

CARLA
VAN DEN BRINK

VAN EEGHENSTRAAT 204
AMSTERDAM OUD-ZUID

Located right next to Vondelpark, this high-quality, renovated apartment measures approximately 117 m^2 and is entirely on one level. The luxury building features parking, a key-access elevator, and a storage room.

carlavandenbrink.nl

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.

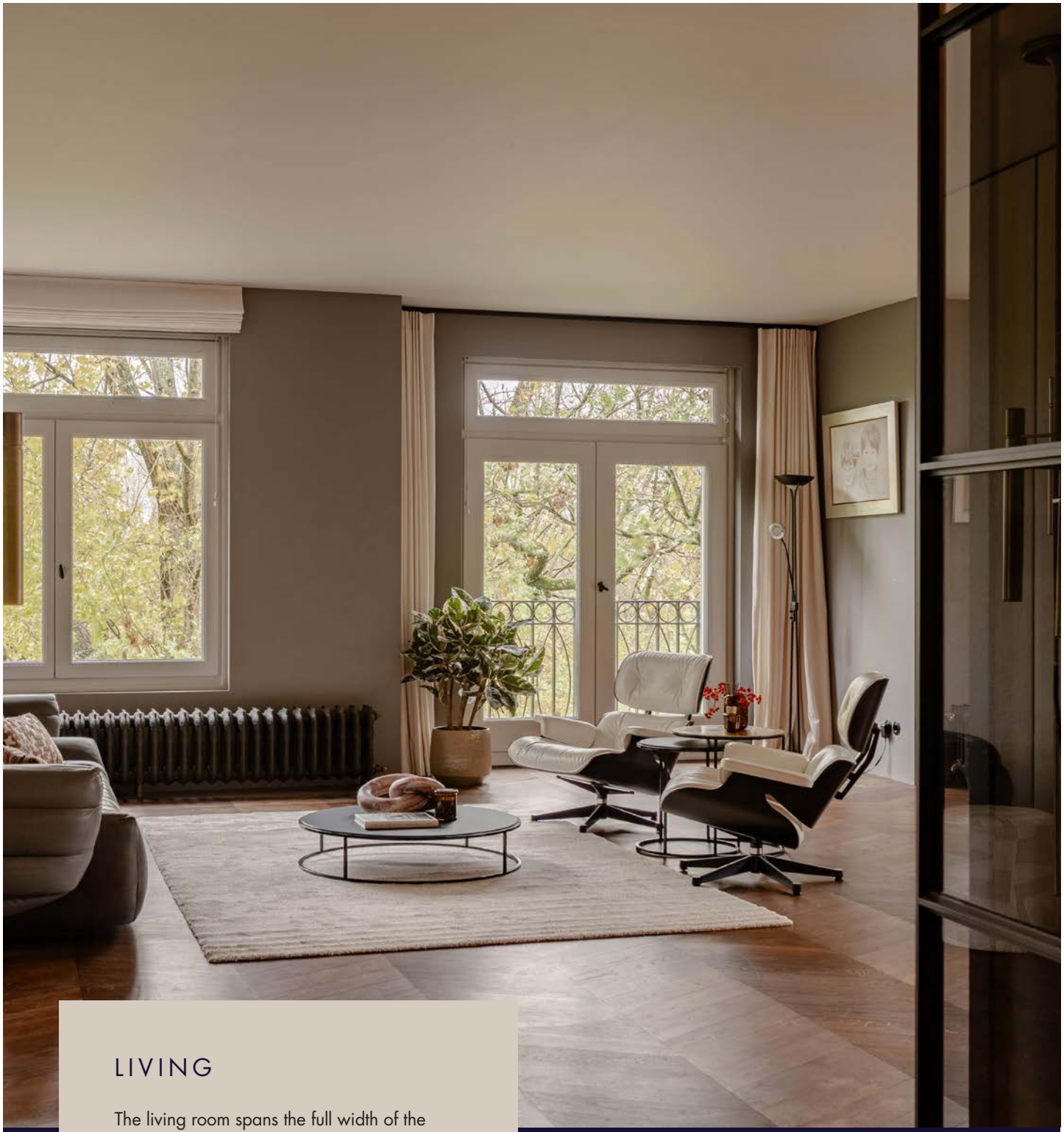


Isabeau Boender
Register Makelaar

T 06 83 574 447
Isabeau@vandenbrink.nl

MVA NWWI R365 | CHRISTIE'S INTERNATIONAL REAL ESTATE tmi taxatie management instituut Powered by NVM

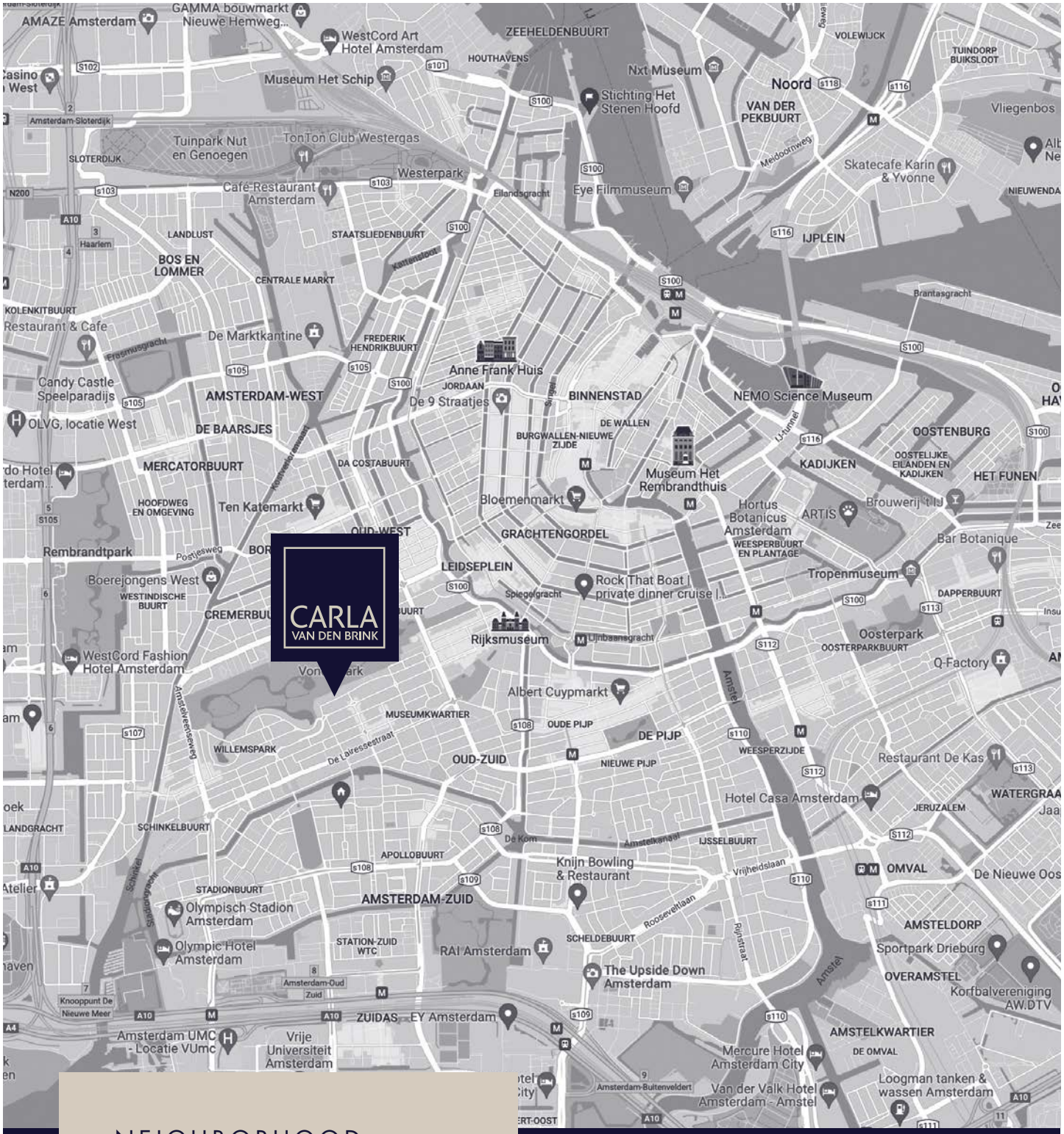
carlavandenbrink.nl



LIVING

The living room spans the full width of the apartment and overlooks the park's greenery. The Hungarian-patterned parquet flooring and the meticulously crafted custom finishes give the interior a warm, contemporary feel.

In the basement, the apartment features a separate storage room and a private parking space. The parking garage is accessible via an electrically operated door.



NEIGHBORHOOD

Van Eeghenstraat is located in the heart of Amsterdam Oud-Zuid, right next to Vondelpark. Just around the corner is Cornelis Schuytstraat, with shops for daily groceries, fashion boutiques, and restaurants. Museumplein, the Concertgebouw, and P.C. Hooftstraat are within walking distance.








LE PETIT GEORGE


CARTER



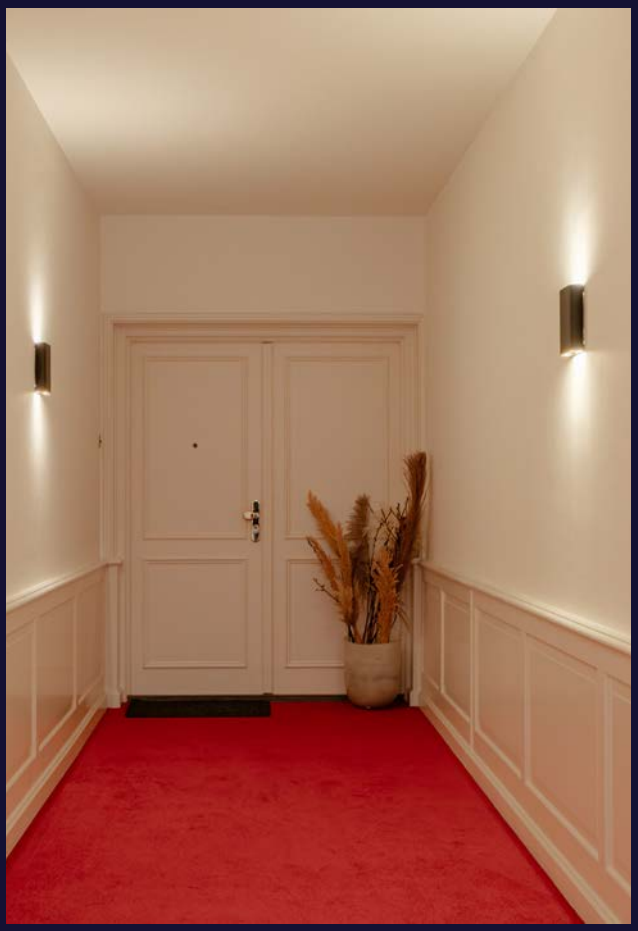
LAYOUT

Through the stately communal entrance, you can take the elevator directly to the hallway leading to the apartment's double front doors. The floor is also accessible via the stairwell.

Behind the double doors, you enter the spacious entry hall, which provides access to both the living room on the park side and the bedroom at the rear. A generous coat closet offers space for coats, and behind the mirrored wall, custom-built cabinets with shelves and space for accessories are integrated. The separate guest restroom and the utility closet with connections for the washer and dryer are also located in the entry hall.









LIVING ROOM AND OPEN KITCHEN

From the entryway, you step into the spacious living room. The large windows let in plenty of natural light and offer an unobstructed view of Vondelpark. On nice days, the French doors leading to the balcony open the living room up to the greenery. The width of the room accommodates both a spacious seating area and a large dining table. The open kitchen is fully equipped with built-in appliances, and the wall-integrated cabinet offers plenty of space to store items out of sight. From the kitchen, the side window offers a view of the deep gardens on Van Eeghenstraat, creating a sense of openness.
Thanks to its location next to the park, you'll enjoy complete privacy here.



















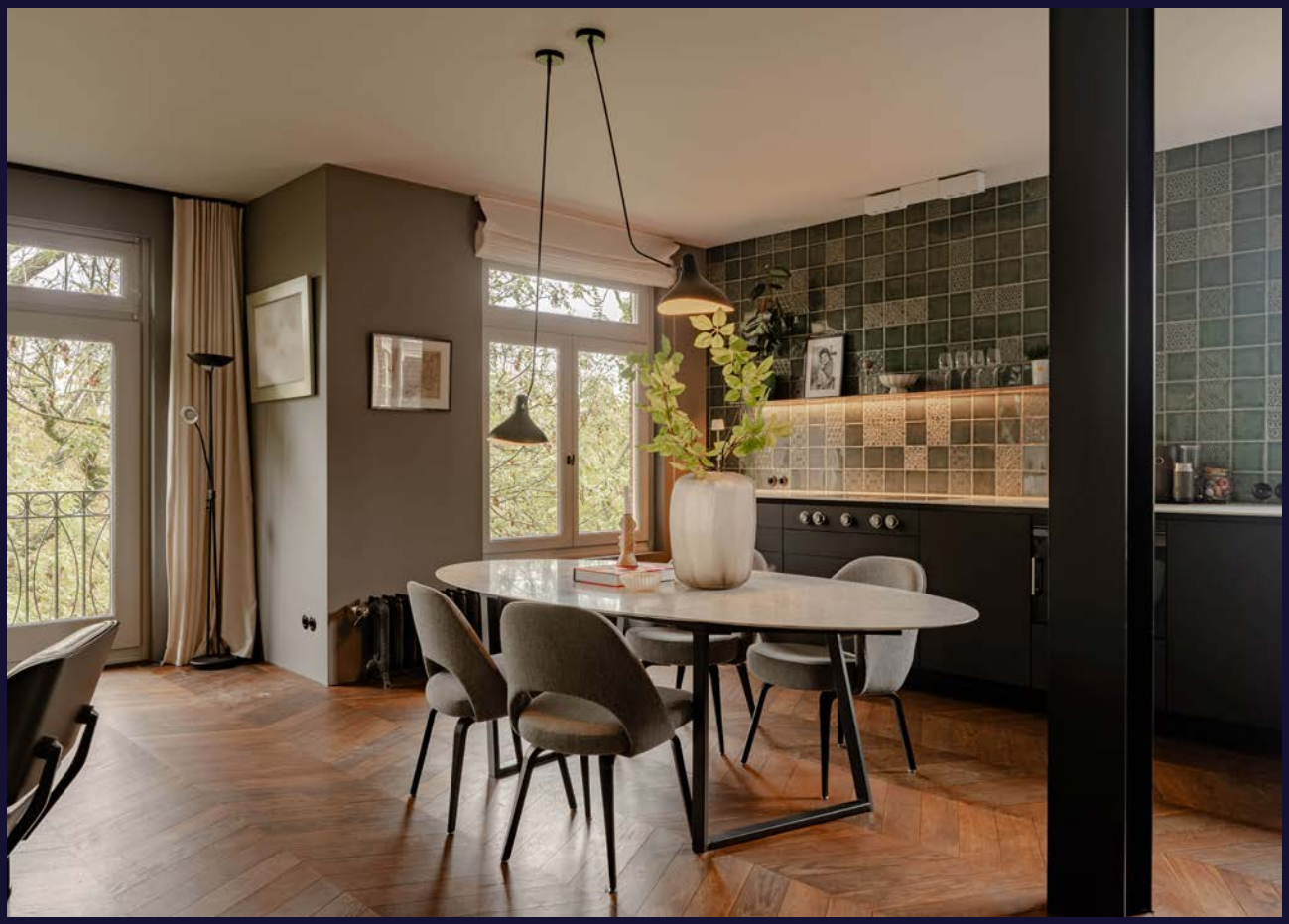


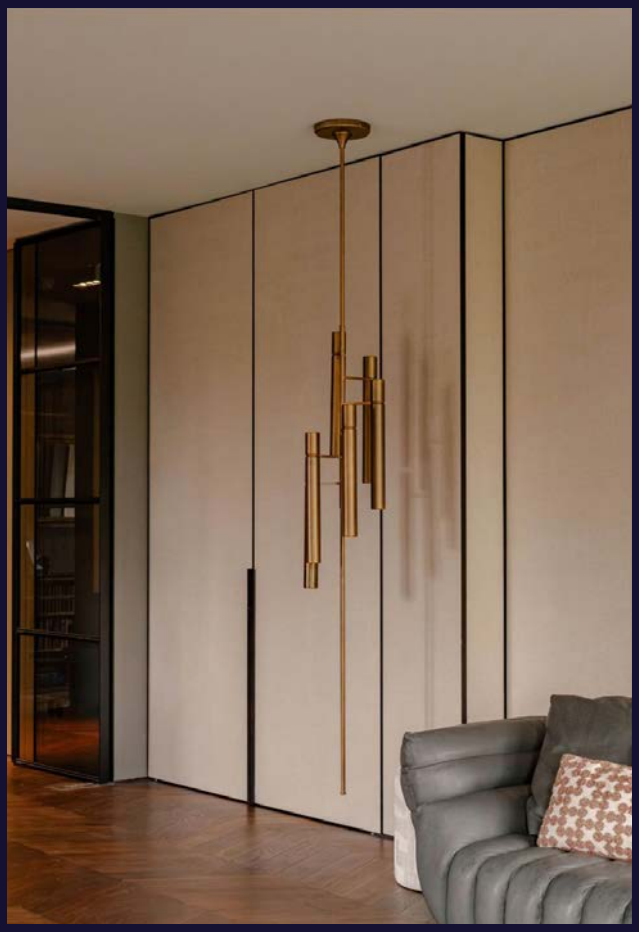


THANKS TO ITS LOCATION NEXT TO THE PARK, YOU'LL ENJOY COMPLETE PRIVACY HERE.



THE WIDTH OF THE ROOM ACCOMMODATES BOTH A SPACIOUS SEATING AREA AND A LARGE DINING TABLE.







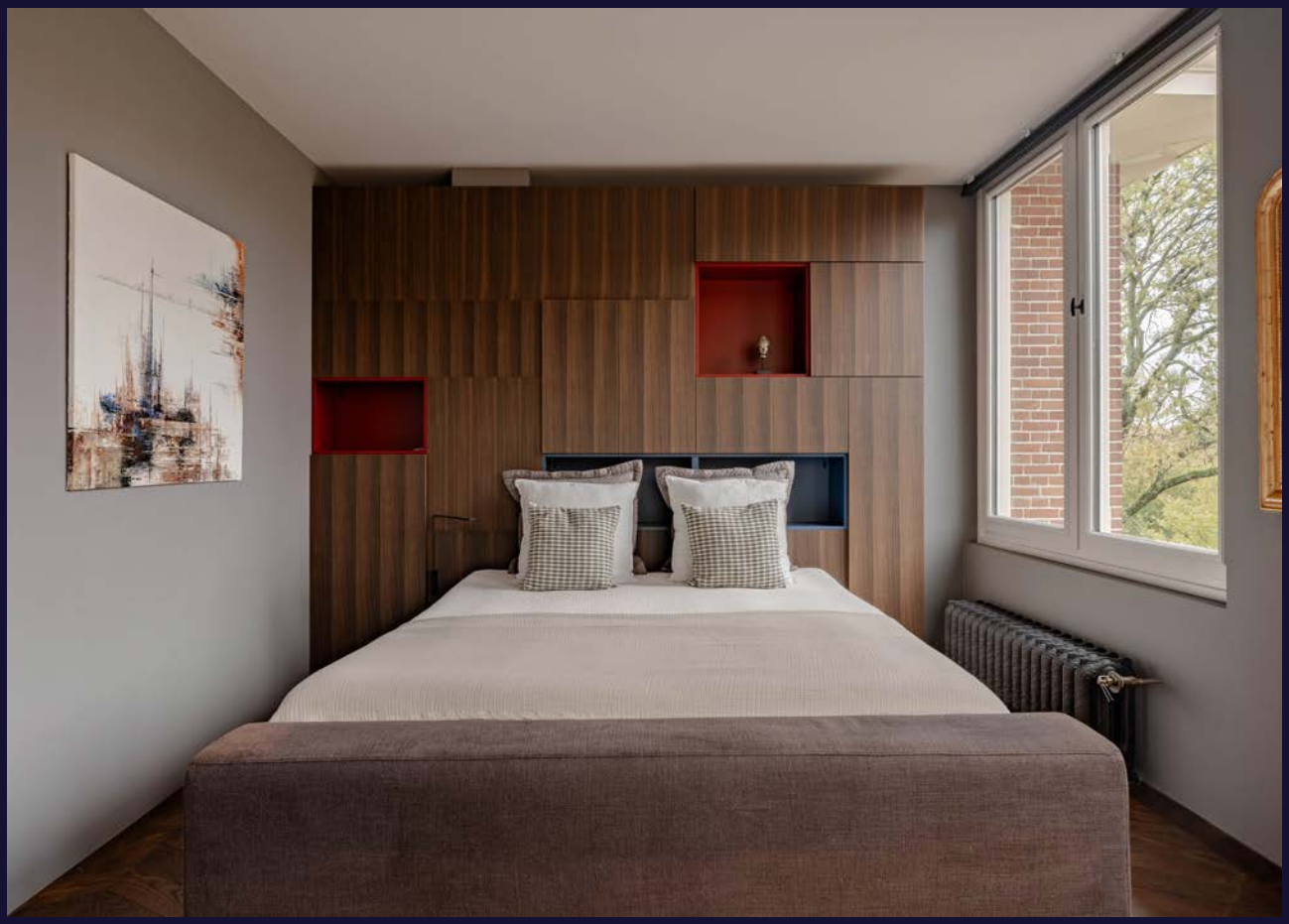




BED- AND BATHROOM

At the rear is the spacious master bedroom, with access to an east-facing balcony. The bedroom features a generous walk-in closet and an en suite bathroom, finished with marble tiles and equipped with a walk-in shower, a toilet, and a vanity with double sinks. The current walk-in closet could potentially be converted into an additional bedroom or home office. The master bedroom has ample space for an additional set of built-in cabinets.





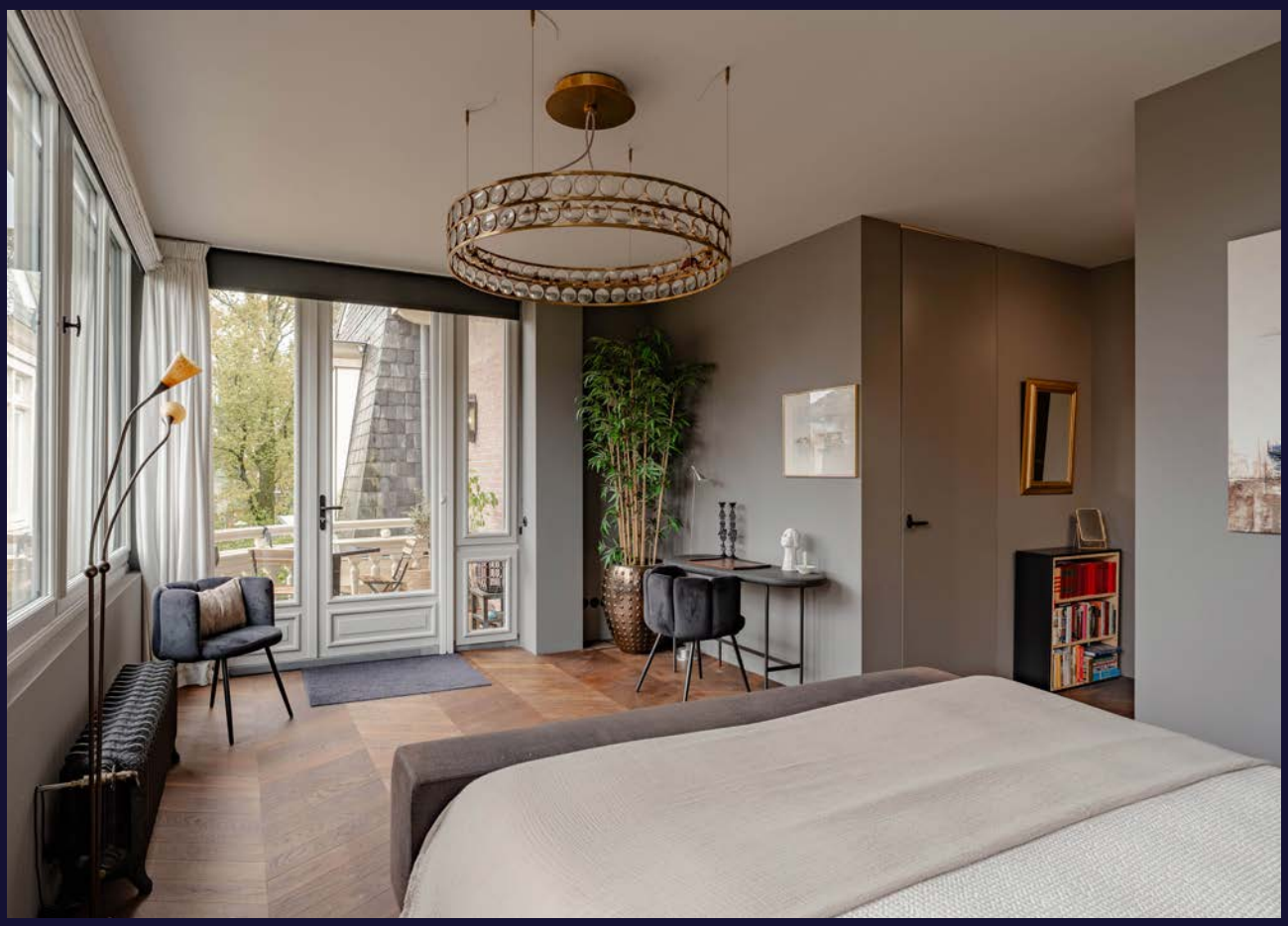






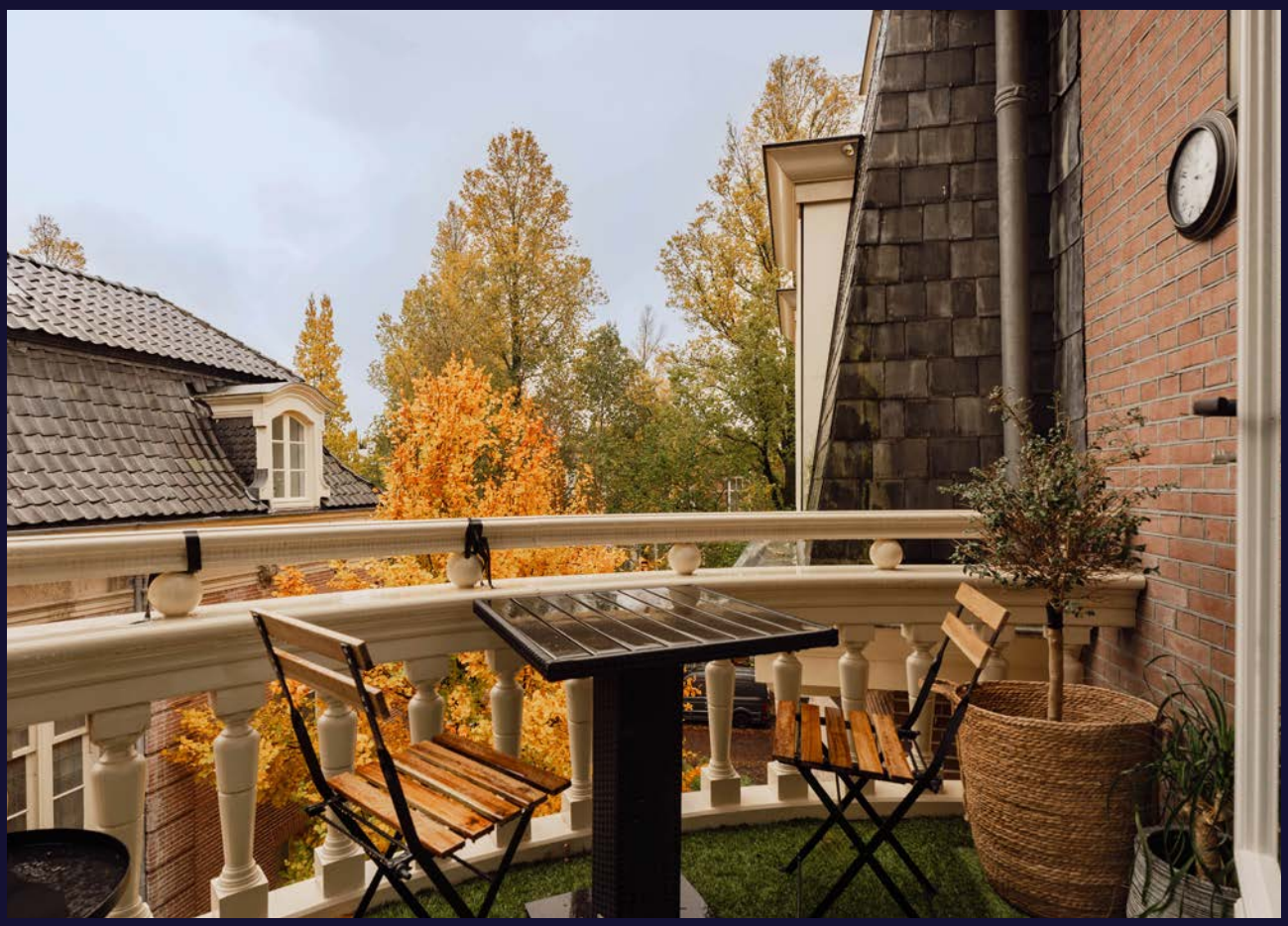








AT THE REAR IS THE SPACIOUS MASTER BEDROOM, WITH ACCESS TO AN EAST-FACING BALCONY.





THIRD FLOOR



NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	114,50 M²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	3,70 M²
EXTERNE BERGRUIMTE	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Apartment
Type:	Mid-level apartment
Year of construction:	1905
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Balcony

SPECIAL FEATURES

+ Living area approximately 117 m^2, entirely on one level
+ Directly adjacent to Vondelpark, with unobstructed views of the park
+ High-quality renovation featuring custom work and Hungarian-pattern parquet flooring
+ Third floor, accessible via a key-secured elevator
+ French balcony facing the park and an east-facing balcony at the rear
+ Master bedroom with en-suite bathroom and spacious walk-in closet
+ Option to convert the walk-in closet into an extra bedroom or home office
+ Private parking space and separate storage unit in the basement. The asking price for the parking space is €100,000, costs payable by the buyer.
+ Professionally managed homeowners' association (VvE) by Aycon Vastgoedmanagement with a monthly fee of €566.02, including storage unit and parking space (2026)
+ Building superintendent regularly on site
+ Apartment equipped with an alarm system

CHARACTERISTICS

Living area:	117 m^2
Number of rooms:	3
Number of bedrooms:	1
Volume:	325 m^3
Building- related outdoor space:	4 m^2
External storage space:	4 m^2

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	21, 54, 59
Plot Number:	126/30864, 6/3863, 2/3864
Share:	9538

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

+ Located on freehold land

MVA NWWI R365 | CHRISTIE'S INTERNATIONAL REAL ESTATE tmi taxatie management instituut

carlavandenbrink.nl