



CARLA
VAN DEN BRINK

MARIE BARONLAAN 49 AMSTELVEEN

Fantastic penthouse (156 m²) with 360-degree view
and terrace (134 m²) on the living floor,
located in a pleasant complex
with two parking spaces and an elevator,
surrounded by greenery in Amstelveen.
The apartment has an Energy Label A
and is equipped with air conditioning.

*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

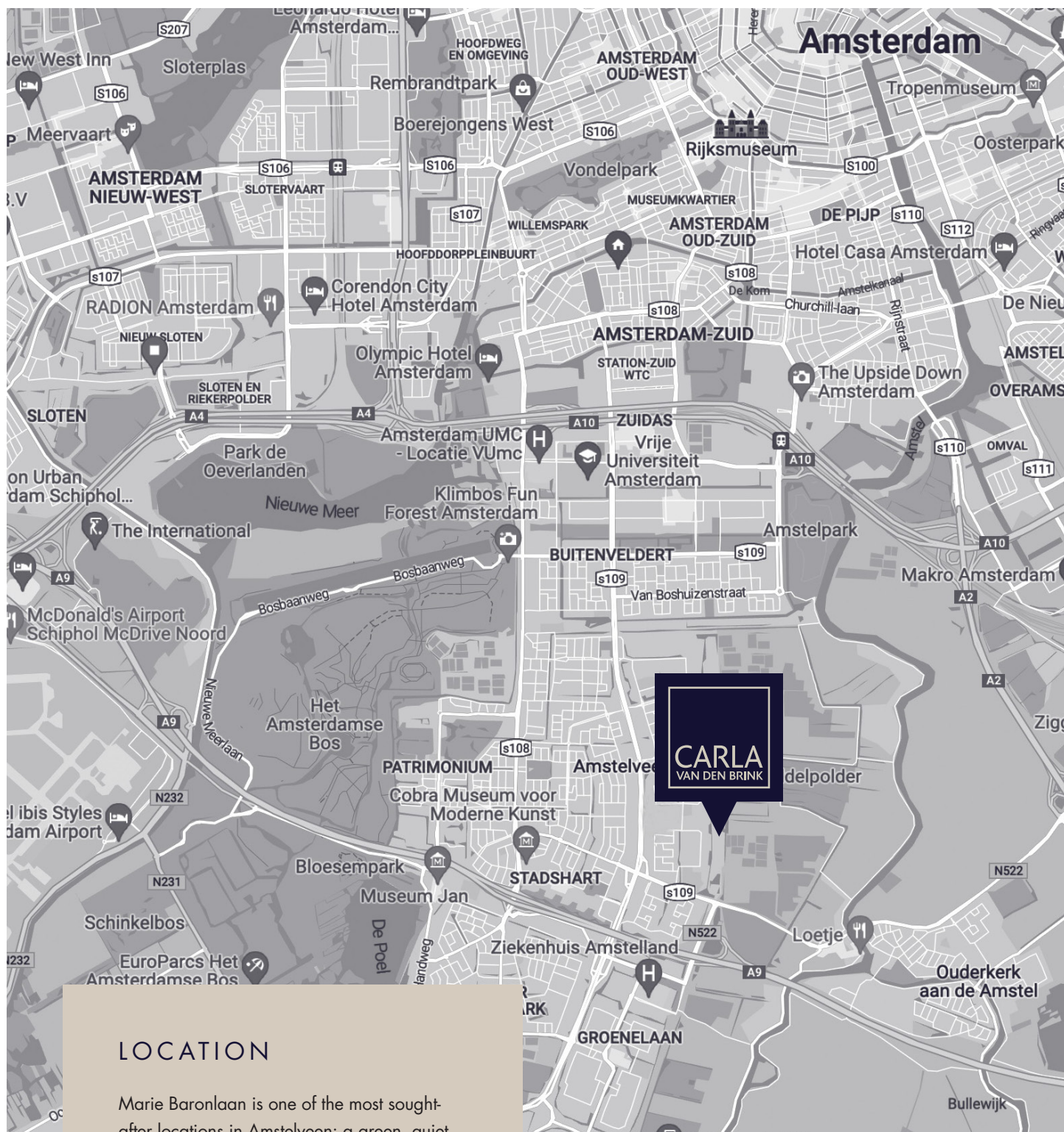
tmi taxatie management
instandhouding
Procedurereguleerder

THE PENTHOUSE

We present this delightful penthouse of approximately 156 m² on one floor, located on the fourth and top floor of the well-maintained Park Amstelland apartment complex.

This fantastic apartment offers spectacular panoramic views over an oasis of peace and greenery, just minutes from the lively city center of Amstelveen and Amsterdam. Here you can enjoy a rare combination of luxury, space, and nature every day. You can easily cycle to the Amstel, and for shopping you can visit Gelderlandplein and the Stadshart.

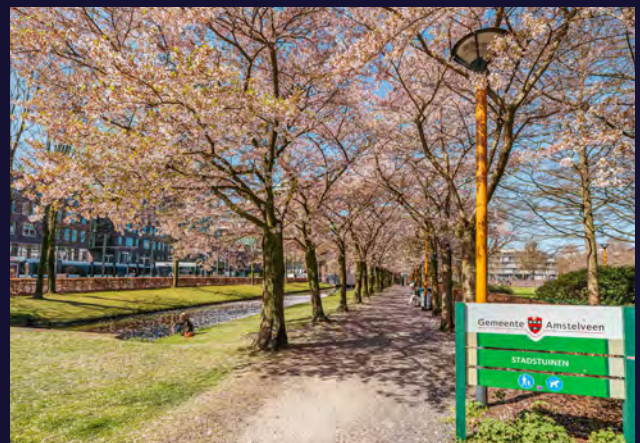




LOCATION

Marie Baronlaan is one of the most sought-after locations in Amstelveen: a green, quiet street a short distance from the Stadshart Amstelveen, the Amsterdamse Bos, and roads to Amsterdam, Schiphol, and the Zuidas.

The immediate vicinity offers a pleasant mix of nature, recreation, and urban amenities—ideal for those who love comfort and tranquility without compromising on accessibility and style.



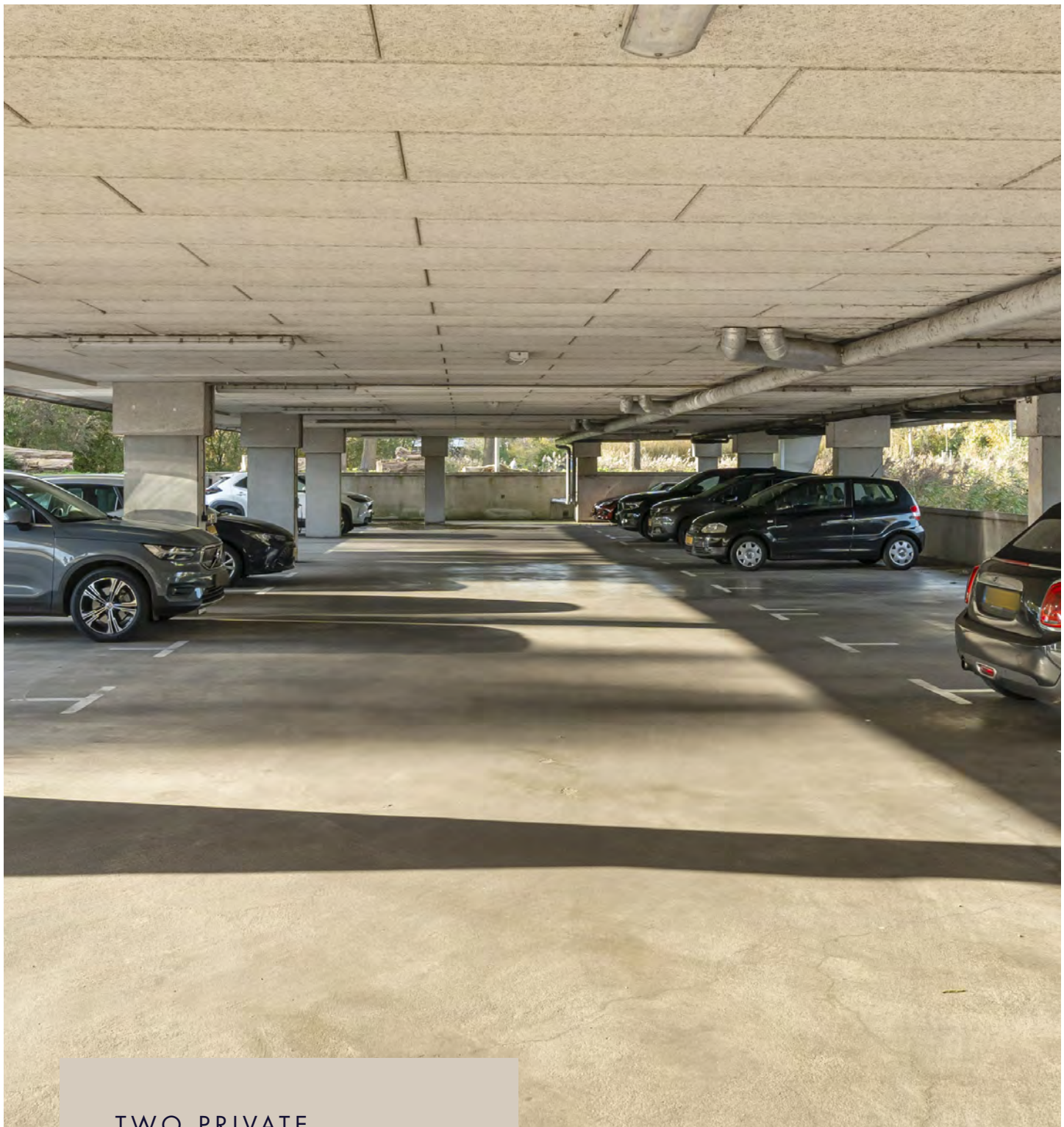
SPECTACULAR VIEWS

The penthouse has an impressive wrap-around roof terrace of no less than 134 m², which is truly unique. It is also perfectly positioned for sun lovers and ideal for relaxing moments or stylish receptions and dinners with the setting sun.

The small-scale Park Amstelland complex is characterized by tranquility and privacy. The modern, enclosed entrance with videophone/intercom and elevator takes you directly to the fourth floor, where there are only two apartments—a guarantee of optimal peace and exclusivity.







TWO PRIVATE PARKING SPACES

The basement houses the parking garage, storage rooms, and a communal bicycle storage area. Two private parking spaces are included in the asking price for this penthouse. From the parking garage, you can step right into the elevator to the entrance on the fourth floor.



LAYOUT

The entrance with spacious hall and built-in cupboards provides access to all rooms. At the end of the hallway is the spacious living room with a fireplace and unobstructed views over your own terrace. The living area receives plenty of light through the glass windows. The enclosed kitchen is directly adjacent to the living room and is equipped with high-quality built-in appliances, including a steam oven. Of course, the kitchen can be opened up to the living area if desired.





THE LIVING
AREA RECEIVES
PLENTY OF LIGHT
THROUGH
THE GLASS
WINDOWS.









THE ENCLOSED
KITCHEN IS
DIRECTLY
ADJACENT TO
THE LIVING ROOM.







THE PENTHOUSE
HAS A UNIQUE
ROOF TERRACE
MEASURING NO
LESS THAN 134 M².







BEDROOMS

Right next to the entrance is a room that is currently used as an office, with direct access to the roof terrace. Adjacent to this is a second bedroom, currently furnished as a guest room, also with access to the terrace and a private bathroom with shower, sink, and washing machine connection. In the hall is a guest toilet with washbasin and a large indoor storage room/walk-in closet.

The master bedroom is spacious and has several built-in closets, access to the terrace, and a luxurious en-suite bathroom with bathtub, shower, toilet, and double sink.





THE SECOND
BEDROOM ALSO
HAS ACCESS
TO THE ROOF
TERRACE.

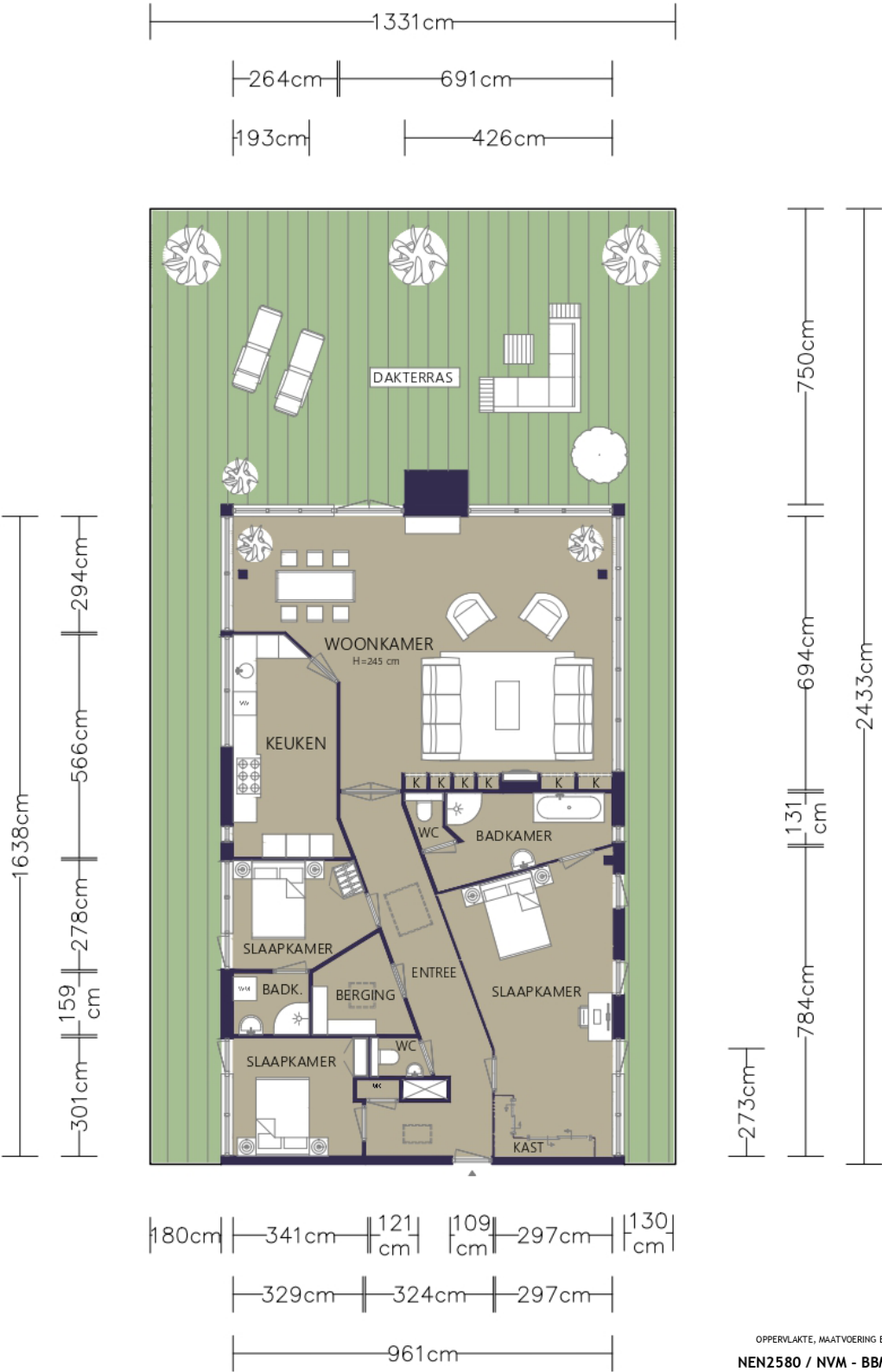




THE MASTER
BEDROOM
HAS A
LUXURIOUS
EN-SUITE
BATHROOM.



FOURTH FLOOR

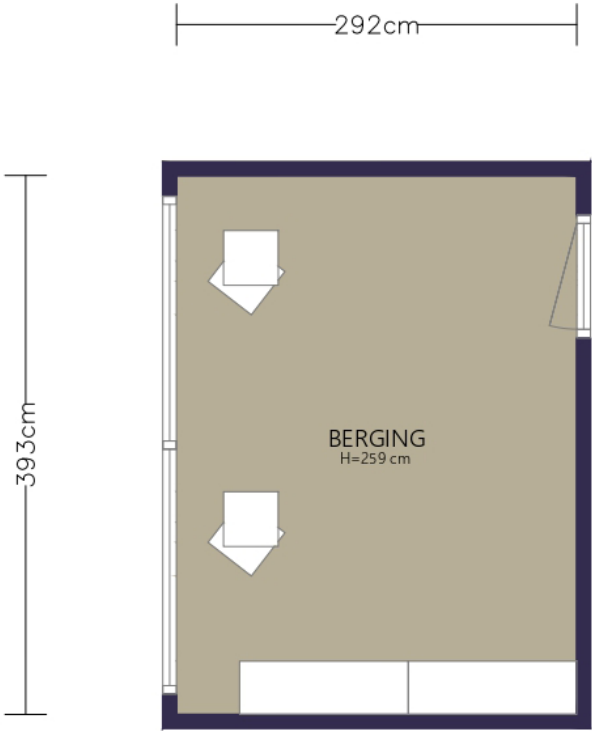


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	155,89 m²
Overing in pandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	134,45 m²
Externe bergruimte	N.V.T.

STORAGE



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	N.V.T.
Overring inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	11,48 m ²

SPECIFICATIONS

OBJECT

Type:	Penthouse
Property type:	Apartment
Construction period:	2001–2010
Permanent residence:	Yes
Current use:	Residential
Current zoning:	Residential

OUTDOOR SPACE

Rooftop terrace of approx. 134 m² surrounding the apartment

DESTINATION

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

PARTICULARS

- + 3 bedrooms and 2 bathrooms
- + 2 private parking spaces in the basement (included in the asking price), 1 of which has an electrical outlet
- + Very bright home with panoramic views
- + Elevator available
- + Active homeowners' association, contribution is € 360.18 per month
- + Storage room in the basement
- + Fully insulated (energy label A)
- + Partially equipped with electric sun blinds
- + Air conditioning available
- + Delivery in consultation

CHARACTERISTICS

Living area:	156 m ²
Number of rooms:	4
Number of bedrooms:	3
Volume:	475 m ³
Building-related outdoor space:	134 m ²
External storage space:	11 m ²

CADASTRAL

Municipality:	Amstelveen
Section:	I
Index number:	A25
Plot number:	6352

MUNICIPALITY

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

OWNERSHIP

- + Freehold

