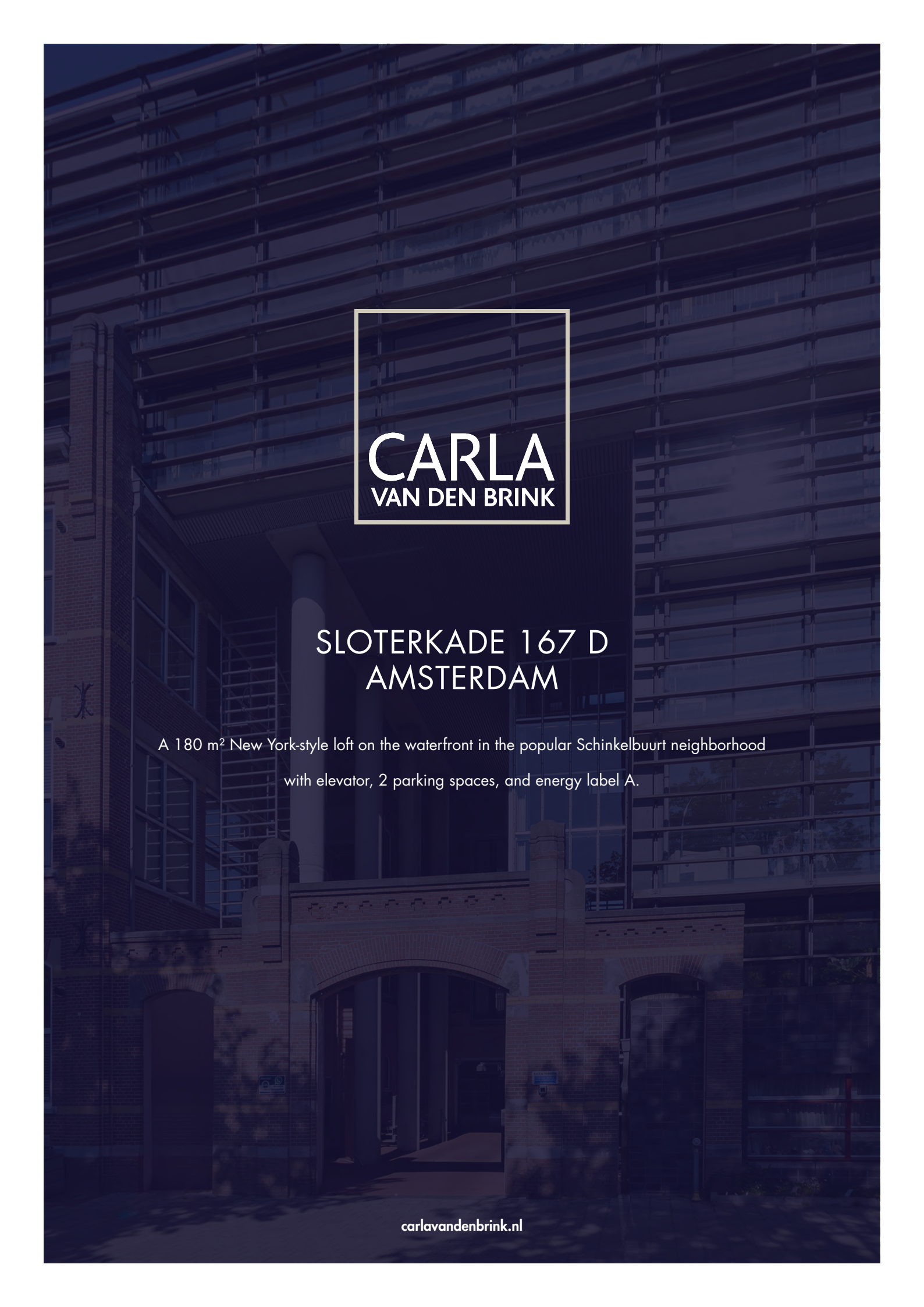




CARLA
VAN DEN BRINK

SLOTERKADE 167 D AMSTERDAM

A 180 m² New York-style loft on the waterfront in the popular Schinkelbuurt neighborhood
with elevator, 2 parking spaces, and energy label A.

*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.*



Marjolein With
NVM Makelaar

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

fmi
taxatie management
INCIDENTAL
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LIVING

This unique loft apartment with plenty of space is located in a former factory on the waterfront. It is part of the Lightfactory, an architecturally renovated apartment complex. The old factory has been converted into lofts with a height of 3.70 meters, and this apartment is a combined double loft with phenomenal views over the Schinkel.

The property is accessible by elevator, has two balconies, two private parking spaces (optionally available for € 75,000 each) and two storage rooms in the basement.

The apartment is air-conditioned, double-glazed, and has an energy label A. Everything is focused on comfort, convenience, and luxury. Thanks to its location in the quiet and sought-after Schinkelbuurt neighborhood, you can enjoy the best of both worlds: peace and space on the water, with the dynamism of the city within walking distance.





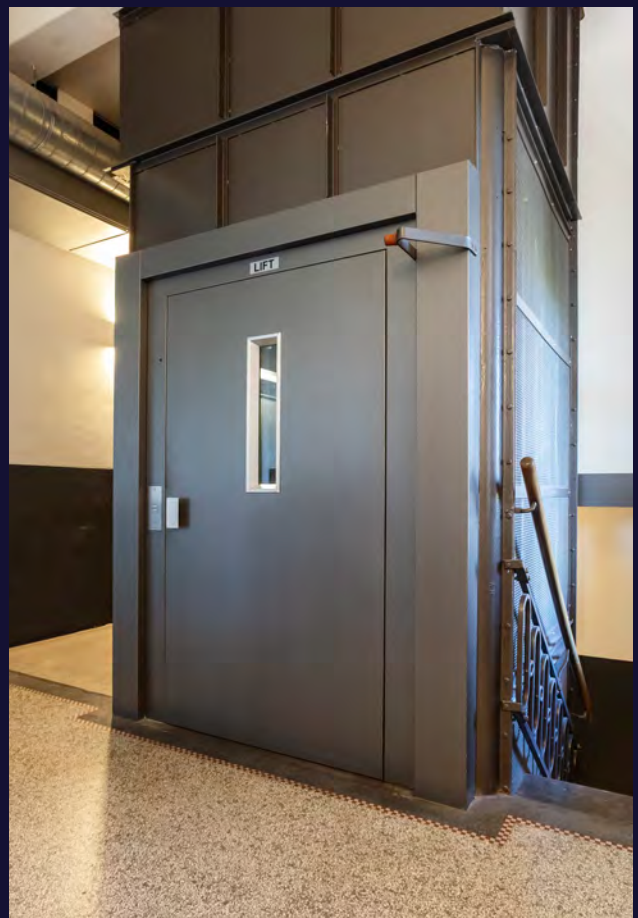
SURROUNDINGS

The Sloterkade is located in the quiet and green Schinkelbuurt neighborhood, right next to the lively Hoofddorppeleinbuurt neighborhood. Here you will live surrounded by nice specialty shops, caterers, popular cafes, and restaurants (Cafe Maurits, Bagels & Beans, Broodbakker Mensink, van Mechelen, Gent aan de Schinkel, Ron Gastrobar). For relaxation, the Vondelpark, the Amsterdamse Bos, and De Nieuwe Meer are nearby, as are various sports clubs, yoga studios, and fitness locations. Neighbors regularly meet in the city cafés along the water, which offer a pleasant mix of village charm and urban dynamism.

The location is ideal: you can reach the city center in ten minutes by bike via the Vondelpark, and the Museum Quarter and Concertgebouw are also within easy reach. Tram and bus lines offer direct connections to, among other places, Zuid station, from where you can reach Schiphol Airport in no time. The Ring A10 motorway also provides easy and quick access by car.





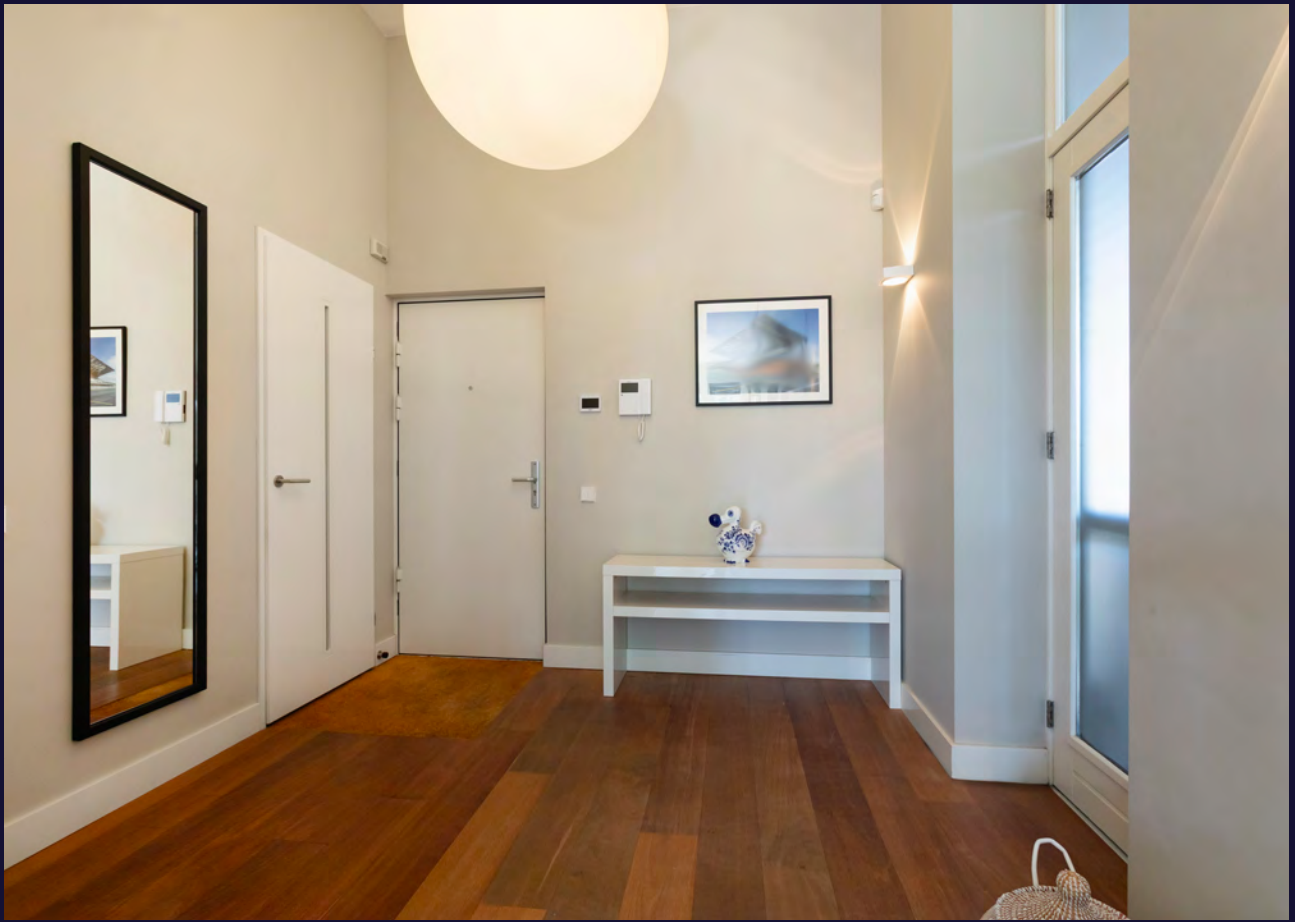




A UNIQUE SPACE

As soon as you enter through the spacious hall with separate toilet, you will immediately notice the amount of light and generous dimensions. What makes this apartment special is that it was created in 2012 by combining two apartments. The result is a unique space with impressive ceiling heights, large windows, and an open, airy layout that perfectly matches the industrial character of the building.

The living area is large and bright, with unobstructed views of the water and the greenery of the quay.



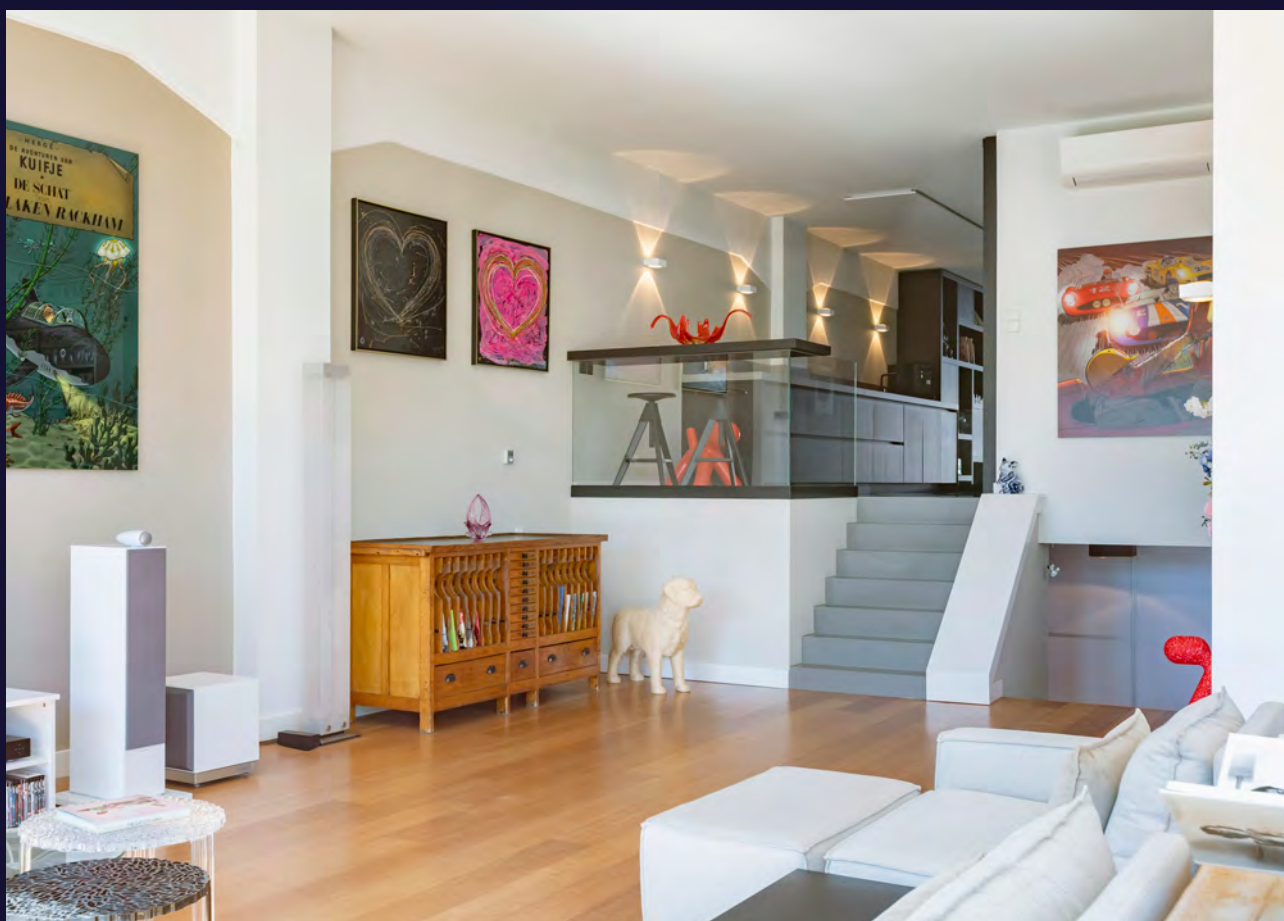








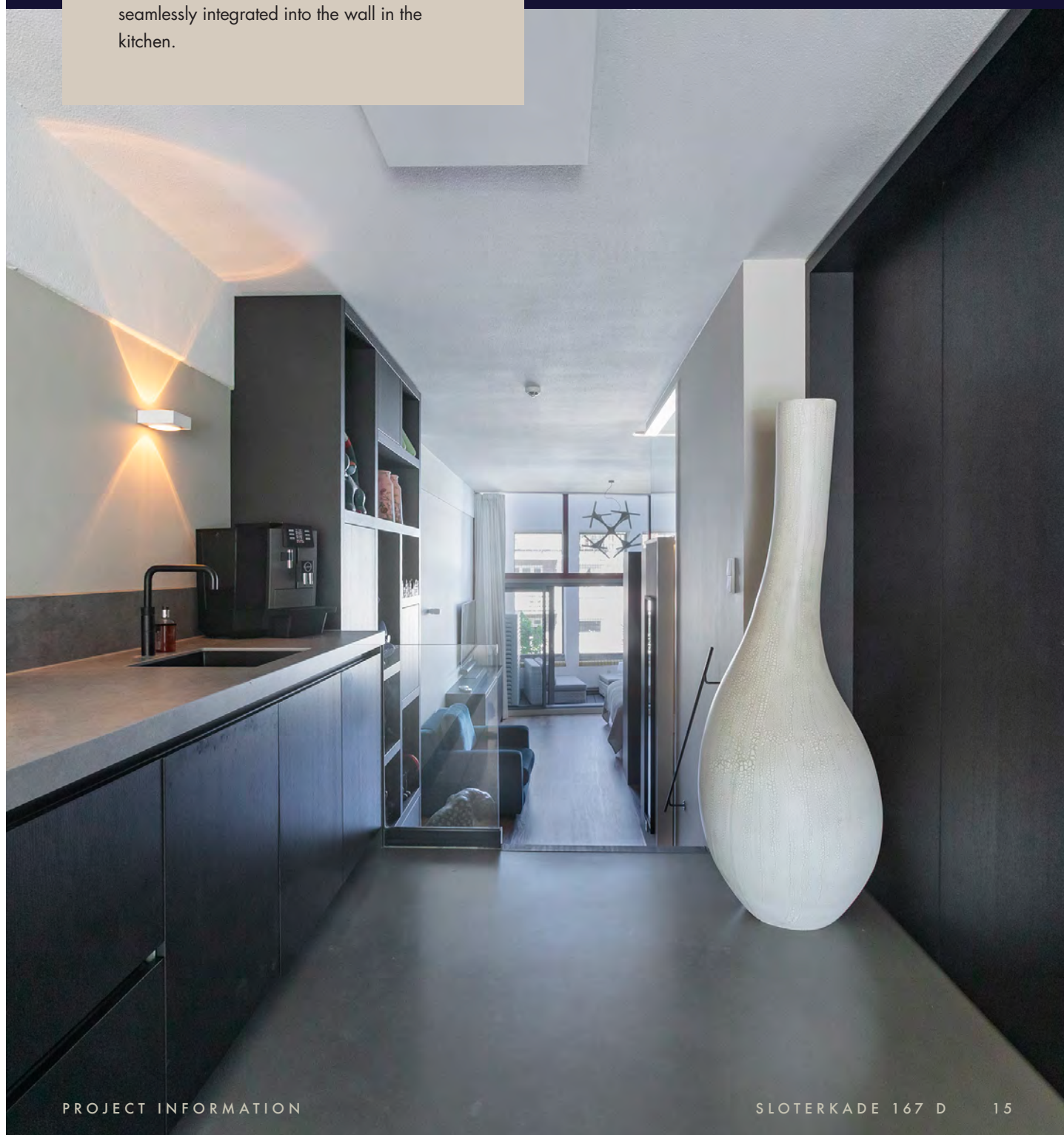
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KITCHEN

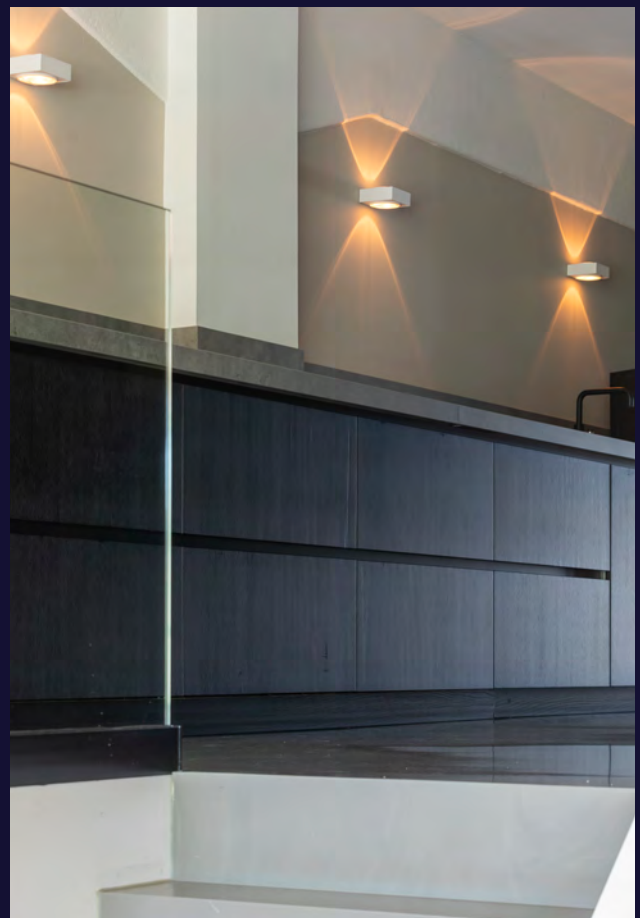
The kitchen on the raised split level forms the heart of the home and gives the space a playful and dynamic character. The kitchen (renovated in 2020) is equipped with luxury Miele appliances that are built into the cabinet wall. The combination of wood and stone gives the kitchen a modern look.

A utility room and laundry room are seamlessly integrated into the wall in the kitchen.





THE KITCHEN
ON THE RAISED
SPLIT LEVEL FORMS
THE HEART
OF THE HOME.



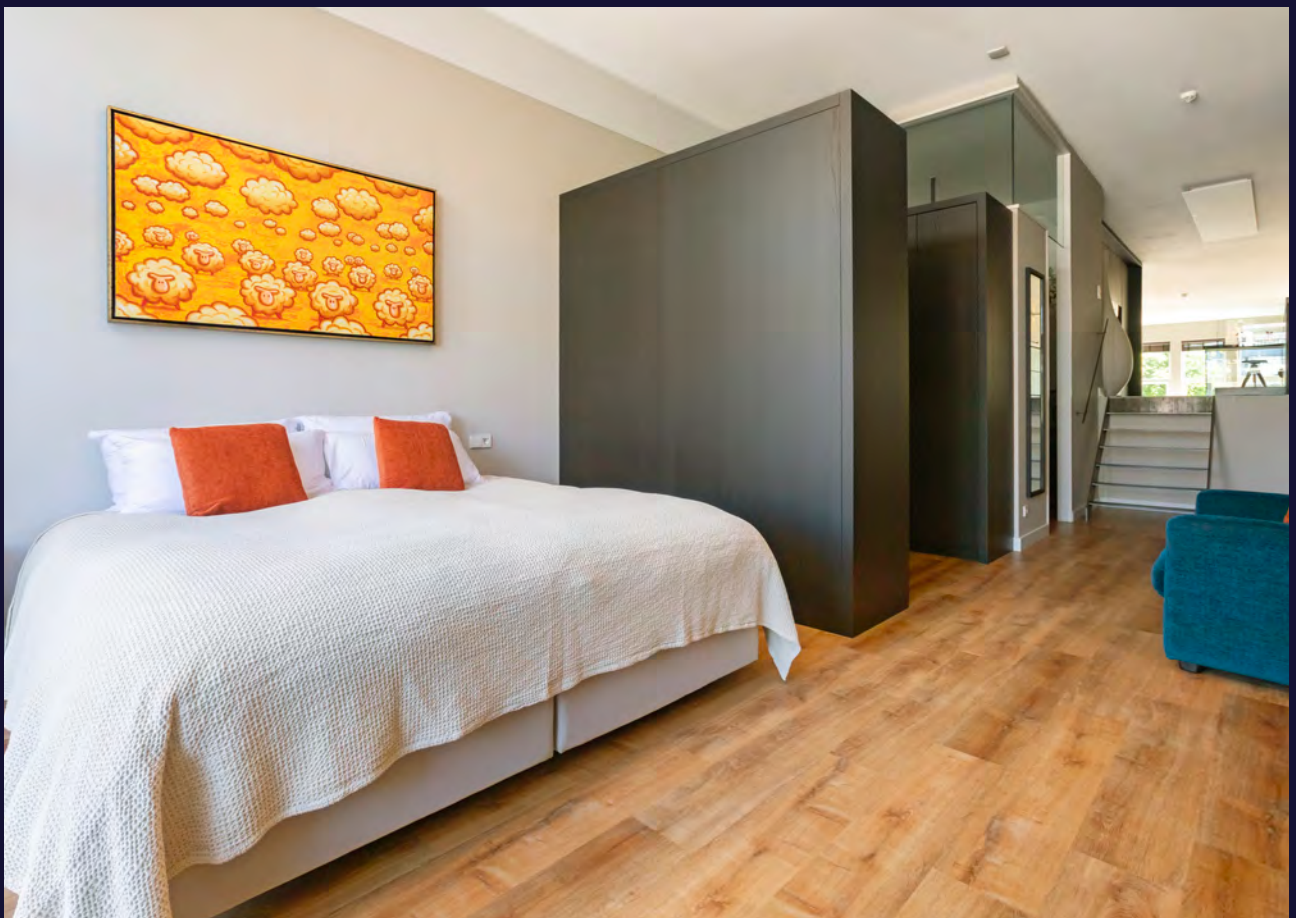


SLEEP- AND BATHROOM

The master bedroom is adjacent to the walk-in closet and bathroom, which has a walk-in shower, toilet, and double sink.

From the master bedroom, you have direct access to the sunny south-facing balcony – a lovely spot for a cup of coffee or a glass of wine at the end of the day.

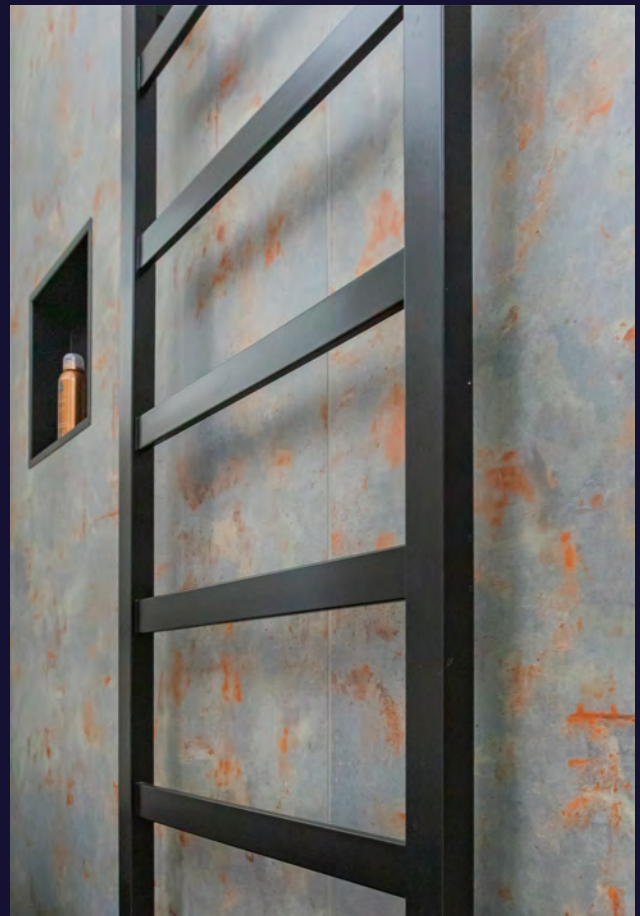
All rooms flow naturally into one another, creating a unique living experience and flexibility in use.





ALL ROOMS
FLOW
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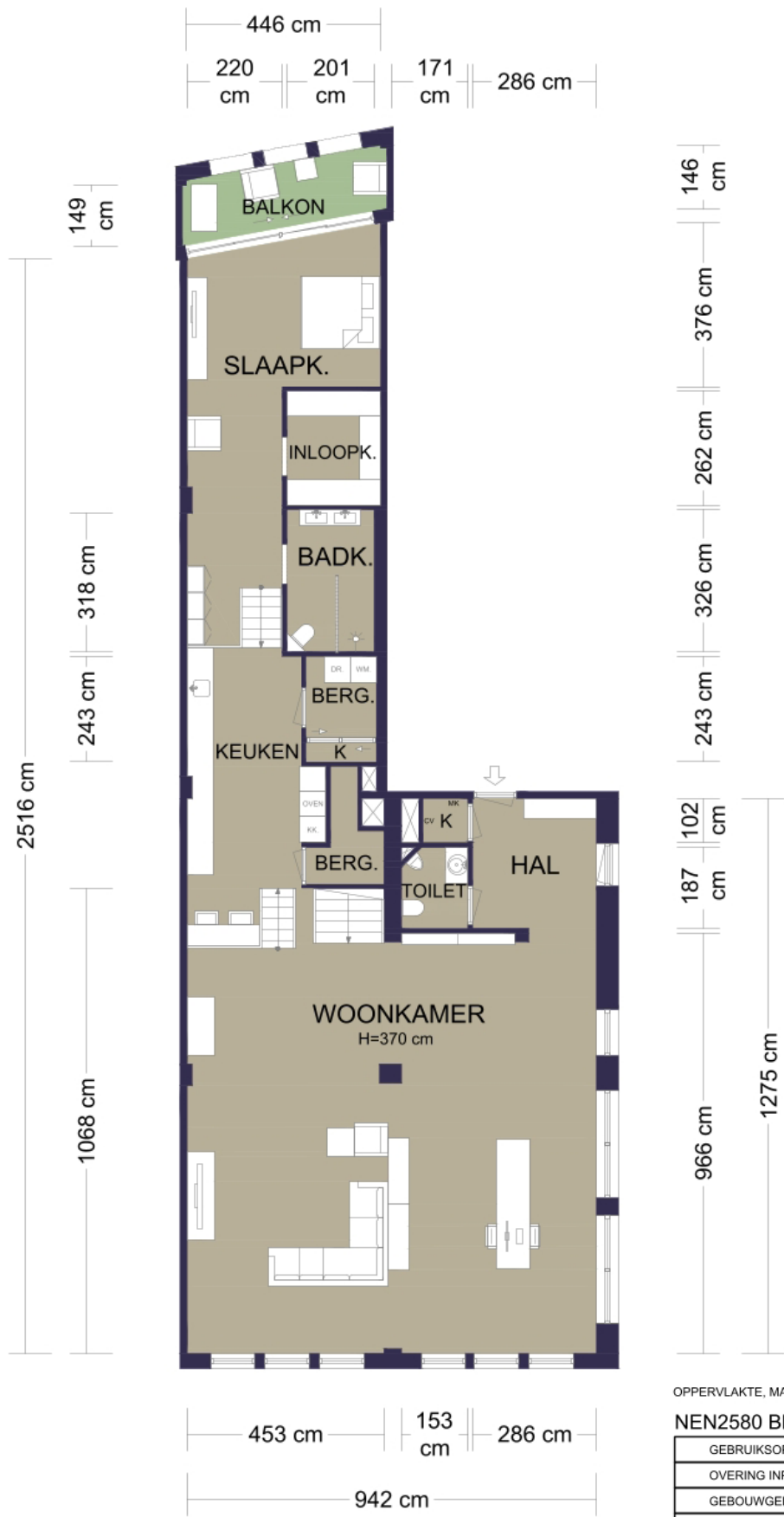




PARKING

The apartment comes with two parking spaces in a closed area behind the building, available for purchase for € 75,000 each. Ideal for those who work outside the city but want to come home to the water. The parking lot is on private property.

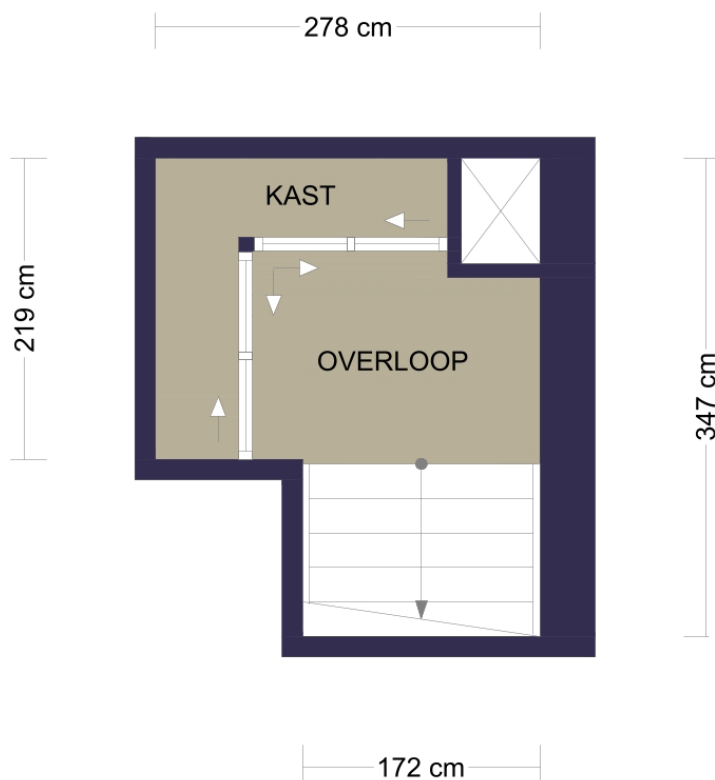




OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

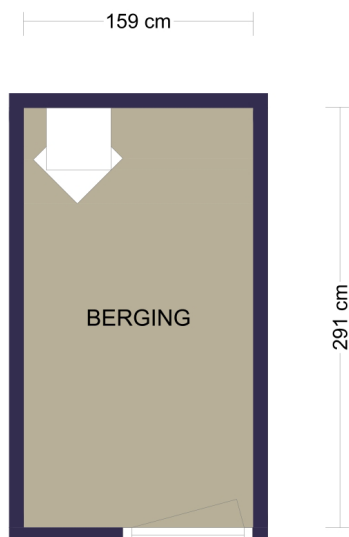
GEbruiksoppervlakte wonen	174,70 M²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	7,00 M²
EXTERNE BERGRUIMTE	N.V.T.



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

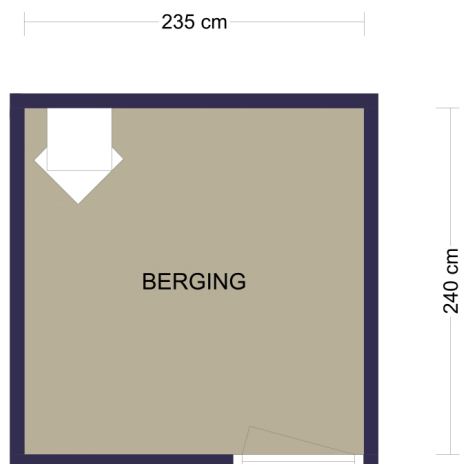
GEBRUIKSOPPERVLAKTE WONEN	5,70 M ²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

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GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	4,60 M ²



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	5,60 M ²

SPECIFICATIONS

OBJECT

Type:	In between house
Type:	Apartment
Year of construction:	1999
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

South-facing balcony, balcony under the gate
--

DESTINATION

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

PARTICULARS

- + Loft apartment of approx. 180 m² in a former factory
- + Directly on the waterway with unobstructed views
- + Located in the Schinkelbuurt (South District)
- + Elevator available
- + Living room of 9.5 by 9.5 meters with a height of 3.70 meters
- + High ceilings, large windows
- + Two toilets
- + Air conditioning
- + Double glazing and energy label A
- + Two spacious storage rooms
- + Two private parking spaces in the enclosed courtyard (optional)

CHARACTERISTICS

Living area: 1	80 m ²
Number of rooms:	2
Number of bedrooms:	1
Volume:	739 m ³
Building- related outdoor space:	7 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	O
Index number:	66 en 65
Share:	120/8734 en 58/8734
Plot Number:	2975

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The apartment is located on land owned by the municipality of Amsterdam. The current lease runs until 2047 and has been bought out.
- + The application to convert to a perpetual ground lease has been submitted under favorable conditions.

VVE

- + The owners' association is professionally managed by Munnik VvE Beheer
- + The monthly owners' association contribution is € 482 (excluding service costs for parking spaces)

