



CARLA
VAN DEN BRINK

SAXEN-WEIMARLAAN 2 AMSTERDAM

Unique opportunity to live by Vondelpark.

Stylishly fully renovated ground-floor apartment of 81 m² with 2 bedrooms,
a very spacious living room, 3-meter high ceilings,
a lovely sunny garden,
and an additional 18 m² of space in the basement.

*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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INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling



THE APARTMENT

Located on Saxen-Weimarlaan 2-hs in the desirable Amsterdam-Zuid, this luxurious, fully renovated ground-floor apartment of 81 m² offers a perfect blend of comfort, luxury, and functionality. It features a sunny southwest-facing garden, two bedrooms, and an additional 18 m² of space in the basement.



ACCESSIBILITY

The apartment is excellently connected. With several tram and bus lines nearby, you can easily reach the city center of Amsterdam and other neighborhoods of Amsterdam. Lelylaan Station and Zuid Station are a short distance away, providing fast connections to Schiphol and the Zuidas.

By car, you can reach the A10 Ring Road in just a few minutes, offering a smooth connection to other parts of the city and beyond. Schiphol Airport is only a 15-minute drive away.

SURROUNDINGS

Saxen-Weimarlaan is a quiet and wide street in Amsterdam-Zuid. The property is located directly at the entrance of the green Vondelpark, offering unobstructed views. The Vondeluin is across the street, perfect for an afternoon on the terrace. This neighborhood is known for its charming atmosphere and excellent amenities. Within walking distance, you'll find various cozy cafés and restaurants, such as Ron Gastrobar, Café Schinkelhaven, and Van Mechelen. For daily groceries, there are several supermarkets and specialty shops on Amstelveenseweg, among others.

Additionally, you can enjoy the Seafood Bar on Baerlestraat, Ferilli restaurant on Beethovenstraat, and the florist Menno Kroon and The George W.P.A terrace around the corner from Cornelis Schuytstraat. Fresh bread is available at Le Fournil or Vlaamsch Broodhuys. Cultural landmarks like the Rijksmuseum, Van Gogh Museum, and the Concertgebouw are just a 5-minute bike ride away.

The Vondelpark, located just across the street, is perfect for walks, sports activities, or a relaxing afternoon in the green. Sports facilities, yoga studios, and fitness centers are also in the immediate area.

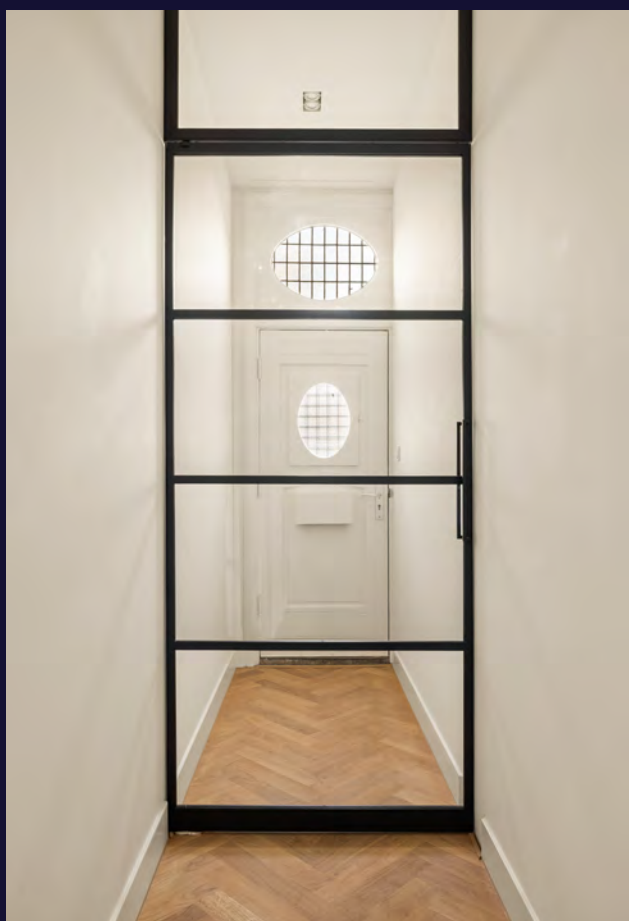




GROUND FLOOR

Upon entering through the stylish black steel door, the hallway that gives access to all rooms.

The Living is also separated by a black steel door. This creates a spacious and open feeling, where a cozy sitting area and a large dining area can easily be arranged.



THE PROPERTY IS
LOCATED
DIRECTLY AT
THE ENTRANCE
OF THE GREEN
VONDELPARK,
OFFERING
UNOBSTRUCTED
VIEWS.





THE DELIGHTFUL
LIVING ROOM
WITH VERY HIGH
CEILINGS
BENEFITS FROM
LOTS OF NATURAL
LIGHT THANKS TO
ITS FREE LOCATION
AND LARGE
WINDOWS.





OPEN KITCHEN

The open new kitchen, by the brand Bulthaup, is seamlessly integrated into the space, finished to a high standard, and equipped with modern built-in appliances and plenty of storage. The fridge, freezer, dishwasher, and oven are all brand new!

The entire apartment features beautiful herringbone wooden flooring, adding a warm and luxurious feel to the space.



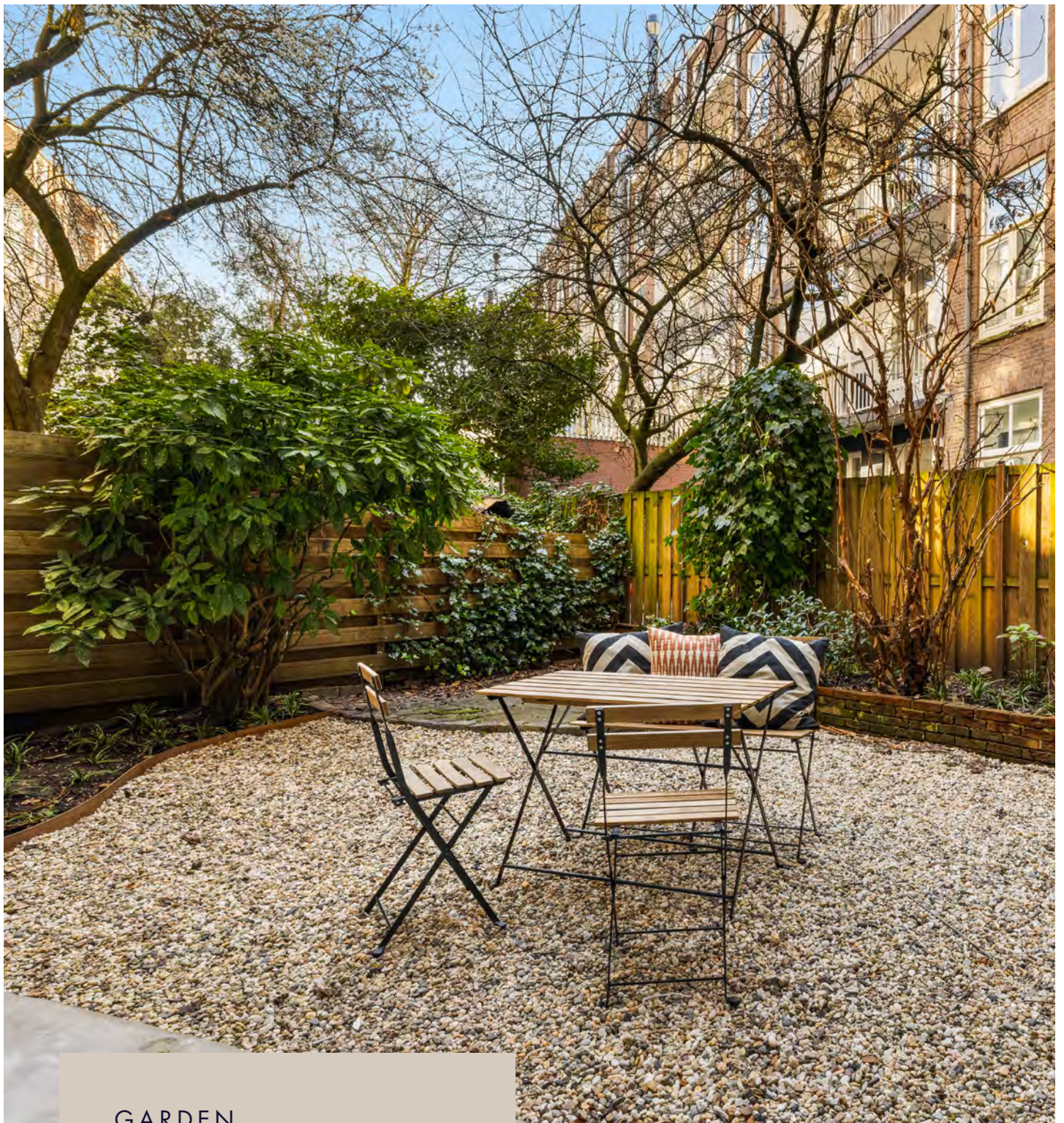




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GARDEN

The ceiling high double doors in the living room give access to the sunny southwest-facing garden, an ideal spot to relax and enjoy the afternoon and evening sun with friends and family. With all the doors open, the covered terrace and garden significantly expand the living space.







BEDROOMS & BATHROOM

The apartment has two bedrooms, including the large master bedroom at the rear with large windows and plenty of light. This room connects directly to the terrace and garden. The smaller bedroom is located at the front of the apartment.

The modern bathroom situated in the centre of the hallway is equipped with a walk-in shower, a stylish washbasin, and finished with luxurious materials.





A SEPARATE TOILET
IS LOCATED IN
THE HALL.



THE MODERN
BATHROOM IS
FITTED WITH
A WALK-IN
SHOWER,
A STYLISH
WASHBASIN
CABINET AND
IS FINISHED
WITH LUXURIOUS
MATERIALS.



BASEMENT

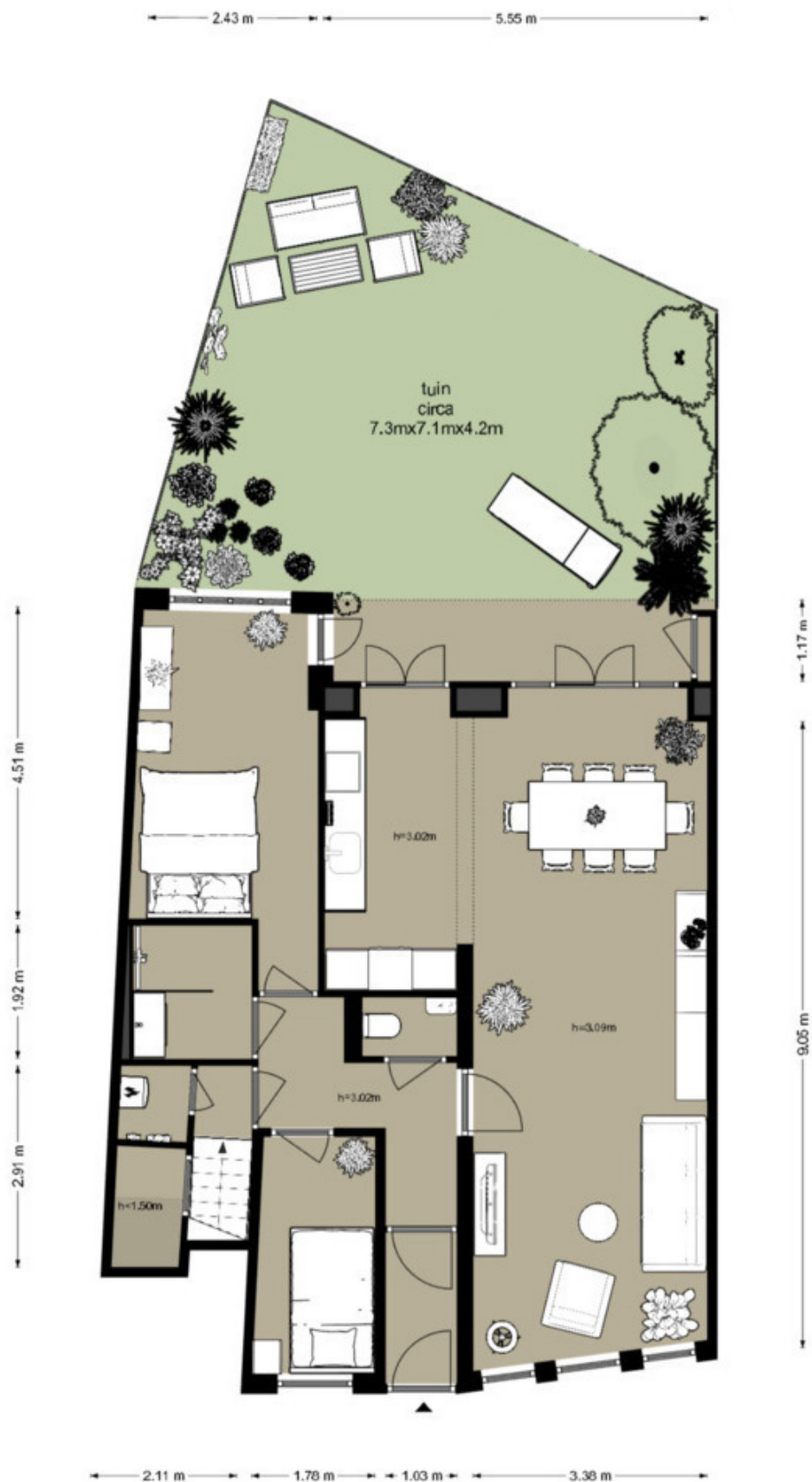
A unique feature of this apartment is the additional space in the basement (17.50 m²), which is perfect for use as a home office or TV room. This offers added flexibility and makes the home even more versatile.

The laundry setup (washer and dryer) is also located in the basement.





GROUND FLOOR



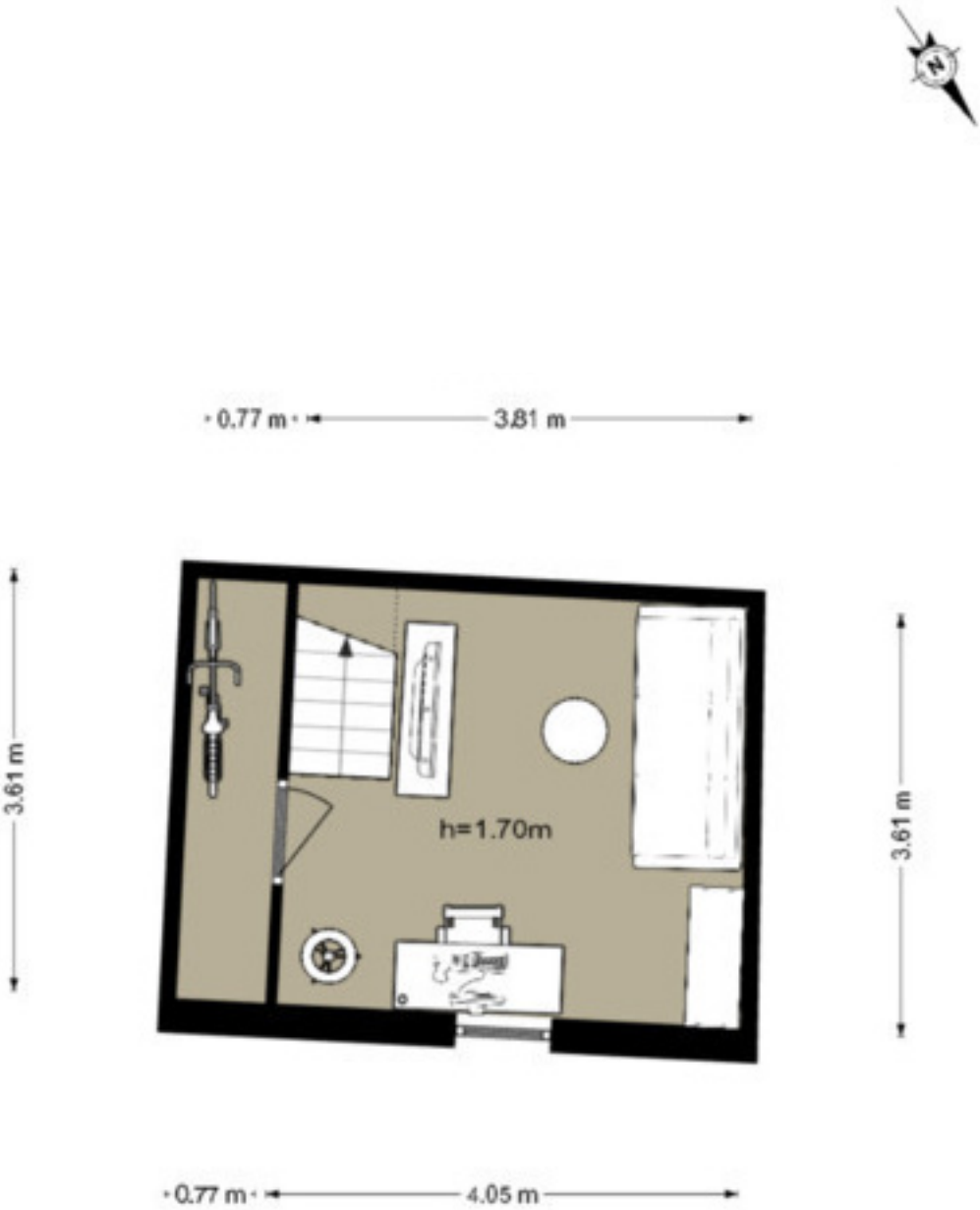
GROUND FLOOR



GROUND FLOOR



BASEMENT



BASEMENT



SPECIFICATIONS

OBJECT

Type:	downstairs apartment
Type:	apartment
Year of construction:	1911
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	81 m ²
Number of rooms:	4
Number of bedrooms:	2
Volume:	384 m ³
Building- related outdoor space:	6 m ²

OUTDOOR SPACE

Back garden available, with afternoon and evening sun

DESTINATION

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

PARTICULARS

- + Extra space in the basement of 17.50 m², ideal for a playroom, sports room, or office.
- + Situated directly at the entrance of Vondelpark.
- + Unobstructed views and beautiful natural light due to the corner location.
- + Completely renovated.
- + Double glazing.
- + Complete insulation of the floors, walls, and ceiling.
- + Underfloor heating throughout the entire apartment.
- + New Bulthaup kitchen.
- + The current monthly VvE (homeowners association) fee is EUR 120.
- + Non-resident clause.

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A1
Plot Number:	9043
Share:	3011/10000

GEMEENTE

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

OWNERSHIP SITUATION

- + Full ownership

