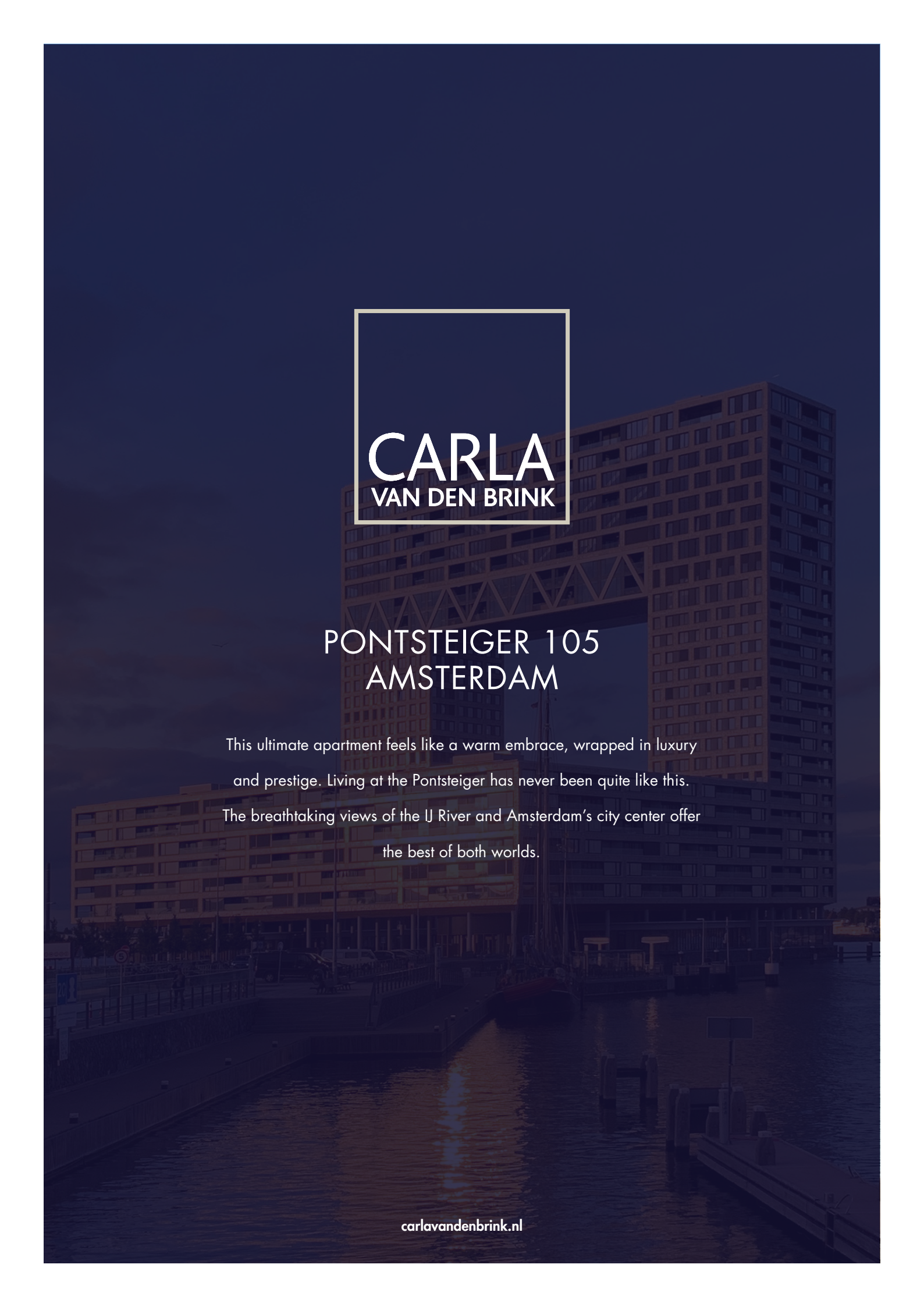




CARLA
VAN DEN BRINK

PONTSTEIGER 105 AMSTERDAM

This ultimate apartment feels like a warm embrace, wrapped in luxury and prestige. Living at the Pontsteiger has never been quite like this.

The breathtaking views of the IJ River and Amsterdam's city center offer the best of both worlds.

*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



CHRISTIE'S
INTERNATIONAL REAL ESTATE

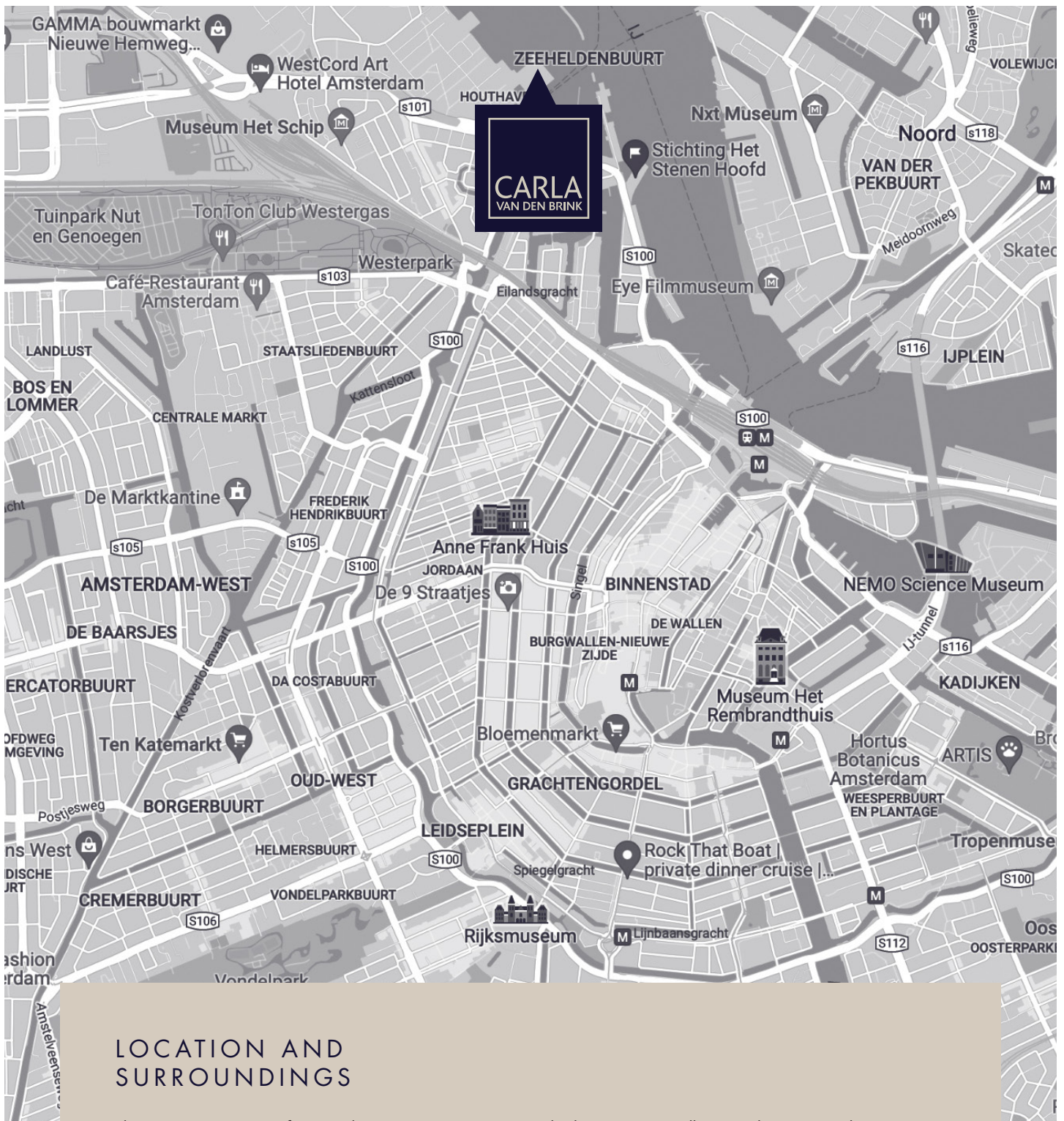
tmi taxatie management
instelling
geaccrediteerd door de Rijksoverheid



THE APARTMENT

Welcome. An incredibly spacious, single-level penthouse of approximately 330 m², located in the iconic Pontsteiger building in Amsterdam. An apartment with international flair and high-quality, warm finishes.

This luxurious apartment features 3 bedrooms, 2 high-end bathrooms, and an impressive living room with floor-to-ceiling windows that maximize the view. The spacious terrace offers tranquility, privacy, and a view that captivates at any time of day. Here you can enjoy the morning sun all the way to the setting sun. To explore the city, set off in your boat from the private dock.



LOCATION AND SURROUNDINGS

The Pontsteiger is one of Amsterdam's most iconic residential buildings. The building is known for its striking architecture, sustainable character, and unique location on the IJ. Living in the Pontsteiger means living at a high standard, with comfort, security, and amenities within easy reach. The underground parking garage features two parking spaces in a private garage bay. Reserved bicycle parking spaces are also available outside the garage bay.

The location is excellent: on the water with a private mooring in the marina, near the Houthavens, and a short distance from the Jordaan, Westerpark, and various restaurants, cafés, and shops. The center of Amsterdam is also easily accessible by bike, car, or public transportation.







LAYOUT

The apartment is located on the 18th floor, the so-called “bridge” of the building —the floor with the highest ceilings in the entire Pontsteiger and architecturally recognizable by the iconic diagonal white beams on the exterior.

Through the parking garage, you’ll access your private garage with two parking spaces. The ultra-fast elevator takes you to the 18th floor, where you’ll have nearly direct access (via the hallway) to the apartment.

Upon entering, the enormous living space immediately catches your eye. The spacious entryway leads to an open hallway with a coat closet.



THE SPACIOUS
ENTRYWAY LEADS
TO AN OPEN
HALLWAY WITH A
COAT CLOSET.

KITCHEN-DINING AREA

The impressive space is open yet divided by the large kitchen-dining area, finished in timeless wood and stainless steel. The kitchen forms the heart of the home and is a true eye-catcher. Adjacent to it is the spacious dining table, offering a direct view of the IJ River and Amsterdam's city center during long dinners with family and friends. The living room is situated at the front of the apartment, where light, space, and views converge. Thanks to the large windows and the building's distinctive architecture, you can enjoy a spectacular panoramic view of Amsterdam and the water from virtually every angle.



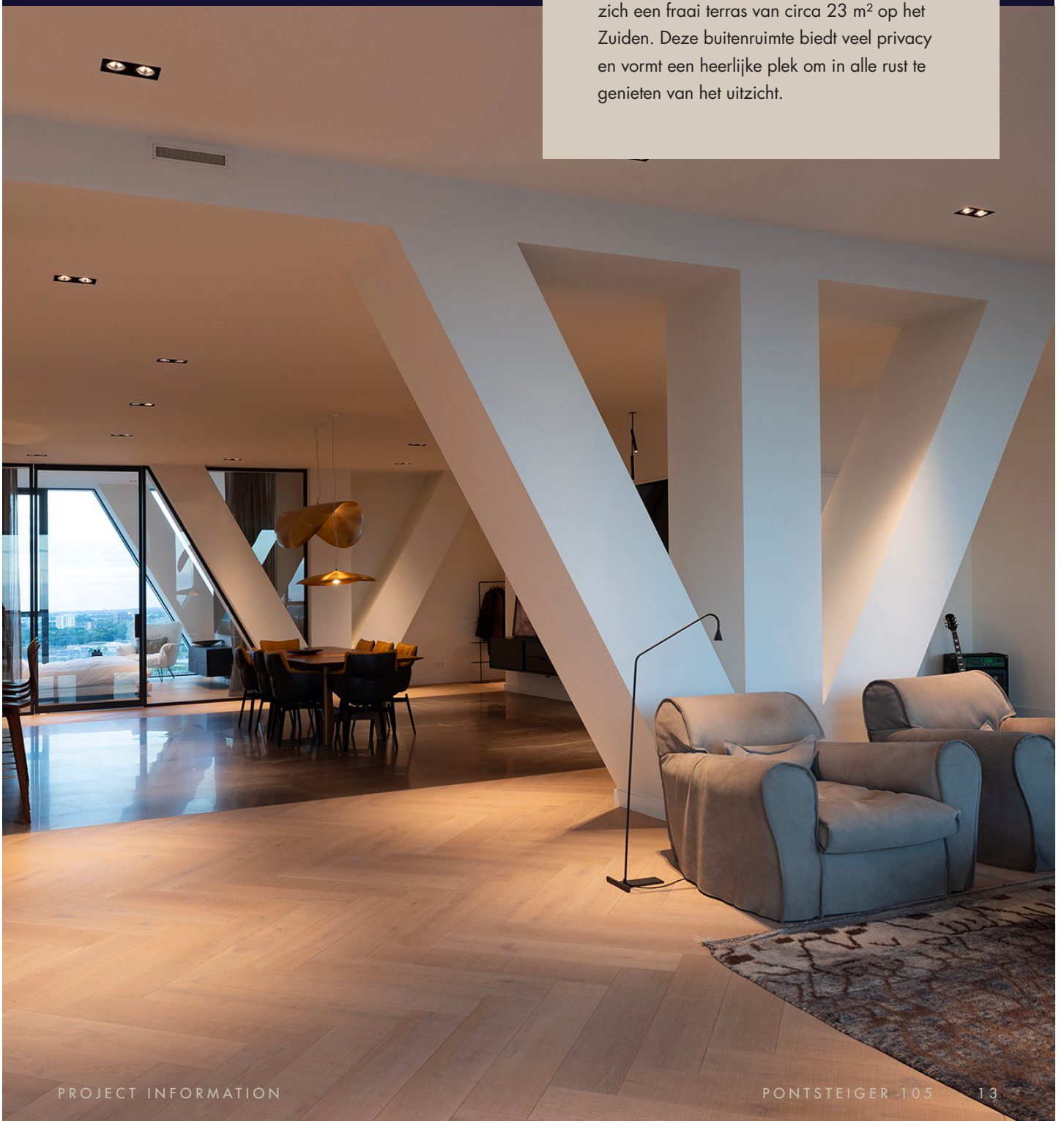




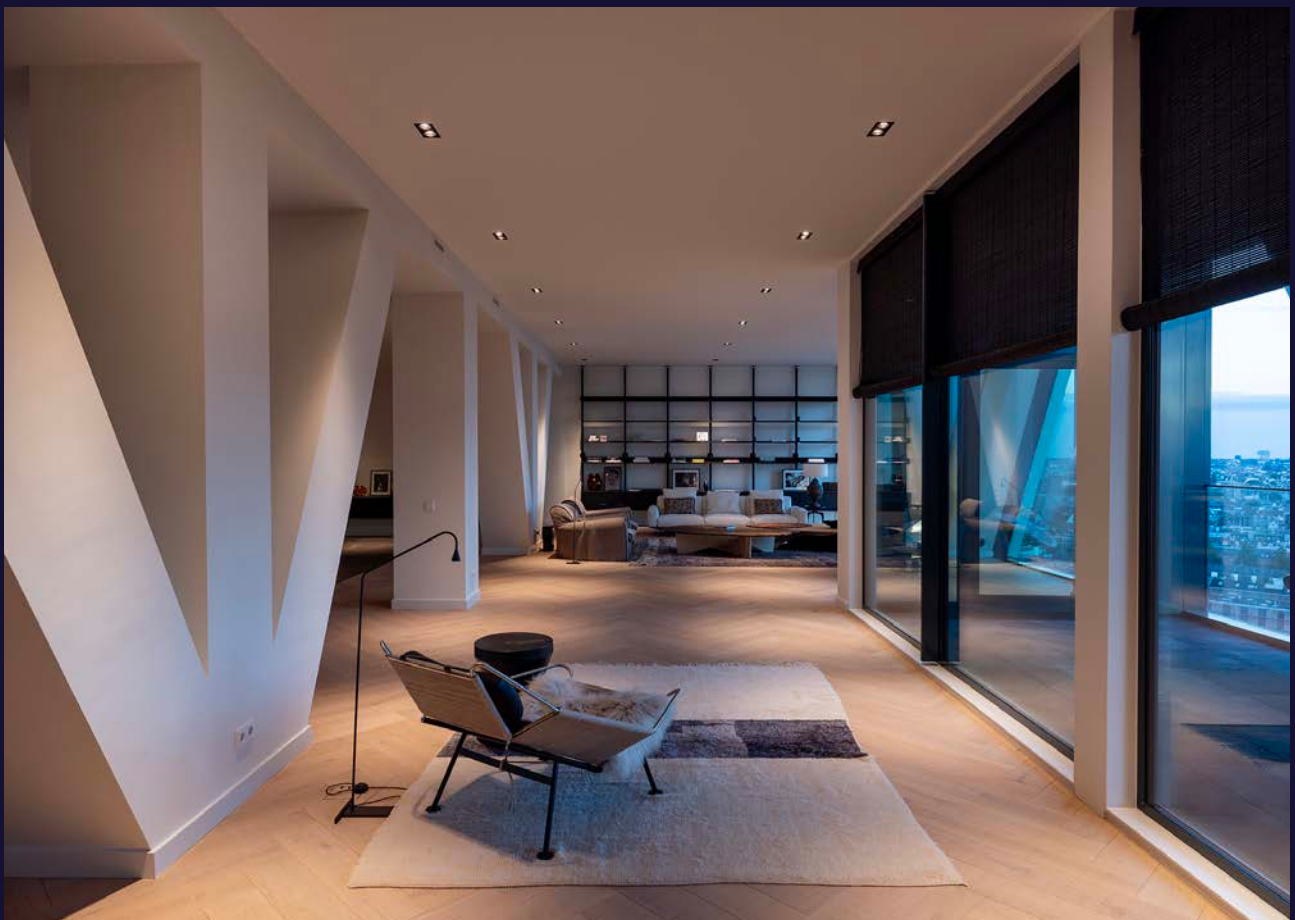


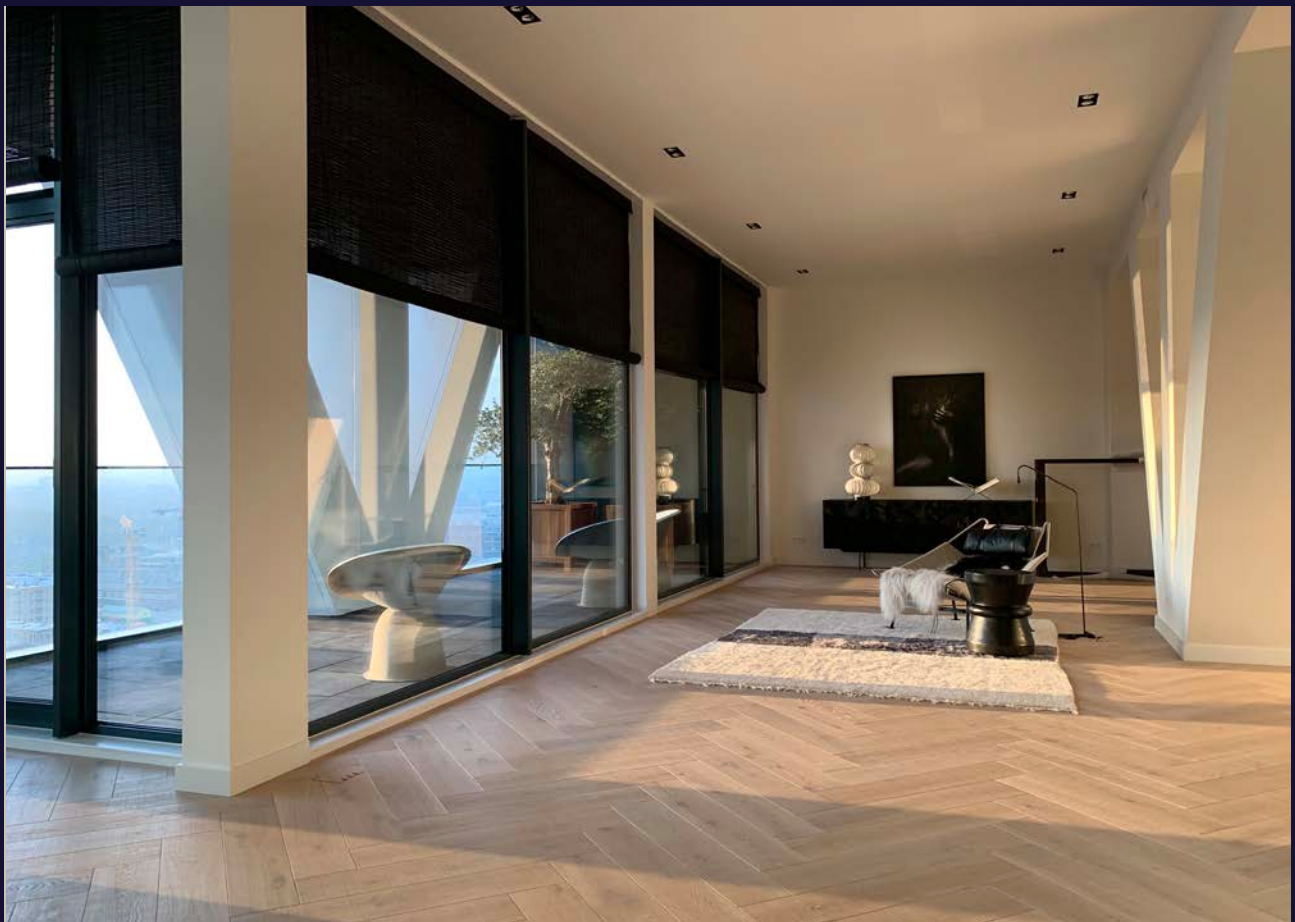
LIVING

Het De living is ruim opgezet en biedt meerdere comfortabele zitgedeeltes. De open verbinding met de eetkamer en keuken maakt dit appartement uitermate geschikt voor zowel dagelijks wonen als het ontvangen van gasten. De luxe keuken is uitgevoerd met een royaal kook-/spoeiland, veel kastruimte en hoogwaardige inbouwapparatuur. Aansluitend aan de woonruimte bevindt zich een fraai terras van circa 23 m² op het Zuiden. Deze buitenruimte biedt veel privacy en vormt een heerlijke plek om in alle rust te genieten van het uitzicht.











THE BREATHTAKING
VIEWS OF THE IJ RIVER
AND AMSTERDAM'S CITY
CENTER OFFER
THE BEST OF BOTH WORLDS.

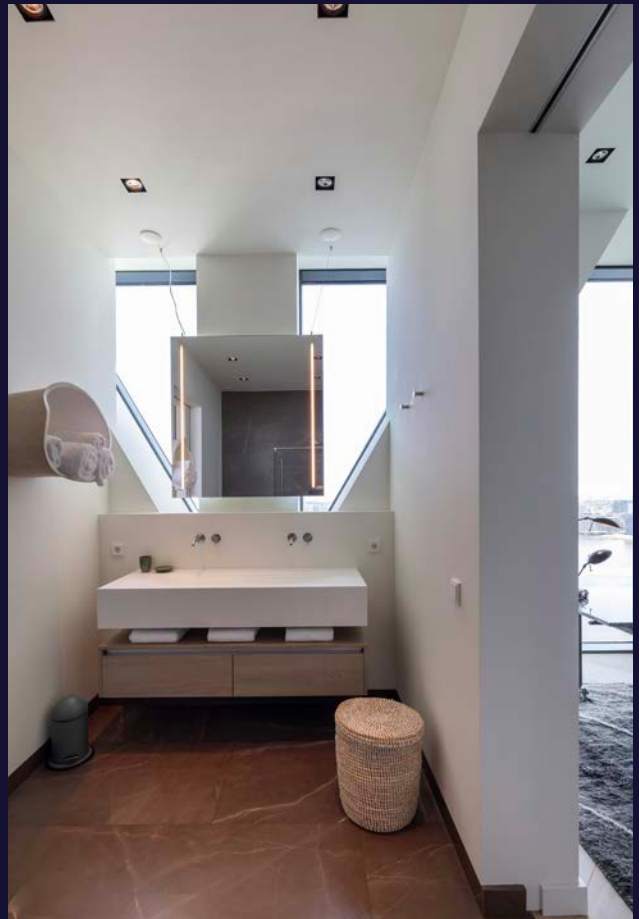
A modern office space with a large window overlooking a city and water. The room features a desk, a black office chair, and a patterned rug. The view outside shows a body of water, a city skyline, and a bridge.

BEDROOMS AND BATHROOMS

The apartment features three spacious bedrooms and two luxury bathrooms. The master bedroom is generously sized and offers a stunning view of the water. The en-suite bathroom features a freestanding bathtub, double sink, walk-in shower, and toilet. The other two bedrooms are also spacious and comfortably laid out, making the home ideal for a family, a guest house, or a combination of living and working.

The entire home features luxurious finishes with high-quality materials, a serene and elegant ambiance, and meticulous attention to detail. The generous dimensions, tall windows, beautiful flooring, and spectacular location make this apartment a unique residence within Pontsteiger.



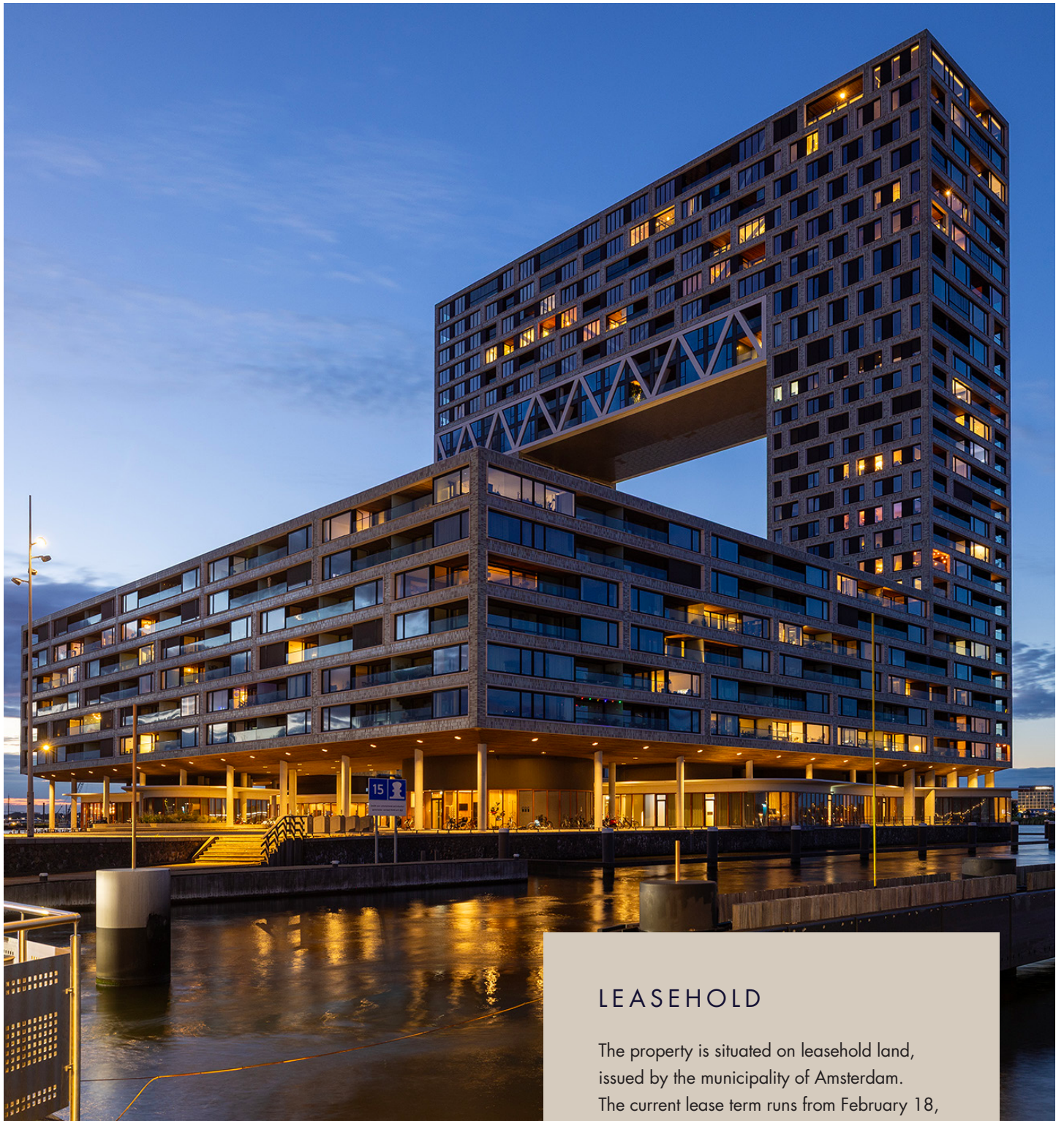




TO EXPLORE THE CITY,
SET OFF IN YOUR BOAT
FROM THE PRIVATE DOCK



THROUGH THE
PARKING GARAGE,
YOU'LL ACCESS
YOUR PRIVATE
GARAGE WITH
TWO PARKING
SPACES.



LEASEHOLD

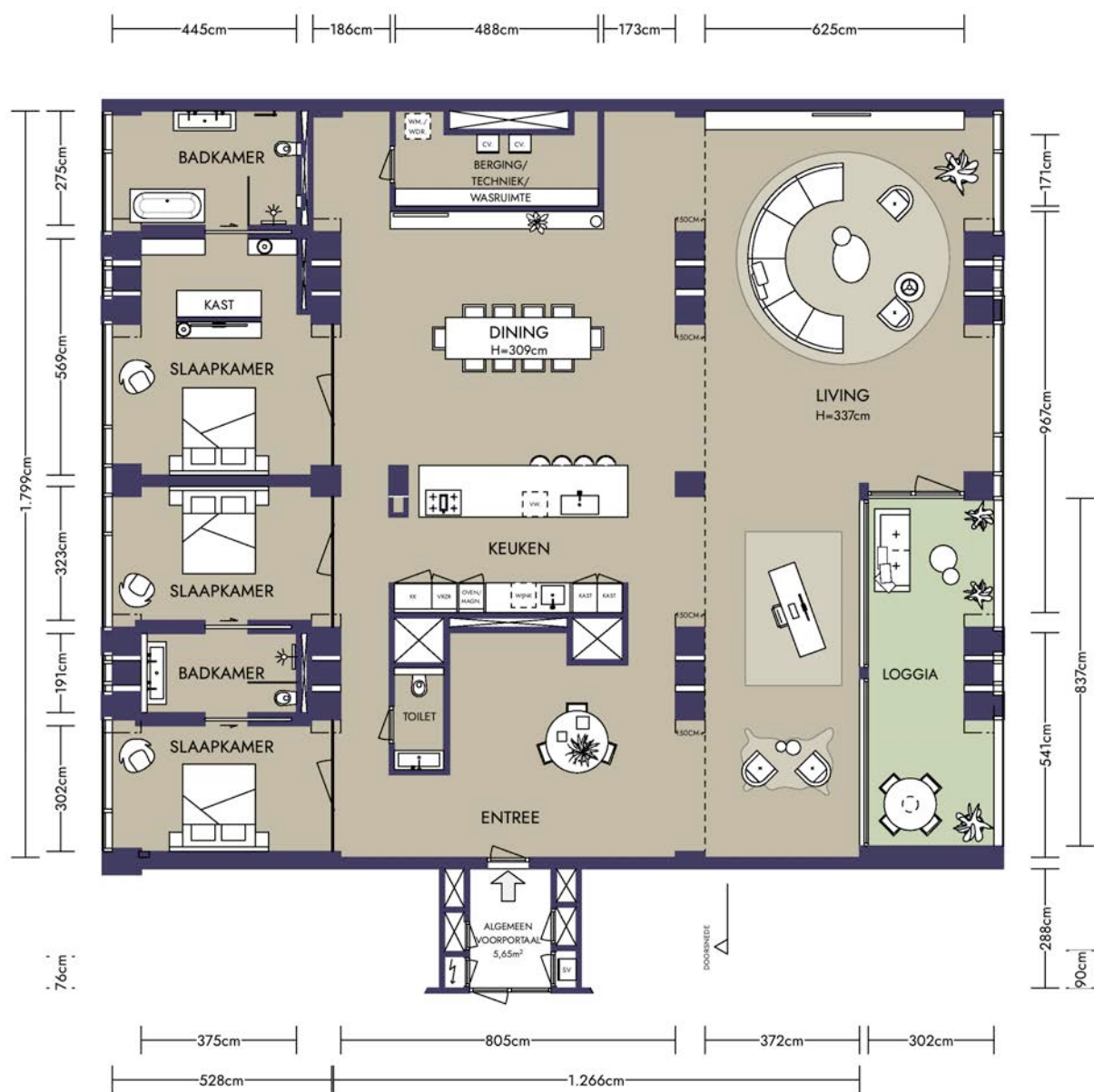
The property is situated on leasehold land, issued by the municipality of Amsterdam. The current lease term runs from February 18, 2025, through January 31, 2065. The ground rent is €5,873.41 per year and covers the period from February 18, 2025, through December 31, 2025. This ground rent is indexed annually in accordance with AB 2000. The future ground rent is €7,546.73 per year and covers the period from January 1, 2026, through December 31, 2026, utilizing the favorable terms.



DETAILS

- Located in the iconic Pontsteiger building in Amsterdam
- Phenomenal views of the city and the IJ
- Living area of approximately 330 m²
- Located on the 18th floor — the building's "bridge," featuring the highest ceilings in Pontsteiger
- Spacious and bright living room with large windows
- Three generously sized bedrooms and two luxurious bathrooms
- 23 m² south-facing loggia
- Luxurious open kitchen equipped with high-quality built-in appliances
- External storage room
- Two parking spaces in a private garage
- Reserved bicycle storage
- Private mooring in the marina
- Active and professionally managed homeowners' association
- Service charges amount to EUR 1,151.41 per month and €61.95 for the parking space
- Energy label A

18TH FLOOR



PARKING LEVEL -1



SPECIFICATIONS

OBJECT

Type	Apartment
Year of construction	2018
Current use	Living space
Current destination	Living

OUTDOOR SPACE

South-facing loggia of 23 m². Directly adjoining the living area is a beautiful terrace of approximately 23 m², also facing south. This outdoor space offers generous privacy and is a wonderful spot to enjoy the views in peace.

DESTINATION

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

OWNERSHIP SITUATION

- + Leasehold (erfpacht)
- + Buyout option: Yes
- + Duration: Continuous
- + Variable ground rent
- + Ground rent bought off until 1 January 2065

CHARACTERISTICS

Living area	329 m ²
Number of rooms	5
Number of bedrooms	3
Content	1211 m ³
Plot area	XXX m ²
Building-related outdoor space	23 m ²
External storage	40 m ²

CADASTRAL

Municipality	Amsterdam
Section	K
Plot number	9691
Index number	1417
Share	1

MUNICIPALITY

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

HOMEOWNERS' ASSOCIATION

The Homeowners' Association is in good standing and is professionally managed. There is a long-term maintenance plan (MJOP), and regular meetings are held. The monthly Homeowners' Association fee for the residence is EUR 1,151.41. The Homeowners' Association fee for the two parking spaces is EUR 61.95 each.

