



CARLA
VAN DEN BRINK

RAPHAËLSTRAAT 24-2
AMSTERDAM OUD-ZUID

Exceptionally spacious upper floor apartment
of approximately 157 m² spread over three floors
with an extended attic and sunny roof terrace
of approximately 45 m².

*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



LIVING

A characteristic and spacious, light upper floor apartment with a beautiful width and many windows, a large south-west facing roof terrace and a balcony on the living and sleeping floors. The house has a spacious living/dining room with original en-suite, four bedrooms, and an attic room with kitchenette on the roof terrace. The house offers the opportunity to modernize it entirely to your own liking. The house has its own entrance at street level, which ensures a lot of privacy.

The house is located in a quiet, green street in the popular Oud-Zuid neighborhood, within walking distance of Beethovenstraat, Vondelpark, and Beatrixpark. The green Raphaelplein and the surrounding playgrounds are ideal for children.





LOCATION

Raphaëlstraat is a charming and quiet street in Oud-Zuid, surrounded by greenery and ideally located for amenities. Within walking distance are Beethovenstraat with its exclusive shops, cafes, and restaurants, and Beatrixpark. Cornelis Schuytstraat, the Concertgebouw, various museums, and Vondelpark are also nearby. There are (international) schools, sports clubs, and childcare facilities in the immediate vicinity.

Accessibility is excellent, with roads to the A10 ring road and Schiphol Airport and various public transport connections (tram, bus, Zuid/WTC and RAI train stations) within walking distance.



SECOND FLOOR

The entrance to the apartment is via its own staircase at street level. The spacious hall provides access to all rooms and the stairs to the third floor.

The wide living/dining room has original details, including stained glass and, at the rear of the dining room, an original serving hatch to the separate kitchen located next to it.

The living room at the front has an L-shape and a cozy wood-burning stove. The dining room has French doors to the balcony, which extends across the full width of the room. The hall provides storage space for coats and access to the separate toilet.







THE EN SUITE
HAS ORIGINAL
STAINED GLASS
DOORS.









THE BALCONY
EXTENDS
ACROSS THE
FULL WIDTH



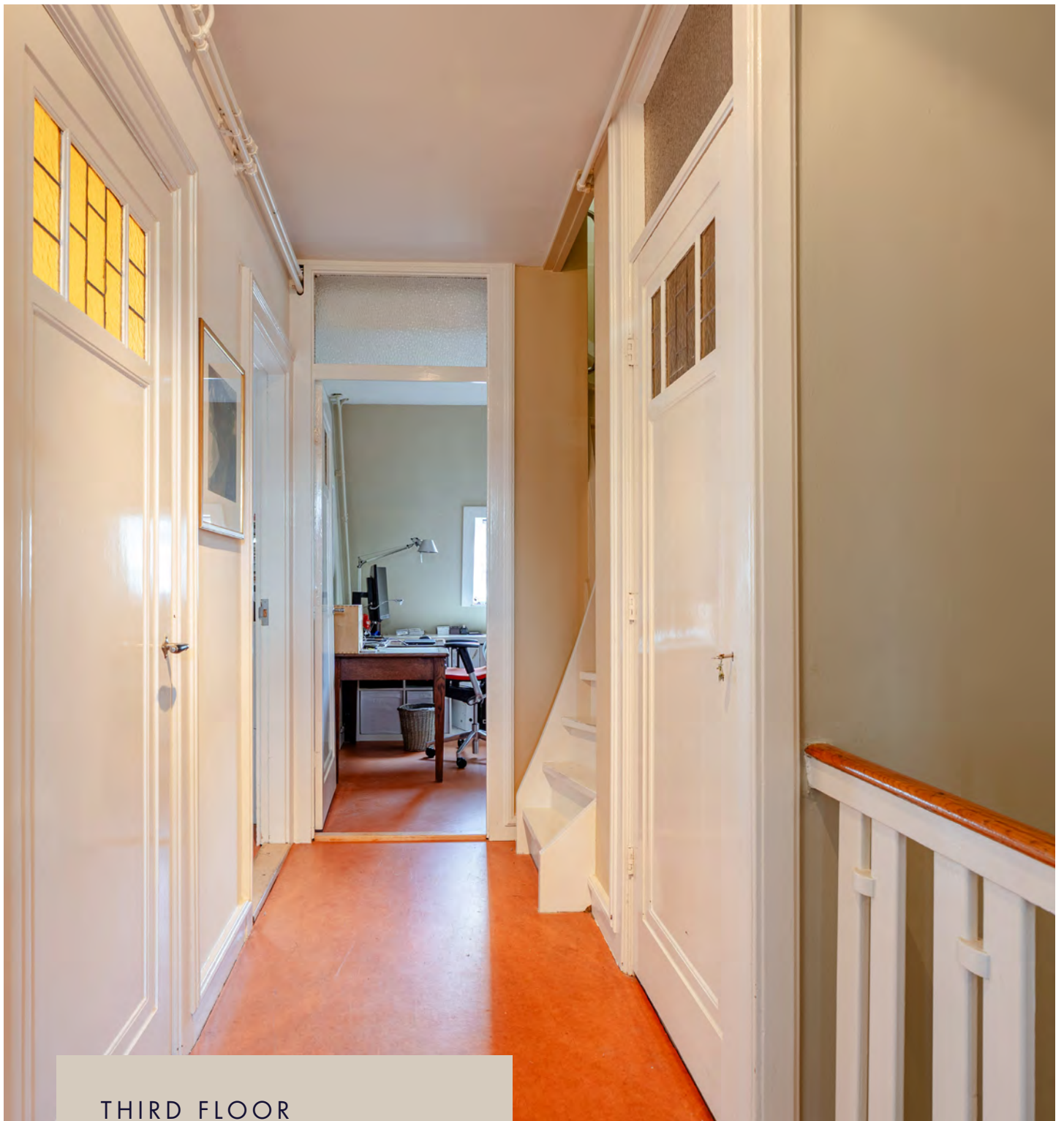






THE SERVING
HATCH TO
THE KITCHEN
IS STILL ORIGINAL





THIRD FLOOR

The third floor has four bedrooms and two bathrooms, ideal for families. There are two spacious bedrooms at the front and rear, while the other two rooms are smaller, perfect as small children's rooms or a home office.

The cupboard with the washing machine and dryer is located on this floor.











THE TWO
SMALLER ROOMS
ARE PERFECT AS
A NURSERY OR
HOME OFFICE.



ATTIC FLOOR/ ROOF TERRACE

The extended attic floor provides access to the sunny roof terrace of approximately 45 m², where you have an unobstructed view over the rooftops of Amsterdam-Zuid. Thanks to its sunny location, you can enjoy the sun all day long—an ideal place to dine or relax outside in peace and quiet.



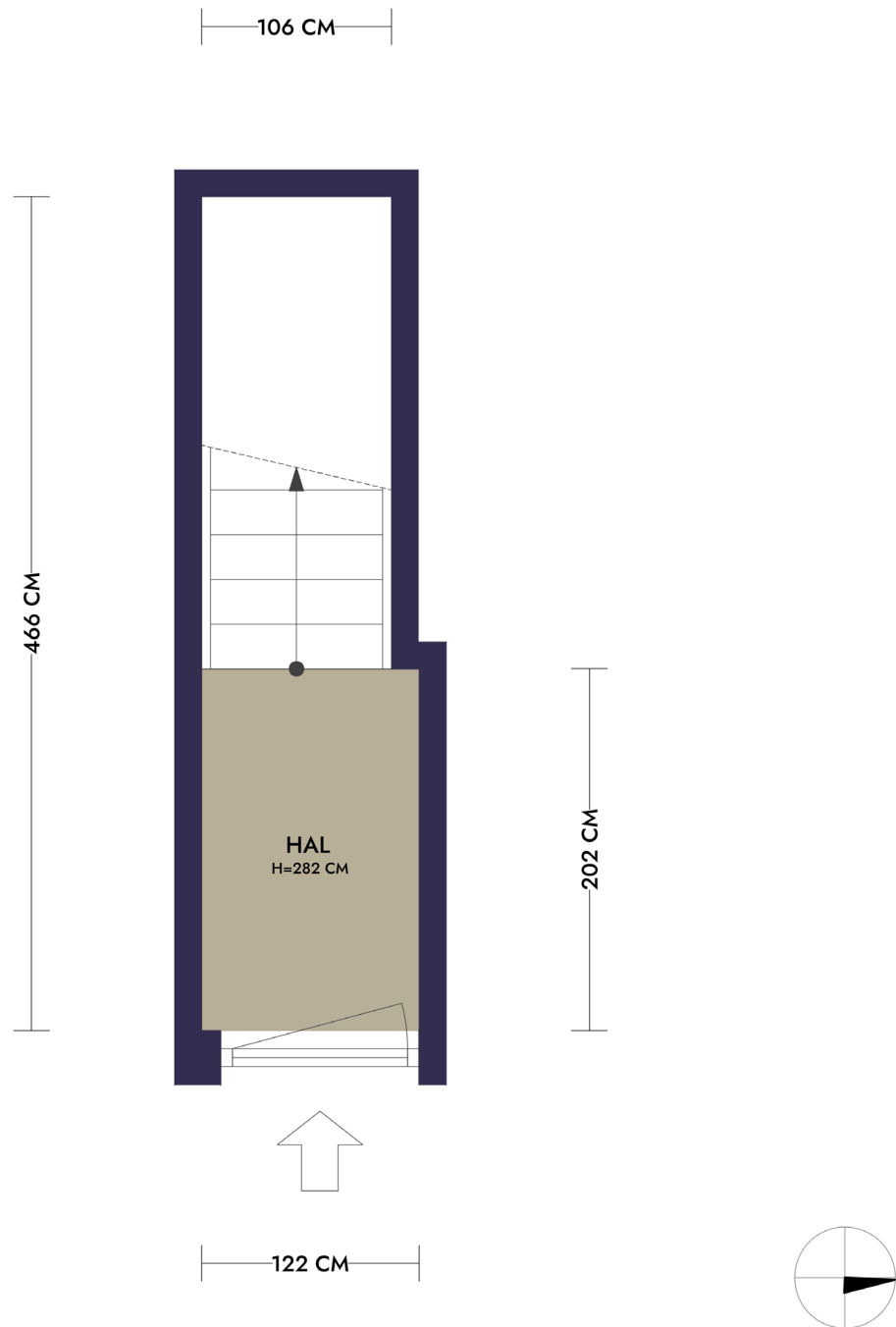




HERE, YOU MAY
ENJOY THE SUN
ALL DAY LONG.



GROUND FLOOR

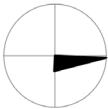
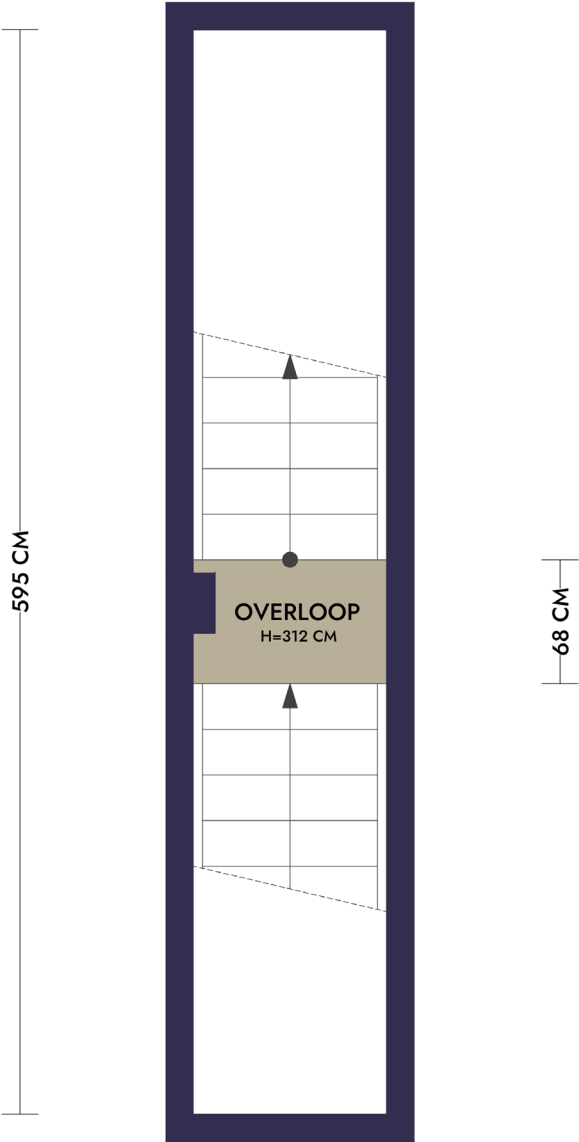


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 / NVM - BBMI

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

FIRST FLOOR

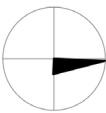
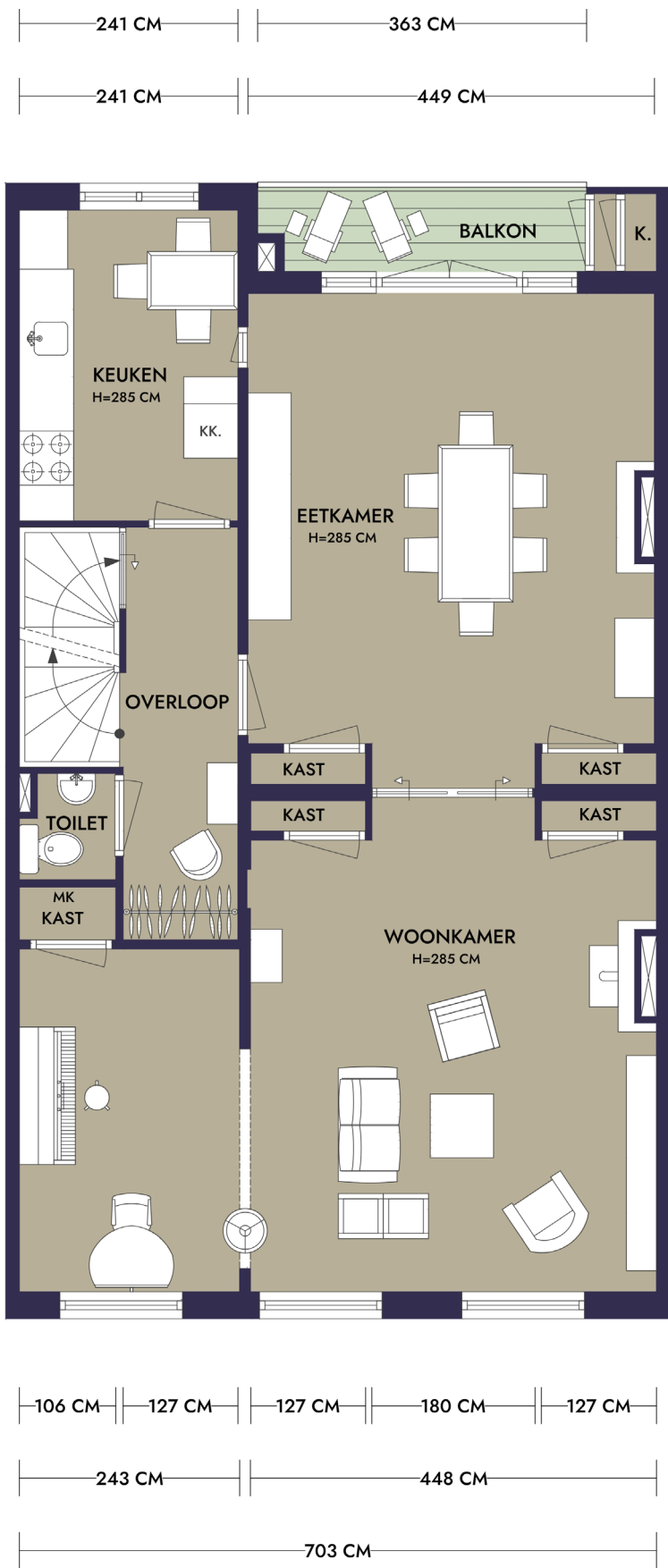


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 / NVM - BBMI

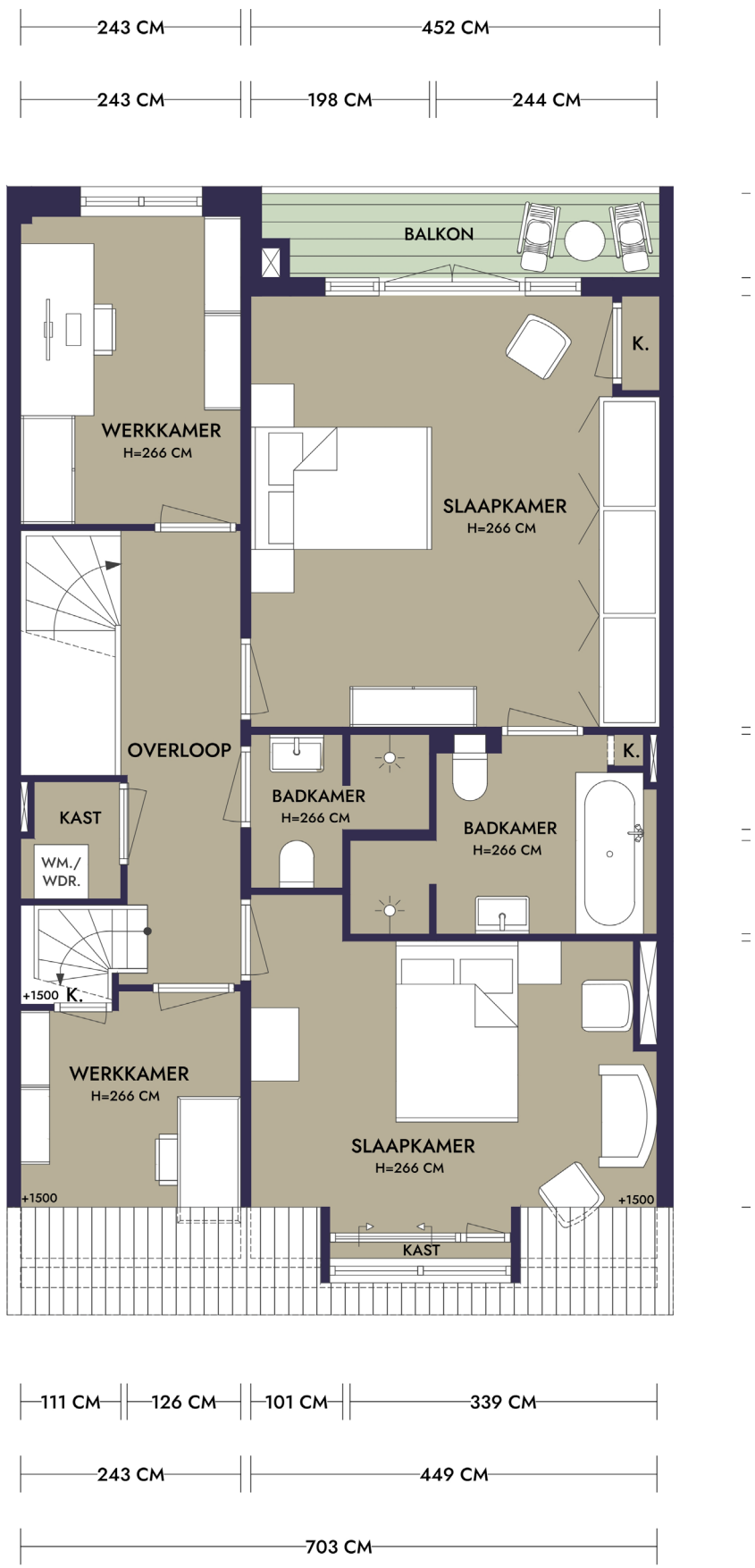
GEbruiksoppervlakte wonen	0,70 M²
Overring inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

SECOND FLOOR



NEN2580 / NVM - BBMI	GEbruiksoppervlakte wonen	79,90 M ²
	Overlating in pandige ruimte	0,30 M ²
	Gebruwgebonden buitenruimte	3,30 M ²
	Externe bergruimte	N.V.T.

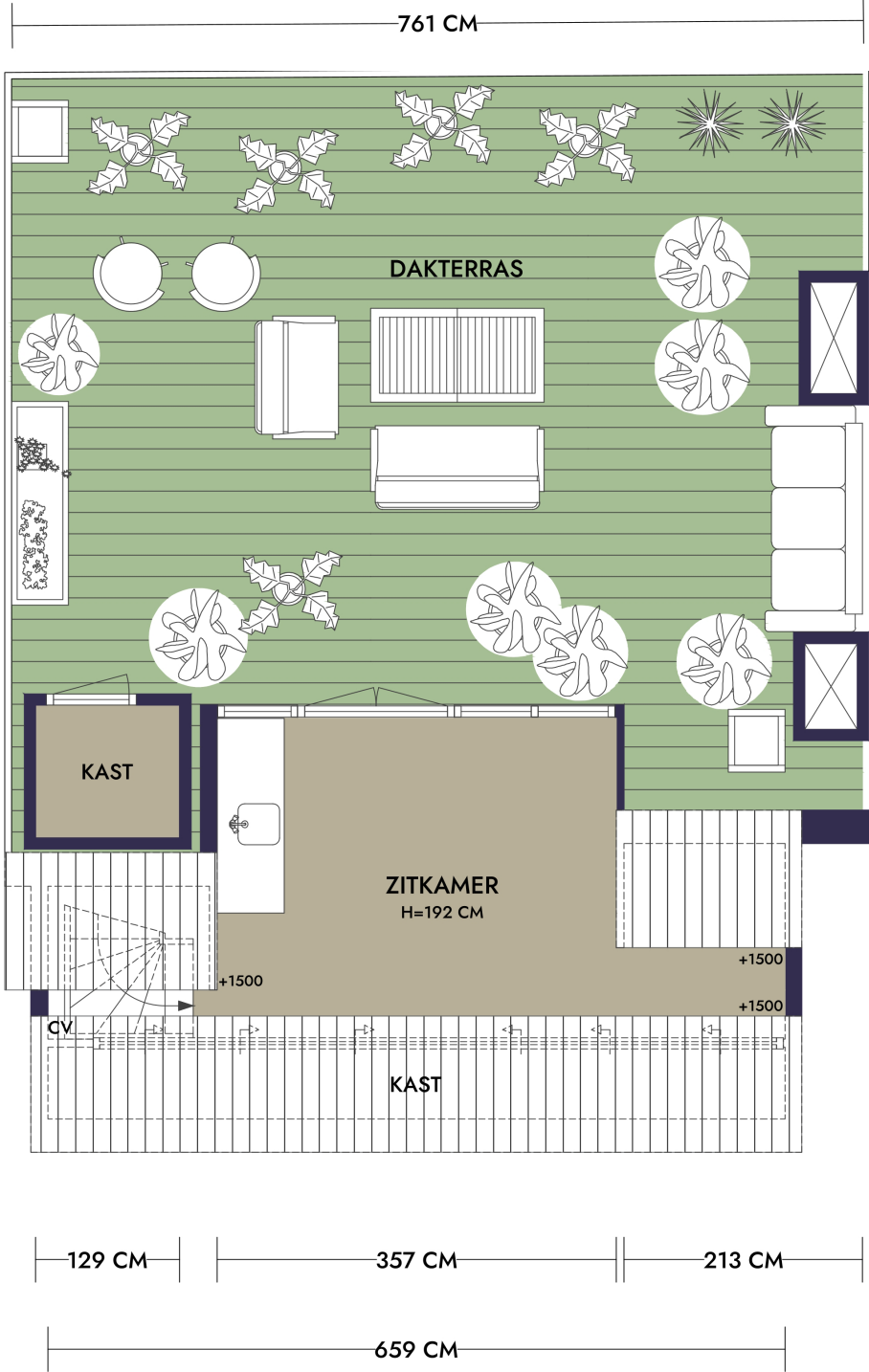
THIRD FLOOR



NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	74,30 M ²
Overing in pandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	3,90 M ²
Externe bergruimte	N.V.T.

FOURTH FLOOR



NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	79,90 M ²
Overing inpandige ruimte	0,30 M ²
Gebouwgebonden buitenruimte	3,30 M ²
Externe bergruimte	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Upper-floor apartment
Type:	Apartment
Year of construction:	1930
Permanent residence:	Yes
Current use:	Living space
Current destination:	Residential

DESTINATION

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

PARTICULARS

- + Spacious upper-floor apartment of approximately 157 m², spread over three floors
- + Sunny roof terrace of approximately 45 m²
- + Balcony with French doors on the living floor and an additional balcony adjoining the bedroom
- + Four bedrooms, with an attic/hobby room adjacent to the roof terrace
- + Private entrance on the ground floor
- + Quiet location in Amsterdam Oud-Zuid

HOMEOWNERS' ASSOCIATION

- + The Homeowners' Association consists of two members and has not been active in recent years. A decision has been made to reserve 0.5% of the building insurance as an annual contribution.

CHARACTERISTICS

Living area:	157 m ²
Number of rooms:	10
Number of bedrooms:	4
Volume:	576 m ³
Building- related outdoor space:	51 m ²
Extern storage space:	2 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	Z
Index number:	A2
Plot Number:	3486
Share:	½

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Leasehold (Erfpacht)
- + Annual ground rent: € 2,481.08 (for the period 1 January 2025 – 31 December 2025)
- + Current lease term: until 2051

