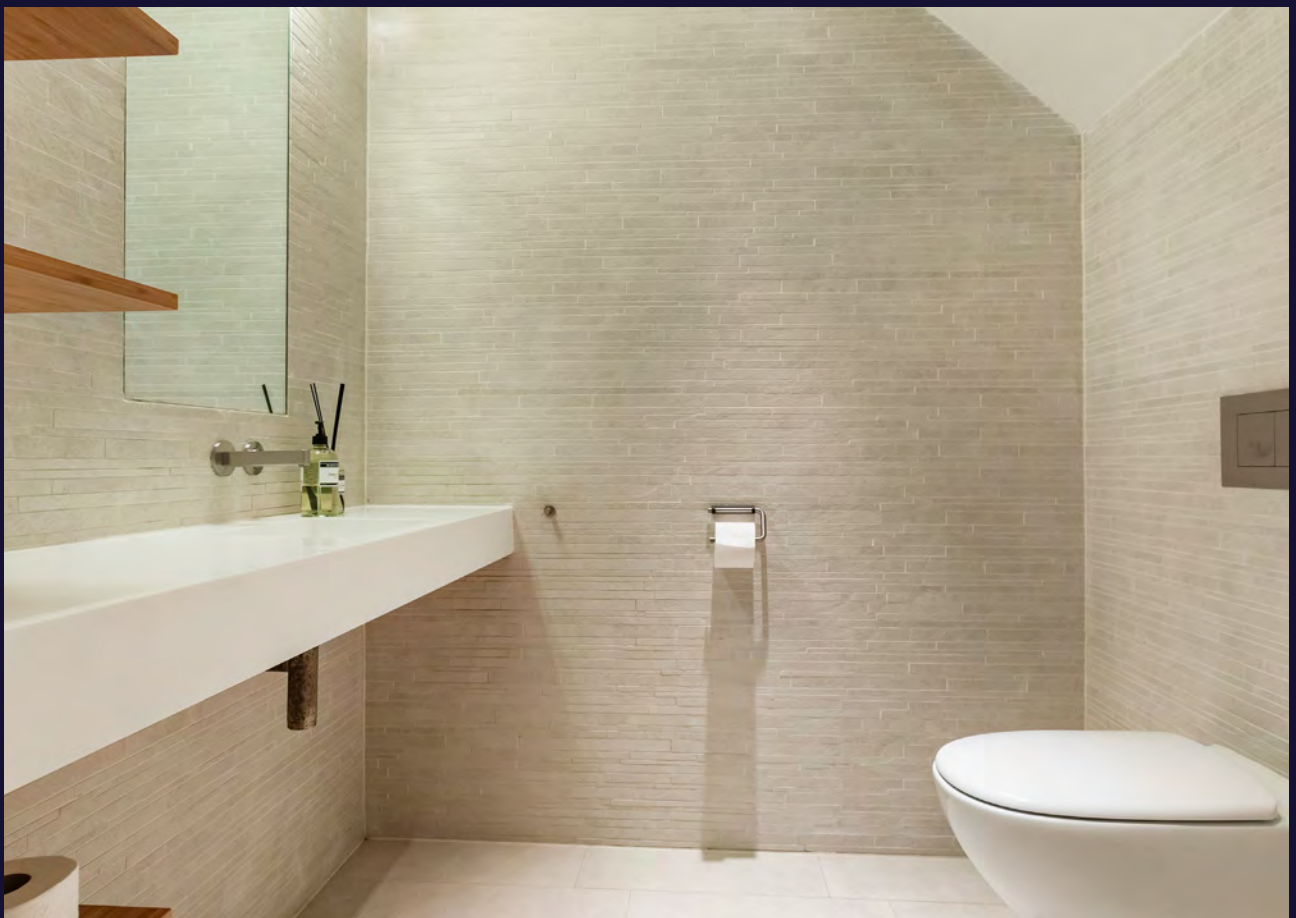
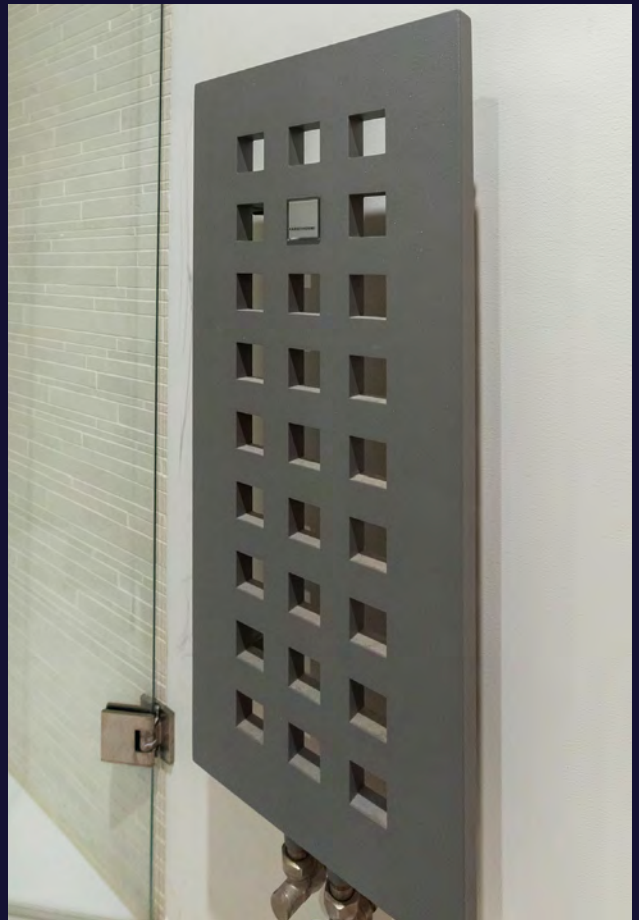


AT THE BACK ARE
TWO BEDROOMS,
A SMALL OFFICE
AND A LUXURIOUS
BATHROOM.











THE FRONT ALSO
HOUSES TWO
BEDROOMS AND
A LOGGIA.











THE THIRD
BATHROOM HAS
A BATHTUB,
WALK-IN SHOWER,
DOUBLE SINK
AND AN INFRARED
SAUNA.





RENOVATIONS

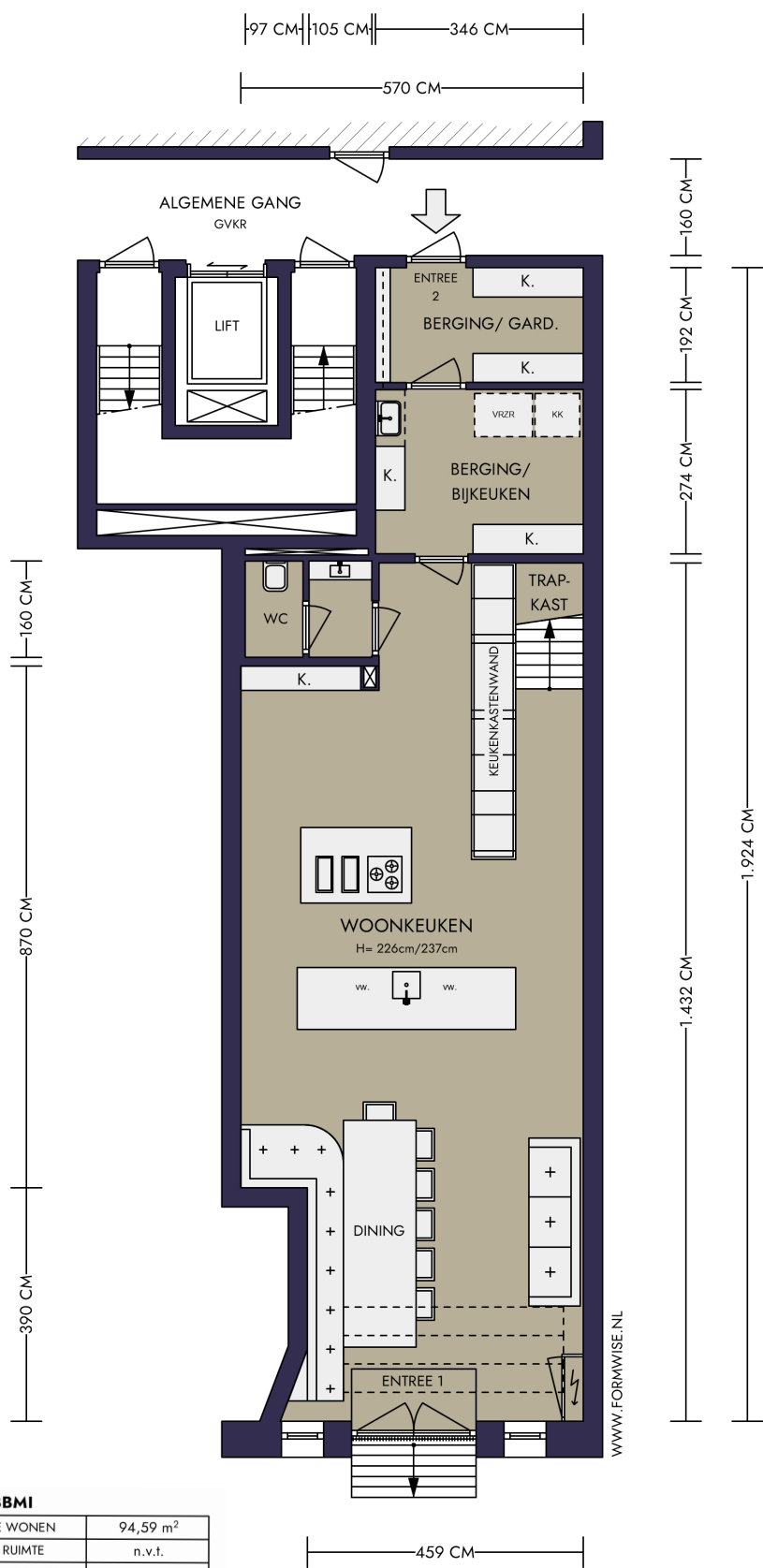
The property originally dates from 1840. In 2002, the building was completely renovated. In 2009, the owner purchased the first floor (Geschutswerf 37). At that time, a major renovation took place where all 3 floors were completely stripped and rebuilt, including the electrics, kitchen, bathroom on the elevated ground floor and the toilet on the first floor.

The beautiful wooden beams in combination with the modern finish create an unique whole. The architect's goal was to create a connected house instead of a house with 3 separate floors; this results in a beautiful design with lovely sightlines, with the distinctive wardrobe wall being the recurring feature on each floor. The charm of an old building with modern living comfort, including underfloor heating, floor cooling and home automation.

In 2014, the layout on the first floor was changed, and the 2 bathrooms on this floor were renewed. The 2 bedrooms on the street side previously consisted of a fully insulated music room. This space can easily be restored to a well-insulated workspace or sound studio.

In 2023, both central heating boilers were replaced and both dishwashers and the Quooker were renewed.

SOUTERRAIN



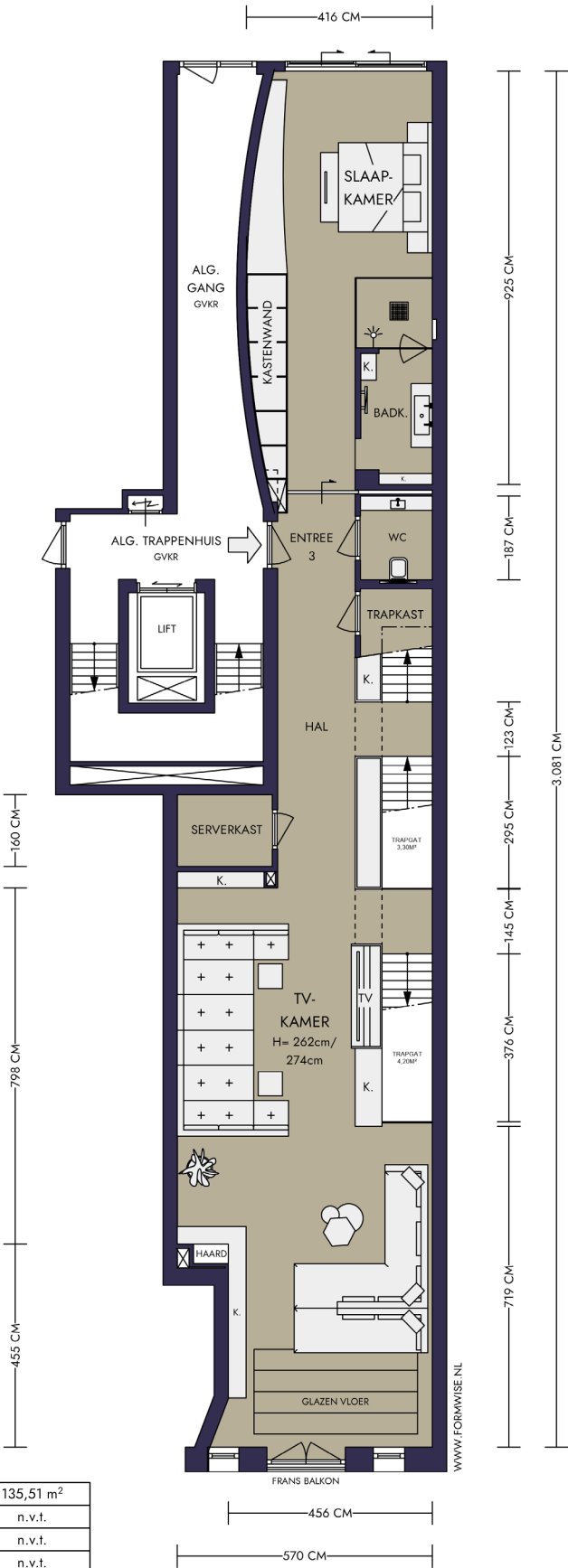
NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	94,59 m²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

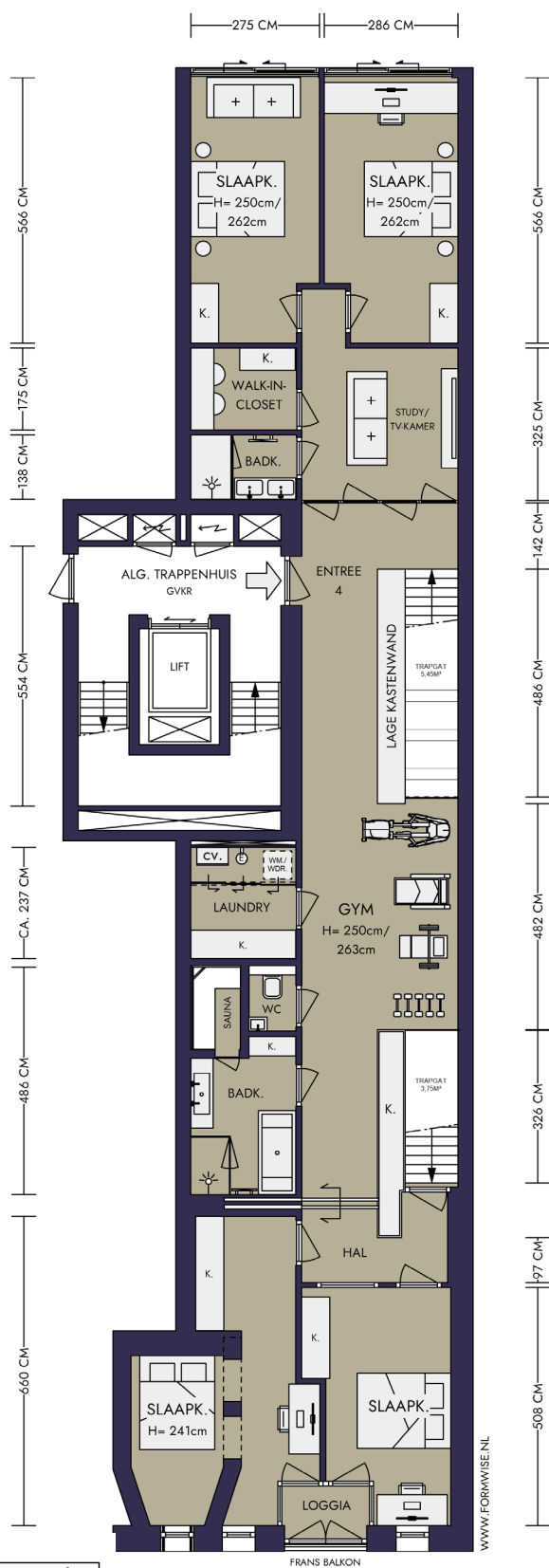
ELEVATED GROUND FLOOR

NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	135,51 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.



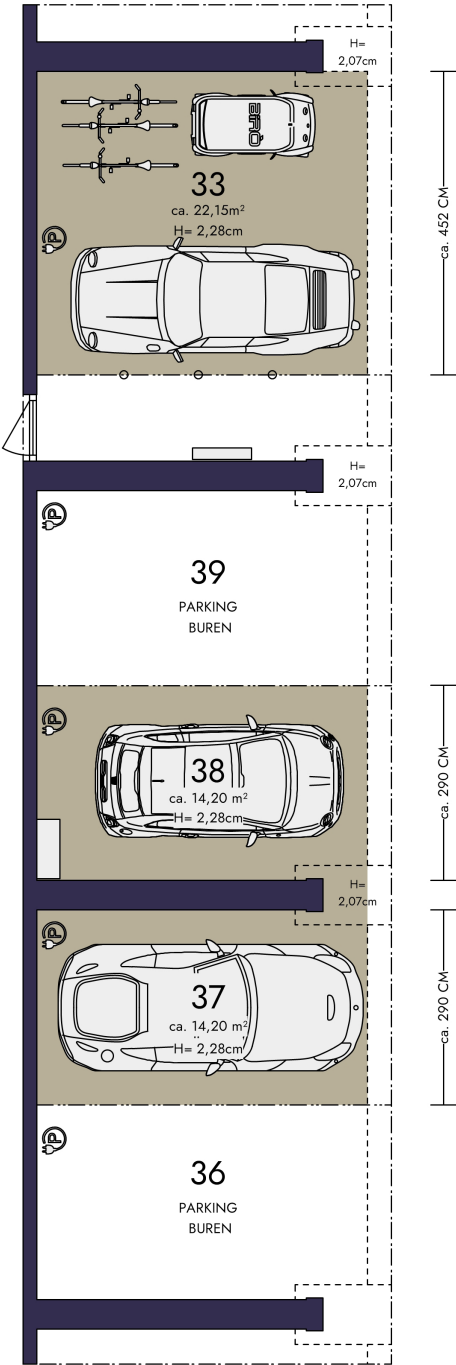
FIRST FLOOR



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	157,18 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

PARKING



PARKEREN -1

(43,80 m²)

NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	ca. 50,55 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

SPECIFICATIONS

OBJECT

Type:	downstairs apartment
Type:	apartment
Year of construction:	1840 Renovated in 2002
Current use:	iving space
Current destination:	Living space

MUNICIPALITY

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

DESTINATION

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

HOMEOWNERS ASSOCIATION

- + The homeowners association is professionally managed by Pro VVE Beheer. Regular meetings are held, and there is a multi-year maintenance plan. The monthly contribution for the property and 2 parking spaces is € 1,004.-

PARTICULARS

- + 5 bedrooms, workspace, gym and 3 bathrooms with infrared sauna;
- + 2 parking spaces with a charging station and separate storage, 1 of the parking spaces is extra wide and therefore accommodates 2 cars;
- + Energy label A++, heat pump and 2 central heating boilers with underfloor heating and cooling;

CHARACTERISTICS

Living area:	387 m ²
Number of rooms:	9
Number of bedrooms:	5
Volume:	1265 m ³
External storage space:	36 m ²

CADASTRAL

Municipality	Amsterdam
Section	O
Index number	A18 - A8 - A29 A65 - A67
Share	14/885 - 8/885 - 16/885 1/885 - 1/885
Plot number	4768

LEASEHOLD

- + The property consists of 5 apartment rights; 2 homes with storage (Geschutswerf 33 and 37, now known as Geschutswerf 33), 2 parking spaces, and 1 business space in the basement (secondary address Entrepotdok 95).
- + For all objects, the current period has been bought off until 15-12-2050. For the homes with storage and parking spaces, the application for conversion to perpetual leasehold was made on 31-07-2023, this date fell under the regret arrangement, so favorable conditions apply.
- + The municipality has not yet sent an offer.

