



CARLA
VAN DEN BRINK

SINGEL 299-2 AMSTERDAM

Stylish and recently renovated apartment (approx. 203 m²) on the Singel canal.
Located on the quiet part of the Singel, in the heart of the Grachtengordel-West,
this spacious and elegant maisonette is spread over three floors
with a roof terrace that has been built with a permit.

*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.*



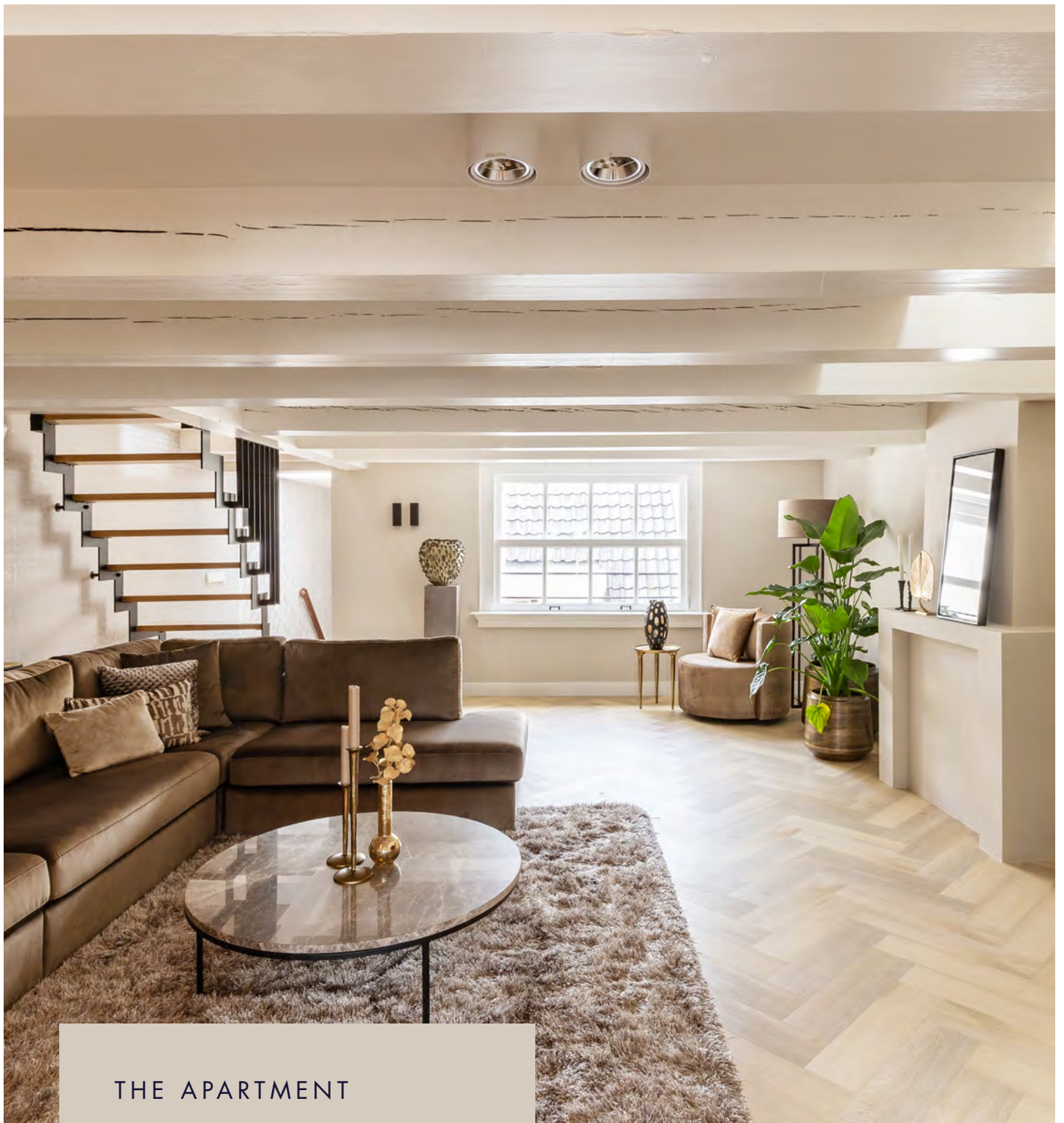
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
instelling
geaccrediteerd door de Rijksoverheid



THE APARTMENT

The house was completely renovated in 2023 with high-quality materials and modern amenities and offers a beautiful view over the canal. With features including wooden herringbone floors, a fireplace, Gaggenau kitchen appliances, underfloor heating, a domotica system and air conditioning in several rooms, this is an apartment where luxury and comfort are combined in a natural way.



LOCATION

The apartment is centrally located in the western part of the beloved canal belt and offers direct access to everything the city centre has to offer. Within walking distance you will find the Jordaan, the Haarlemmerstraat, cosy cafes, boutique shops, museums and restaurants. Public transport is easily accessible with several tram and bus lines in the immediate vicinity and the Central Station nearby.



FIRST FLOOR

A stylish entrance with a cloakroom on the first floor. The stately staircase leads to a spacious bedroom with an adjoining luxury bathroom. The perfect place for guests or as a quiet workspace.







THE STately
STAIRCASE LEADS
TO A SPACIOUS
BEDROOM WITH
AN ADJOINING
LUXURY BATHROOM.
THE PERFECT PLACE
FOR GUESTS OR
AS A QUIET
WORKSPACE.

THIRD FLOOR

The elegant character of the house is fully realised on this floor. The spacious living room, with its cosy fireplace, radiates luxury and comfort. Thanks to the large windows at the front, daylight floods in and you can enjoy a panoramic view over the canal.

The open-plan kitchen at the front is equipped with high-quality Gaggenau appliances.

The combination of functionality and refined finish makes this a place where cooking and enjoyment come together.





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A SEPARATE
STAIRCASE LEADS
TO THE ROOF TER-
RACE OF APPROX.
9.8 M² – A QUIET
PLACE TO ENJOY
THE SUN AND
THE VIEW OVER
THE ROOFTOP
OF THE CITY CENTRE.





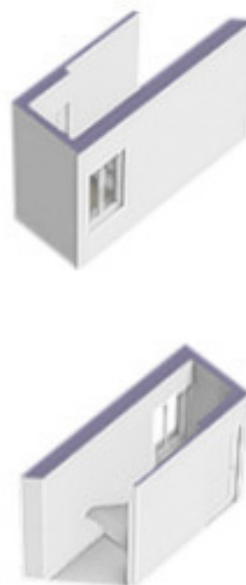
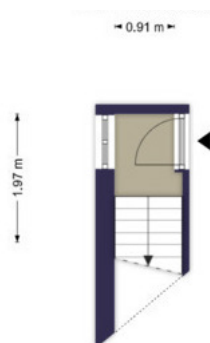
FOURTH FLOOR

The top is where the master bedroom is, with a free-standing bathtub by the window overlooking the canal. There is also a spacious walk-in wardrobe, a luxurious bathroom with a walk-in shower and a separate toilet.

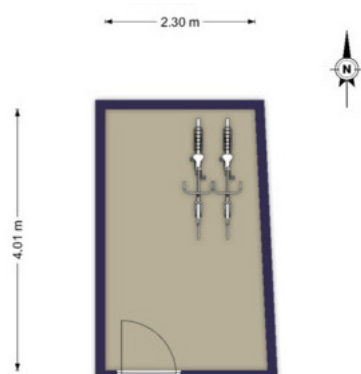




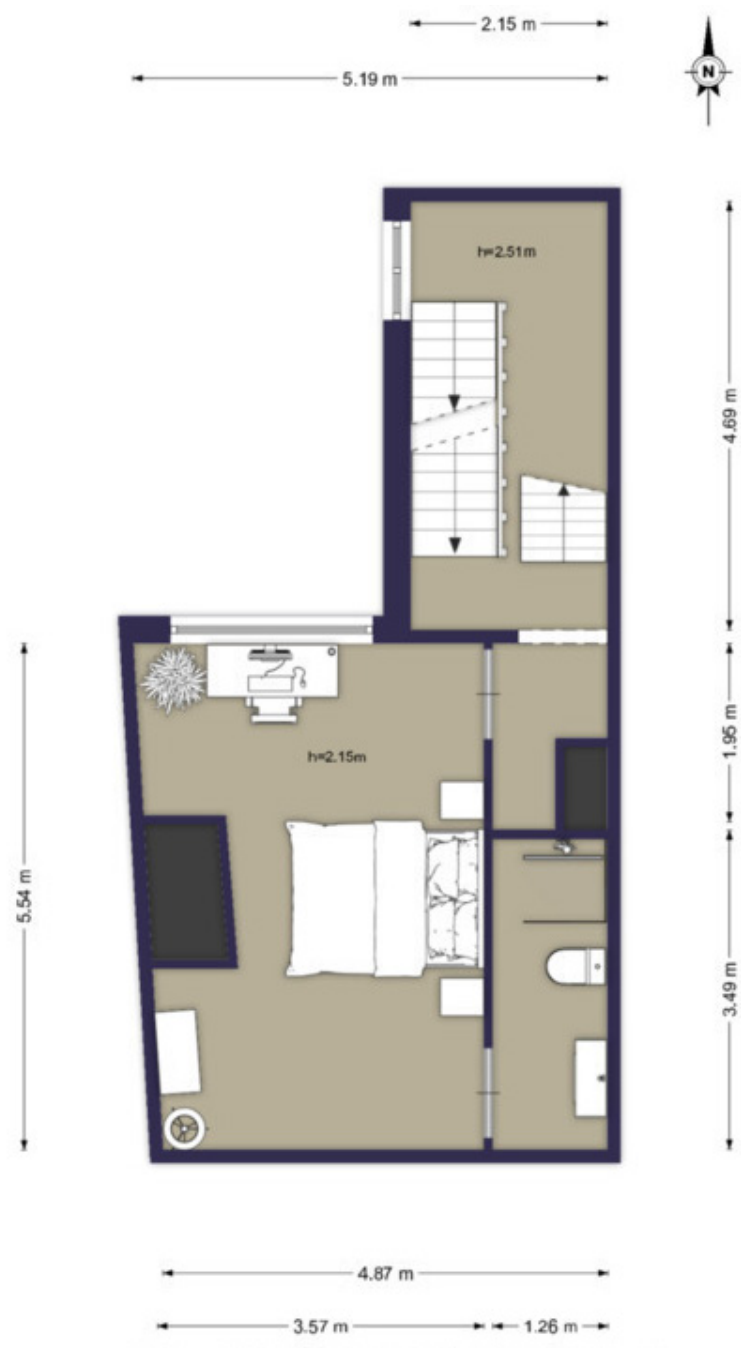
FIRST FLOOR



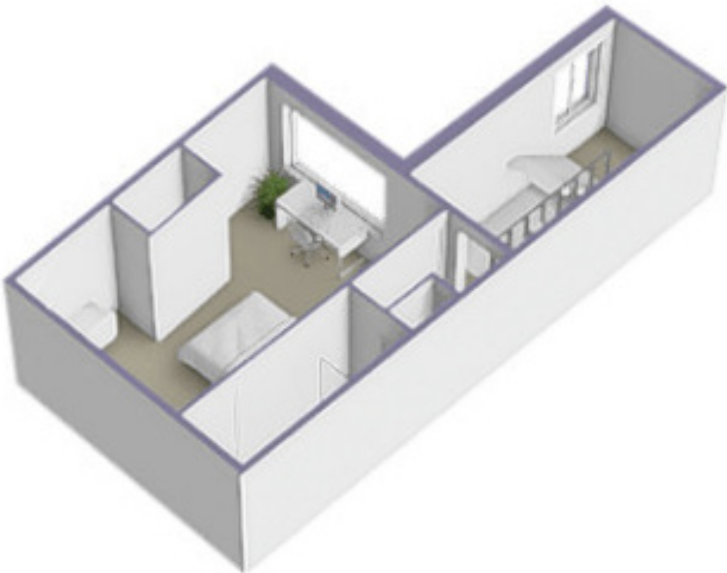
STORAGE



SECOND FLOOR



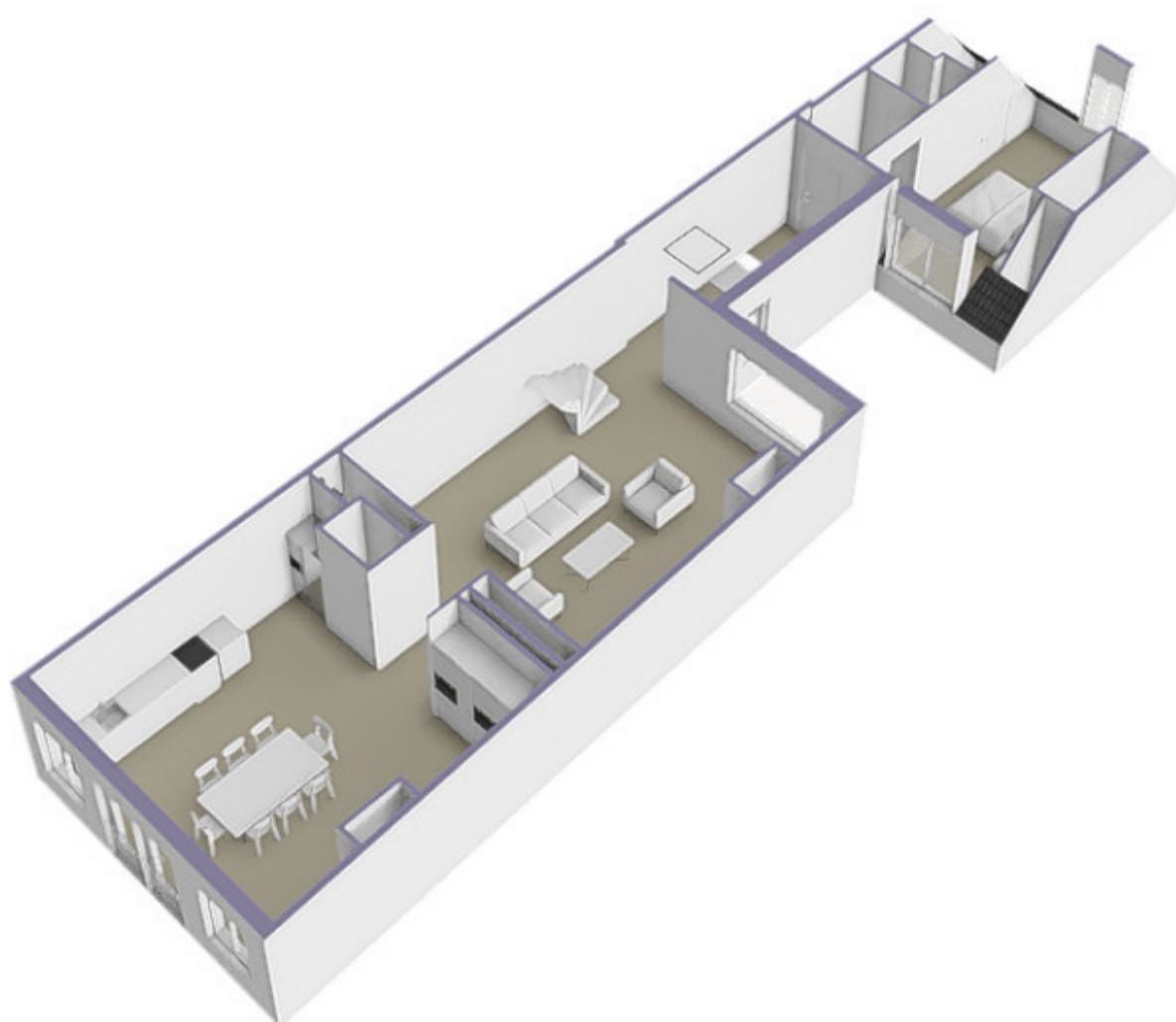
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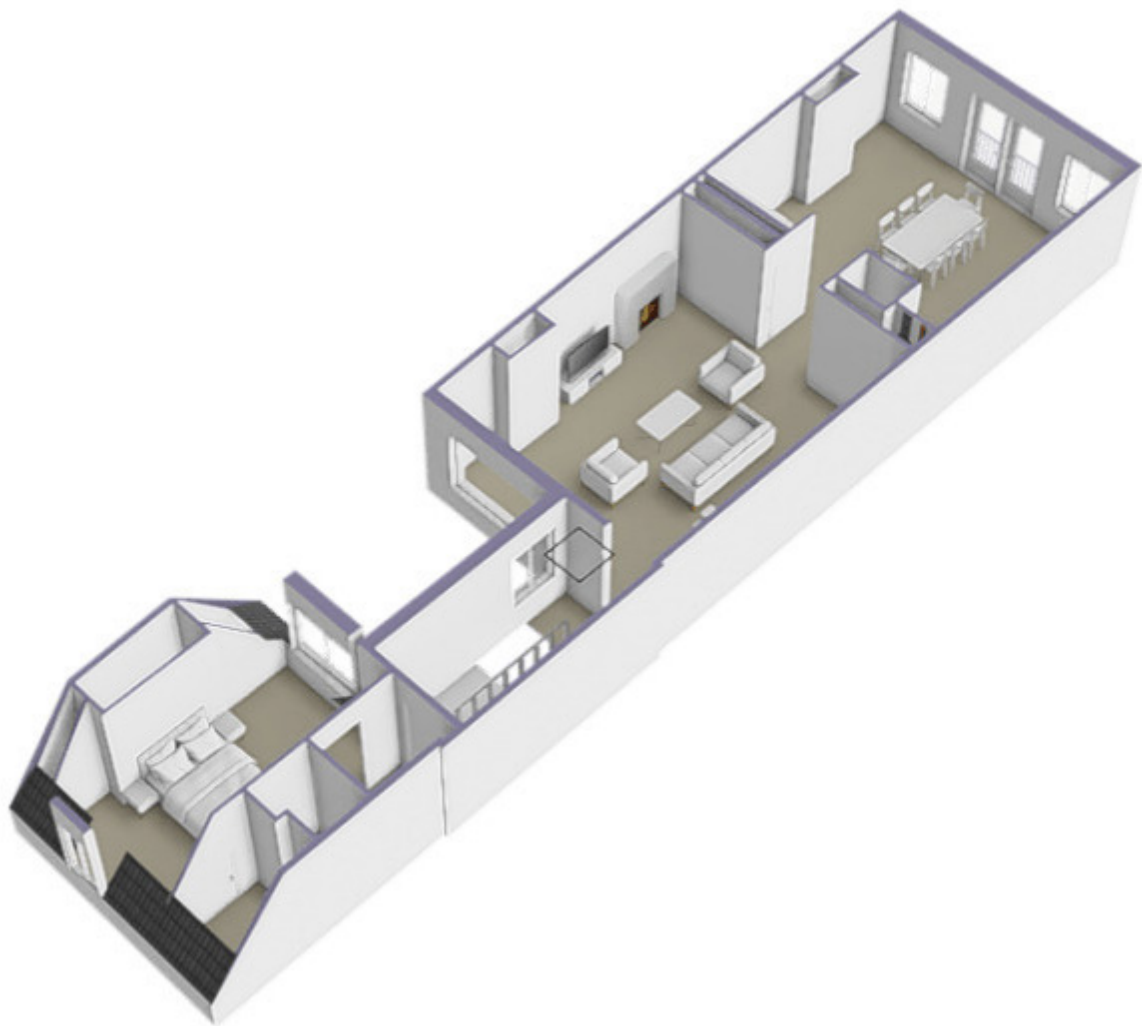
SECOND FLOOR



THIRD FLOOR



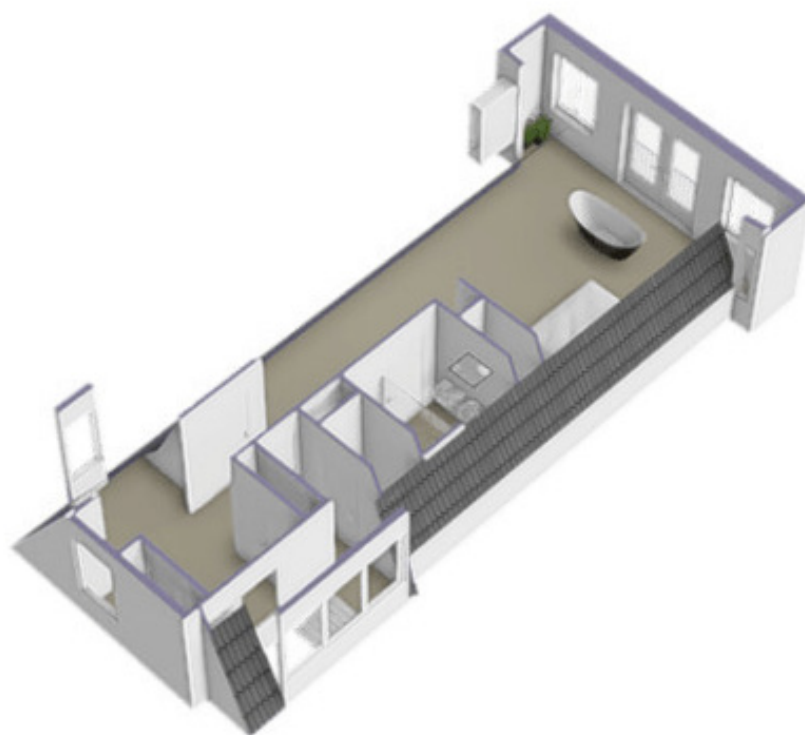
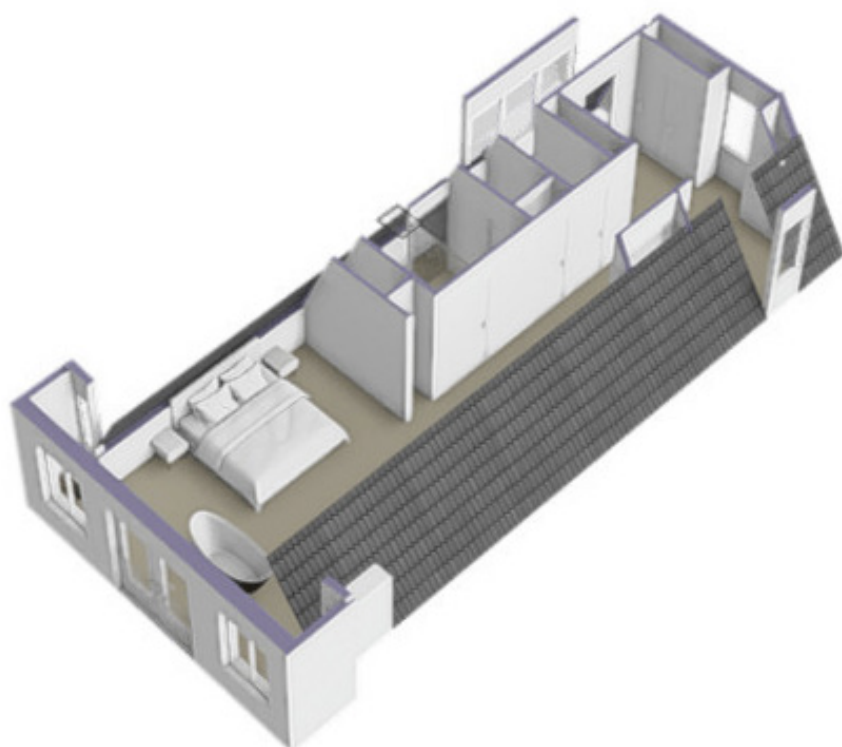
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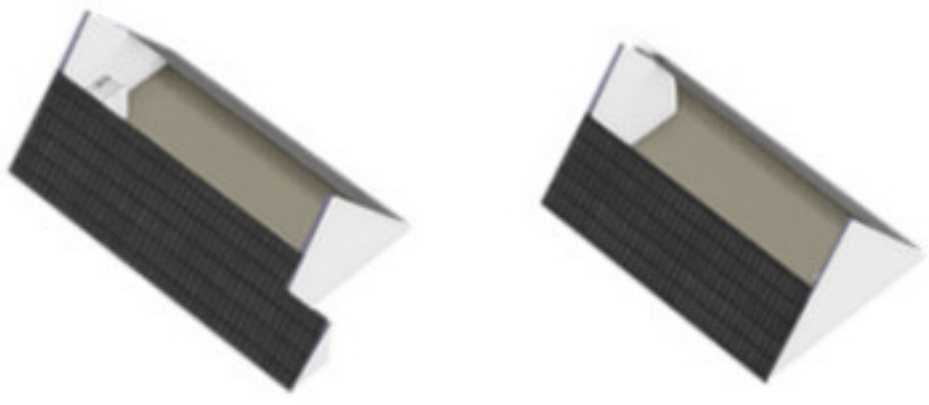
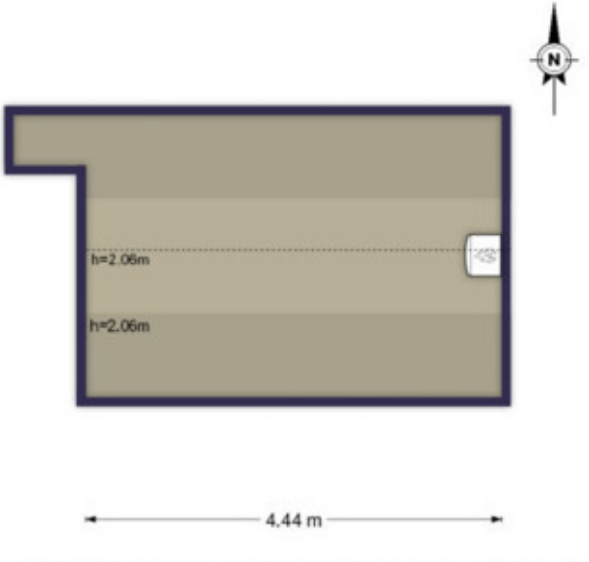
FOURTH FLOOR



FOURTH FLOOR



ATTIC



SPECIFICATIONS

OBJECT

Type:	upstairs apartment
Type:	apartment
Year of construction:	1650
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	203 m ²
Number of rooms:	6
Number of bedrooms:	3
Volume:	548 m ³
Building- related outdoor space:	10 m ²

OUTDOOR SPACE

- + 9.8 m² roof terrace (permit granted)

DESTINATION

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

PARTICULARS

- + Layout: living room, kitchen with a view of the canal, three bedrooms, two bathrooms, walk-in closet and roof terrace
- + Fully renovated in 2023 by KHI Bouw
- + National monument
- + Storage room in the basement of 9.6 m²
- + Attic of 5.5 m²
- + Air conditioning in the kitchen, living room and master bedroom
- + Equipped with underfloor heating, domotica system and monumental glass
- + Kitchen equipped with Gaggenau appliances
- + VVE service costs €207 per month

CADASTRAL

Municipality:	Amsterdam
Section:	F
Index number:	3
Plot Number:	8071
Share:	204/581

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 leasehold land of the Municipality of Amsterdam.
- + The current period until 2068 has been bought off.
- + The perpetual leasehold can be either 'locked in' or bought off by the buyer. The expected annual ground rent after 2068, after 'locking in' in 2025, is € 7,060 and the buy-off sum is €103,147 (according to the municipality's calculation tool).

