



CARLA
VAN DEN BRINK

OVERHOEKSPARKLAAN 124 AMSTERDAM

An exceptional single-level penthouse spanning a whopping 240 m²
on the eighth and top floor, offering completely unobstructed views of the IJ.

*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
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instelling
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THE APARTMENT

The penthouse is located in the iconic De Zeven Provinciën building. With three bedrooms, an impressive kitchen-dining area, two terraces totaling 81 m², and a spectacular view of the IJ and the city, this penthouse offers a living experience of the very highest caliber.

The building stands out for its architectural quality and stately appearance. Through the grand entrance with revolving doors, you reach the elevator, which takes you directly to the eighth floor. Once inside, a world of space, light, and views unfolds.

Parking is available in the private parking spaces in the underground parking garage.



SURROUNDINGS

Overhoeks is an elegant, low-traffic residential neighborhood directly across from Central Station on the IJ, surrounded by the greenery of Oeverpark and Schegpark. The neighborhood offers all daily amenities within walking distance: a supermarket, restaurants, cafés, and outdoor seating areas, the Van der Pekmarkt, the EYE Film Institute, the NDSM site, and the A'DAM Tower. For daily shopping, the Mosveld and Boven 't IJ shopping centers are nearby.

The Noorderpark is within walking distance. Take the ferry for a short walk to Central Station, the Canal District, and Dam Square. The North-South Line takes you to the Zuidas in just a few minutes, and the A10 is easily accessible by car.





LAYOUT

The spacious entry hall, featuring a coat closet and guest restroom, provides access to the heart of the home. Through double glass doors, you enter the generous living room—an impressive space with floor-to-ceiling windows offering sweeping views of the U and the city. The dark oak parquet flooring runs throughout the entire home, giving the interior a warm, cohesive look. A custom-built bookshelf wall with a matching ladder adds extra character to the space.







A CUSTOM-BUILT BOOKSHELF
WALL WITH A MATCHING
LADDER ADDS EXTRA CHARACTER
TO THE SPACE.



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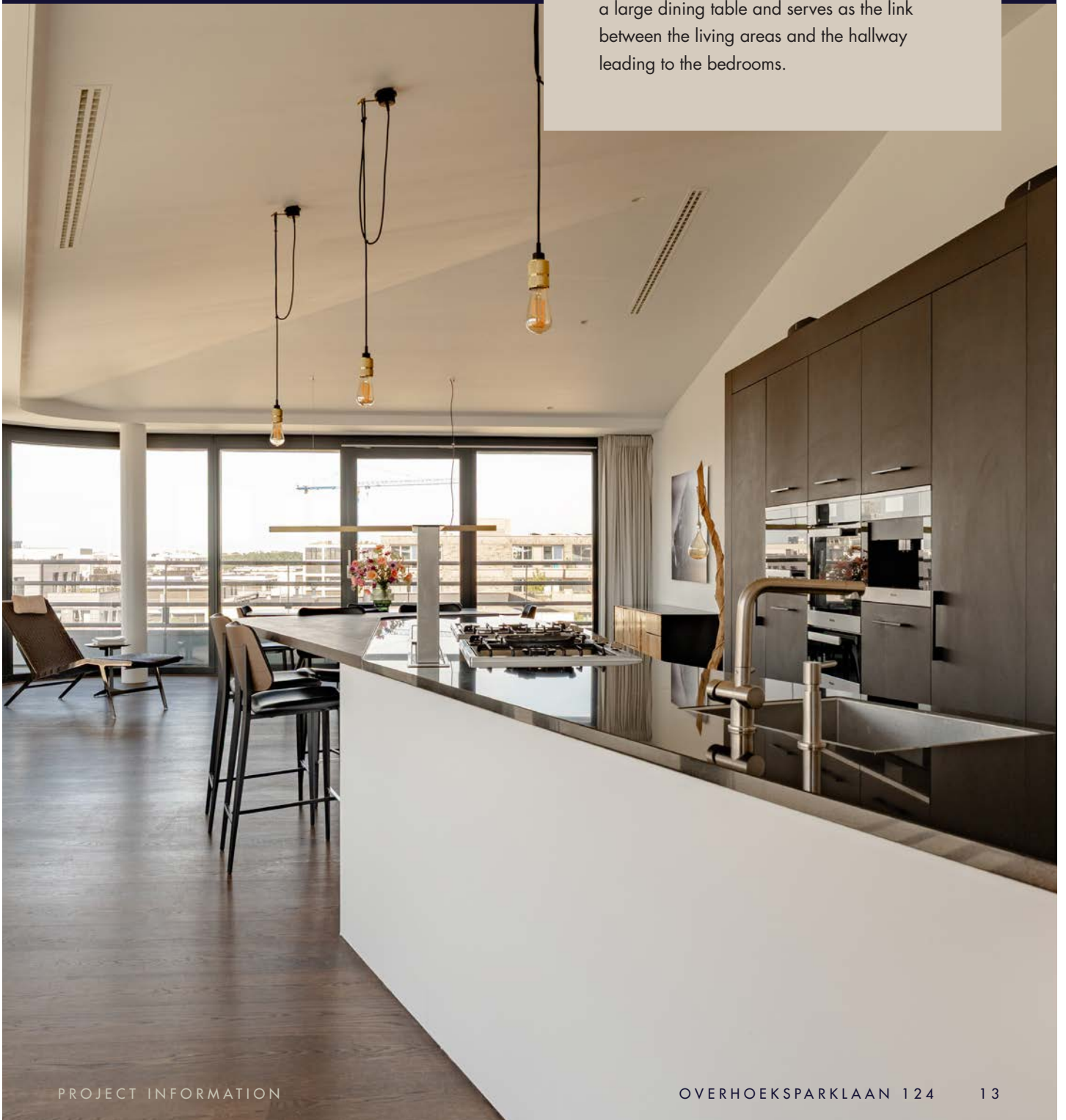


THE DARK OAK
PARQUET FLOORING
RUNS THROUGHOUT
THE ENTIRE HOME,
GIVING THE
INTERIOR A WARM,
COHESIVE LOOK.

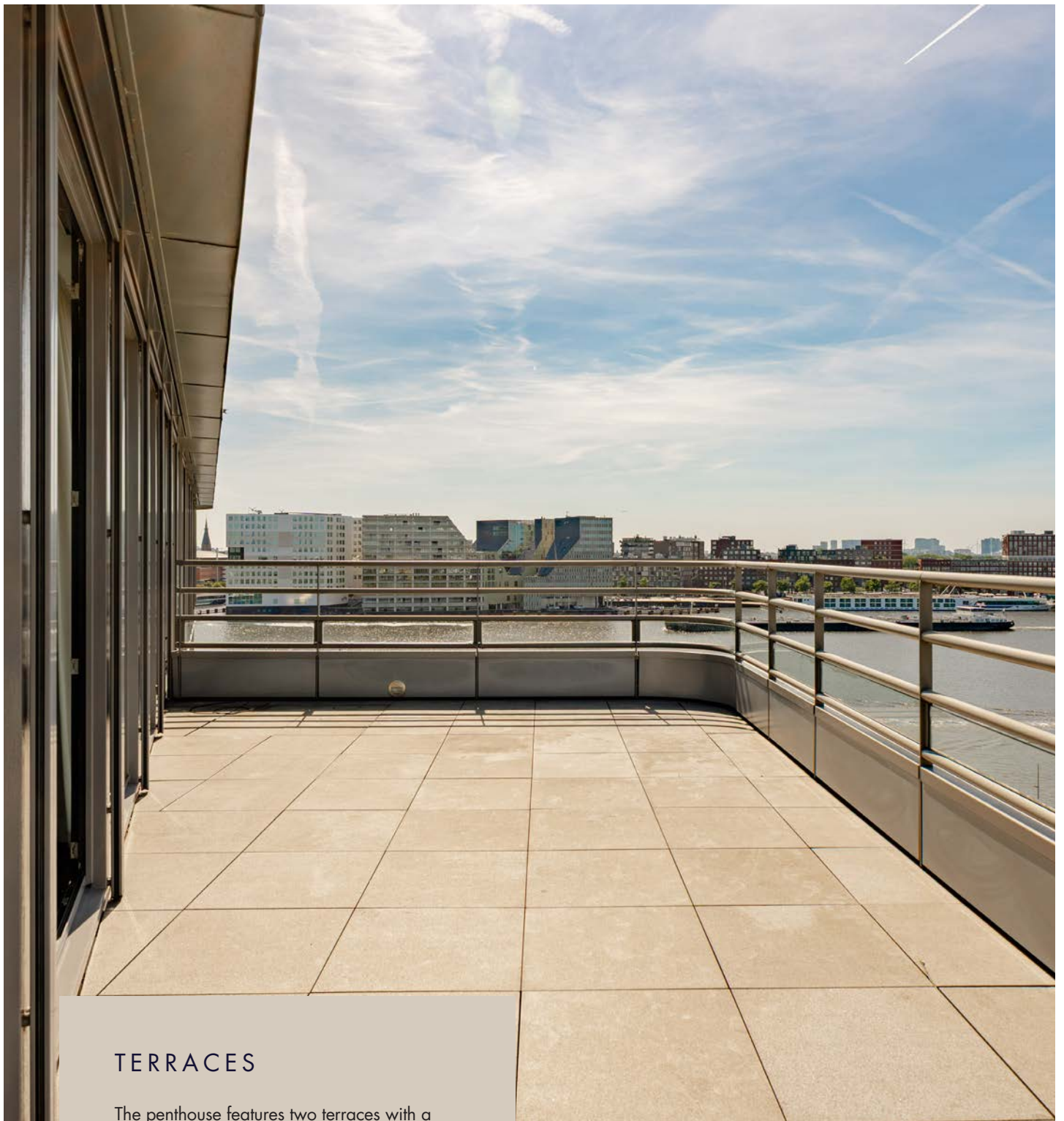
OPEN KITCHEN

The open kitchen is a highlight in its own right. It is equipped with a full range of Miele built-in appliances, a five-burner gas stove, an integrated coffee machine, a wine cooler, and all other modern conveniences. On the kitchen side, a wide sliding glass door provides direct access to the first southwest-facing terrace, with unobstructed views of the IJ.

The spacious dining room accommodates a large dining table and serves as the link between the living areas and the hallway leading to the bedrooms.







TERRACES

The penthouse features two terraces with a total area of 81 m². The first sunny, southwest-facing terrace adjoins the living and kitchen areas and offers sweeping views of the IJ and the North Sea Canal—ideal for enjoying the sunset. The second terrace, facing east/south, is located on the side of the master bedroom; it is landscaped with greenery and offers an intimate outdoor space.





THE PENTHOUSE FEATURES
TWO TERRACES
WITH A TOTAL AREA
OF 81 M².

BEDROOMS AND BATHROOMS

The hallway leads to the three bedrooms. The master bedroom is a spacious, stylish room with a long built-in closet wall and private terrace access; it is currently used as a fitness room. The adjacent bathroom is fully clad in large-format dark marble and features a double walk-in shower with a rain showerhead and a double sink with matching vanity, all designed by Baden Baden. The second bedroom has French doors leading to the terrace and is currently used as a home office. The third bedroom is also generously sized.

The hallway features a second bathroom with a walk-in shower and sink, complemented by a separate guest restroom and a separate laundry room with space for a washer and dryer.

The 26 m² indoor storage room with electrical hookups provides practical additional storage space.





THE BATHROOM IS
FULLY CLAD
IN LARGE-FORMAT
DARK MARBLE
AND FEATURES
A DOUBLE
WALK-IN SHOWER
WITH A RAIN
SHOWERHEAD.



HOMEOWNERS' ASSOCIATION

The complex is divided into 62 apartment units. The Homeowners' Association is active, has a long-term maintenance plan, and is professionally managed by Stedeplan VvE Beheer. Additionally, there is a separate Overhoeks Management Association responsible for maintaining the green spaces and public areas within the neighborhood, with a service fee of €14.50 per month.

SUSTAINABILITY

The building is fully insulated and equipped with HR++ glazing. A sustainable thermal energy storage system (WKO) provides underfloor heating and cooling, adjustable per room. Energy label A.

LEASEHOLD

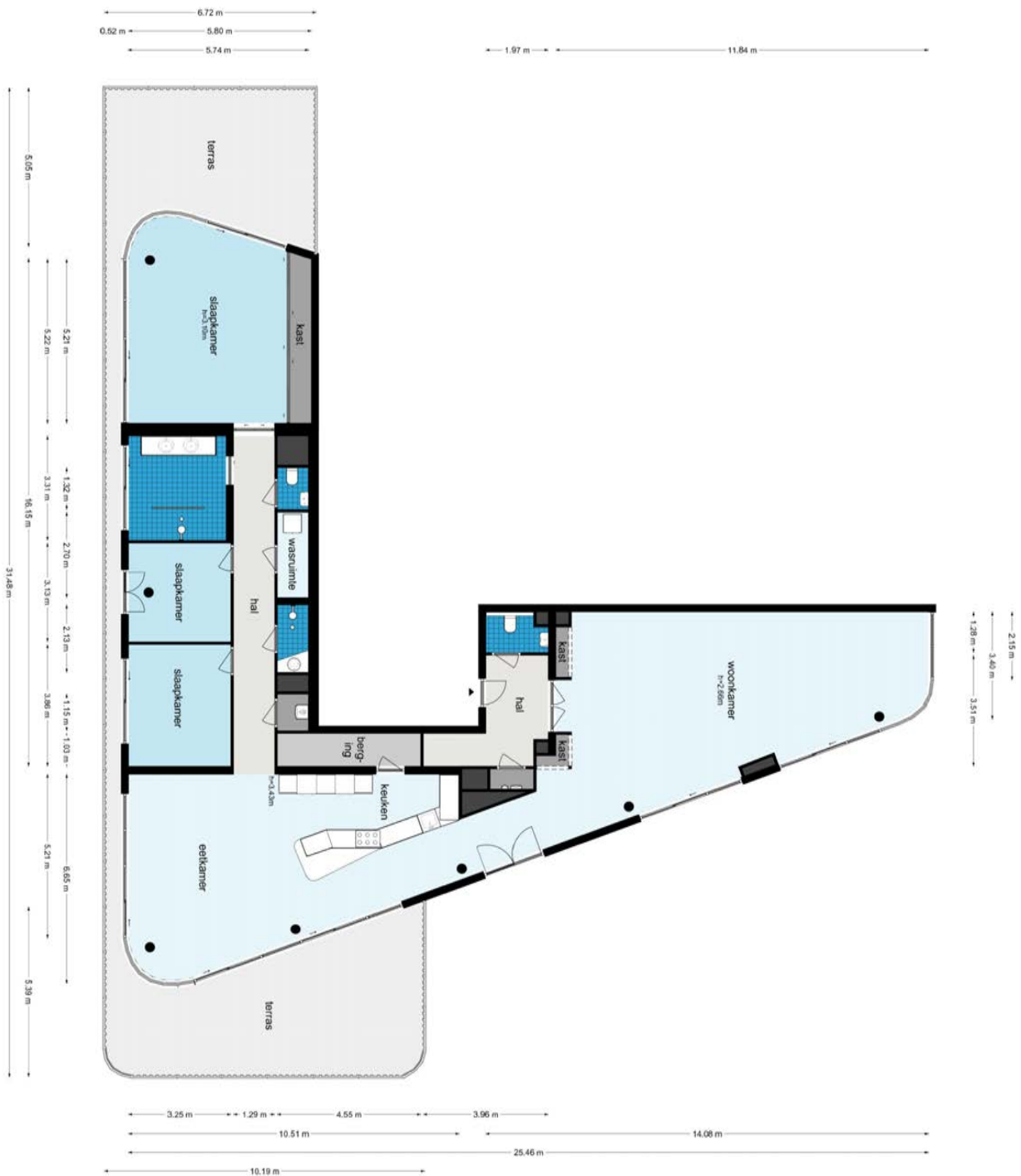
The leasehold has been bought out through May 1, 2057, after which the ground rent is fixed for the perpetual term.

SPECIAL FEATURES

- Penthouse on the eighth floor of De Zeven Provinciën, designed by Jo Coenen
- Living area 240 m², fully renovated in 2019
- Year built 2012
- Three bedrooms, two bathrooms designed by Baden Baden
- Two terraces totaling 81 m² with views of Amsterdam, the IJ, and the North Sea Canal
- Indoor storage room of 26 m² with electrical hookup
- Two parking spaces in the secure underground parking garage
- Underfloor heating and cooling, adjustable per room
- High ceilings of nearly 3 meters
- Energy efficiency rating A, thermal energy storage system, and HR++ glazing
- Shared ornamental garden within the complex
- Low-traffic, quiet neighborhood with all amenities within walking distance
- Ground lease bought out until May 1, 2057; ground rent fixed thereafter



EIGHT FLOOR



SPECIFICATIONS

OBJECT

Type	Penthouse
Type	Apartment
Year of construction	2012
Current use	Living space
Current destination	Living

OUTDOOR SPACE

The penthouse features two terraces with a total area of 81 m². The first sunny, southwest-facing terrace adjoins the living and kitchen areas and offers sweeping views of the IJ and the North Sea Canal—ideal for enjoying the sunset. The second terrace, facing east/south, is located on the side of the master bedroom; it is landscaped with greenery and offers an intimate outdoor space.

DESTINATION

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

CHARACTERISTICS

Living area	240 m ²
Number of rooms	5
Number of bedrooms	3
Content	848 m ³
Building-related outdoor space	81 m ²
External storage	26 m ²

CADASTRAL

Municipality	Amsterdam
Section	K
Plot number	9072
Index number	61
Share	236/9082

MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

OWNERSHIP SITUATION

- + Leasehold (erfpacht)
- + Buyout option: Yes
- + Duration: Continuous
- + Fixed ground rent
- + Ground rent bought off until 1 May 2057

