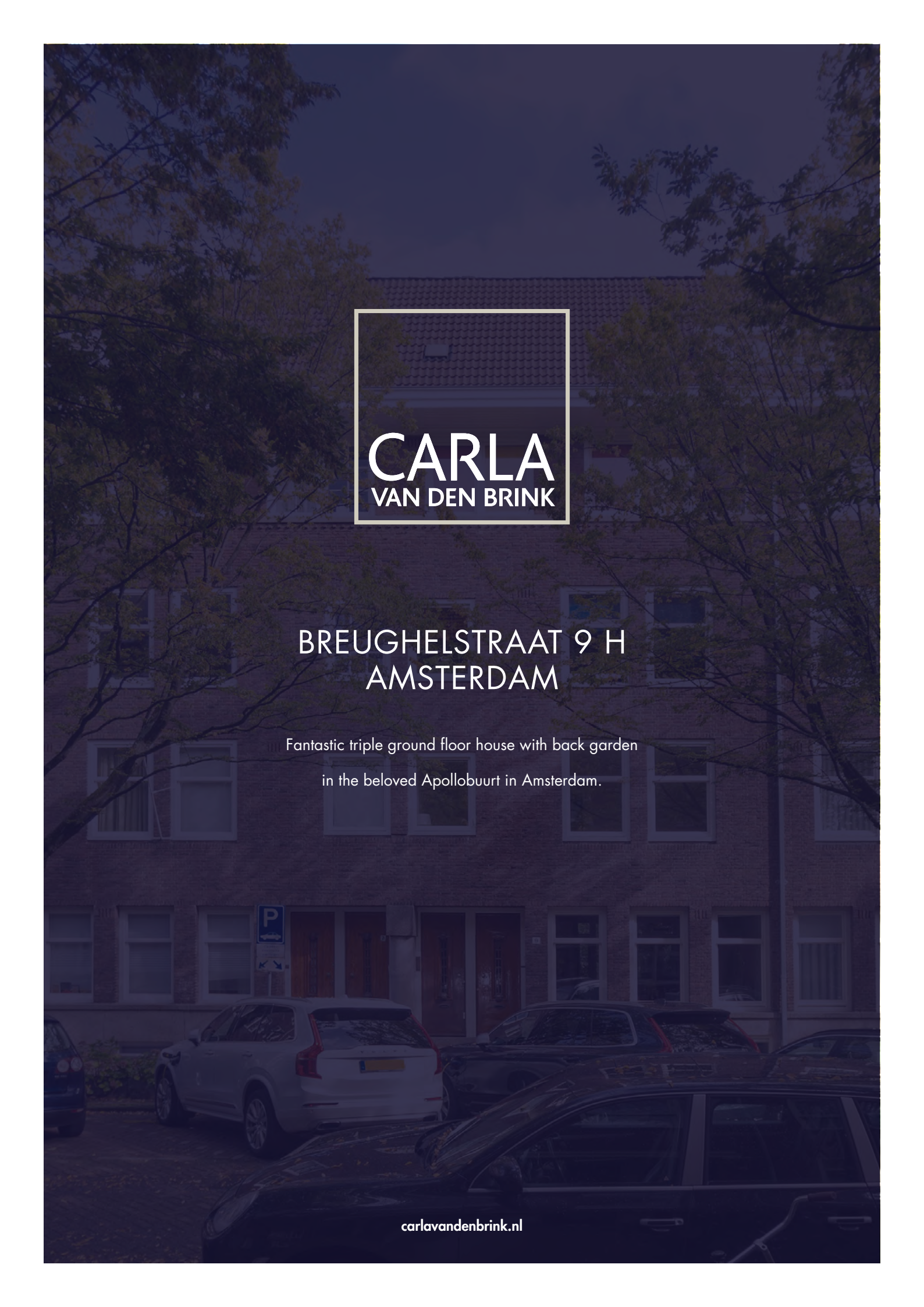




CARLA
VAN DEN BRINK

BREUGHELSTRAAT 9 H AMSTERDAM

||||| Fantastic triple ground floor house with back garden
in the beloved Apollobuurt in Amsterdam.

*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.*



Hellen Groen-de Leijer
Register Makelaar Taxateur

T 06 50 208 206
Hellen@vandenbrink.nl



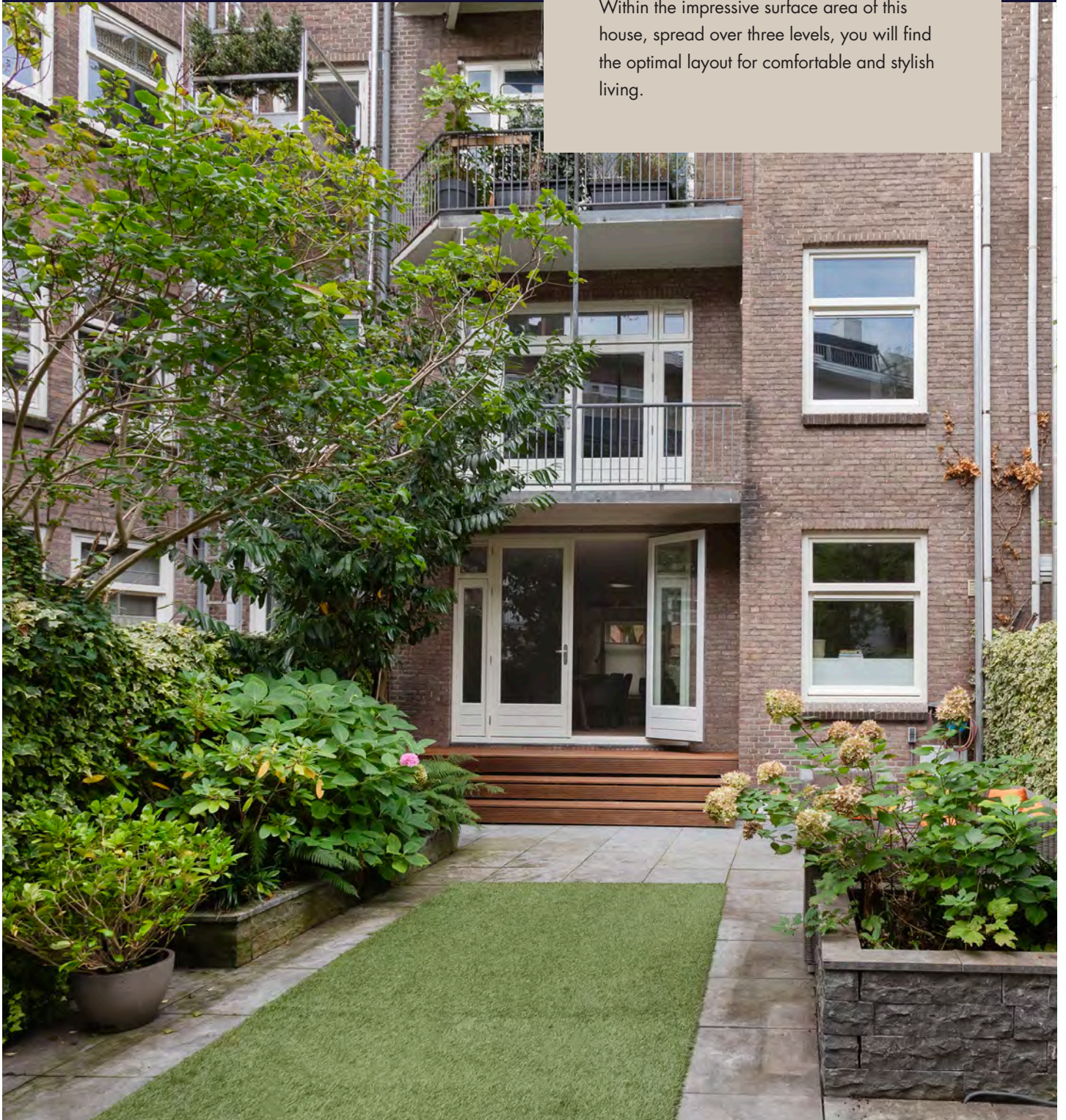
CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
instinctueel
gevoerd by tmi

THE HOUSE

This exceptional family home (226 m²) has been completely renovated in 2015 and recently updated. With six spacious bedrooms, three bathrooms and a beautiful garden of approximately 63 m² facing south-east, Breughelstraat 9-H is a true dream in a prime location in Amsterdam Oud-Zuid and will be delivered turnkey.

Within the impressive surface area of this house, spread over three levels, you will find the optimal layout for comfortable and stylish living.

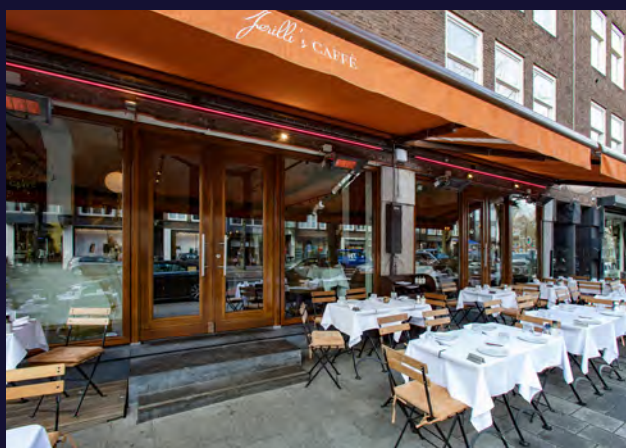
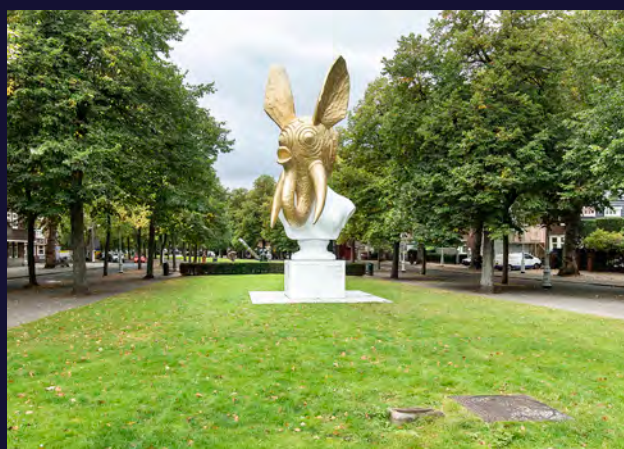




SURROUNDINGS

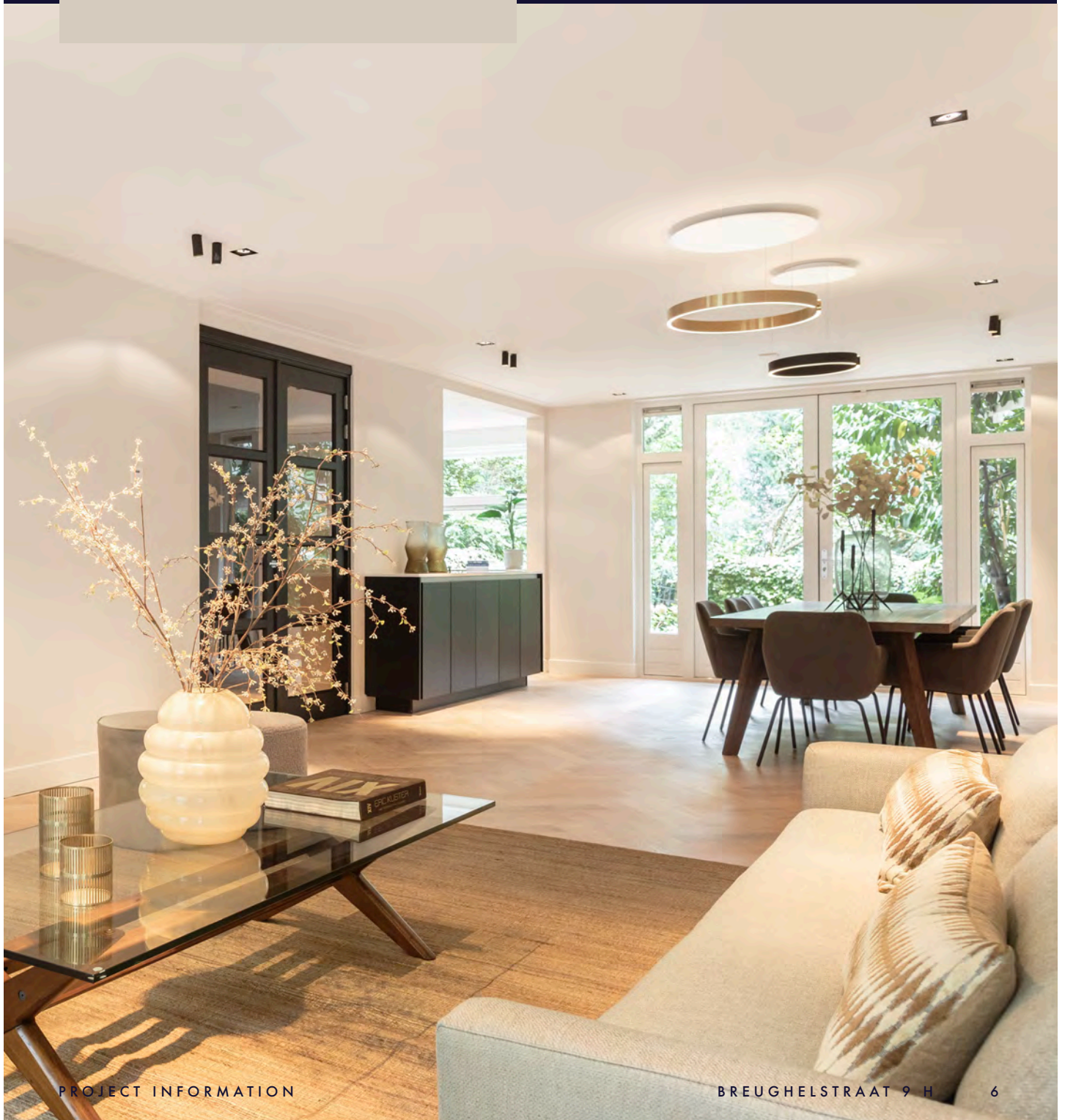
The property is located on the Breughelstraat, in the quiet, green area of Oud-Zuid. Within walking distance are the Beatrixpark and the Beethovenstraat with various shops, boutiques and restaurants. The Cornelis Schuytstraat, the Concertgebouw, various museums and the Vondelpark are all nearby. There are also good primary and secondary schools, child-friendly squares and sports clubs.

The location is well connected to the A10 ring road and Schiphol Airport. There are also various public transport options within walking distance (tram and bus lines, NS station Zuid/W.T.C. and RAI).



FLOOR PLAN

Upon entering, the breathtaking marble hallway with original marble paneling immediately catches the eye. The spacious living room with its herringbone parquet floor is an oasis of peace and comfort. Large windows with wide sills to the front and double doors to the rear garden create the perfect transition between indoors and outdoors.







THE SPACIOUS LIVING ROOM
WITH ITS HERRINGBONE
PARQUET FLOOR IS AN OASIS
OF PEACE AND COMFORT.





LARGE WINDOWS WITH WIDE SILLS
TO THE FRONT AND DOUBLE DOORS
TO THE REAR GARDEN CREATE
THE PERFECT TRANSITION BETWEEN
INDOORS AND OUTDOORS.

THE KITCHEN

The open plan kitchen overlooks the garden. The modern open kitchen by Poggenpohl is equipped with luxury appliances including a Quooker, warming drawer, first generation Bora professional hob (half gas, half induction).





THE OPEN PLAN KITCHEN
OVERLOOKS THE GARDEN.







THE BASEMENT

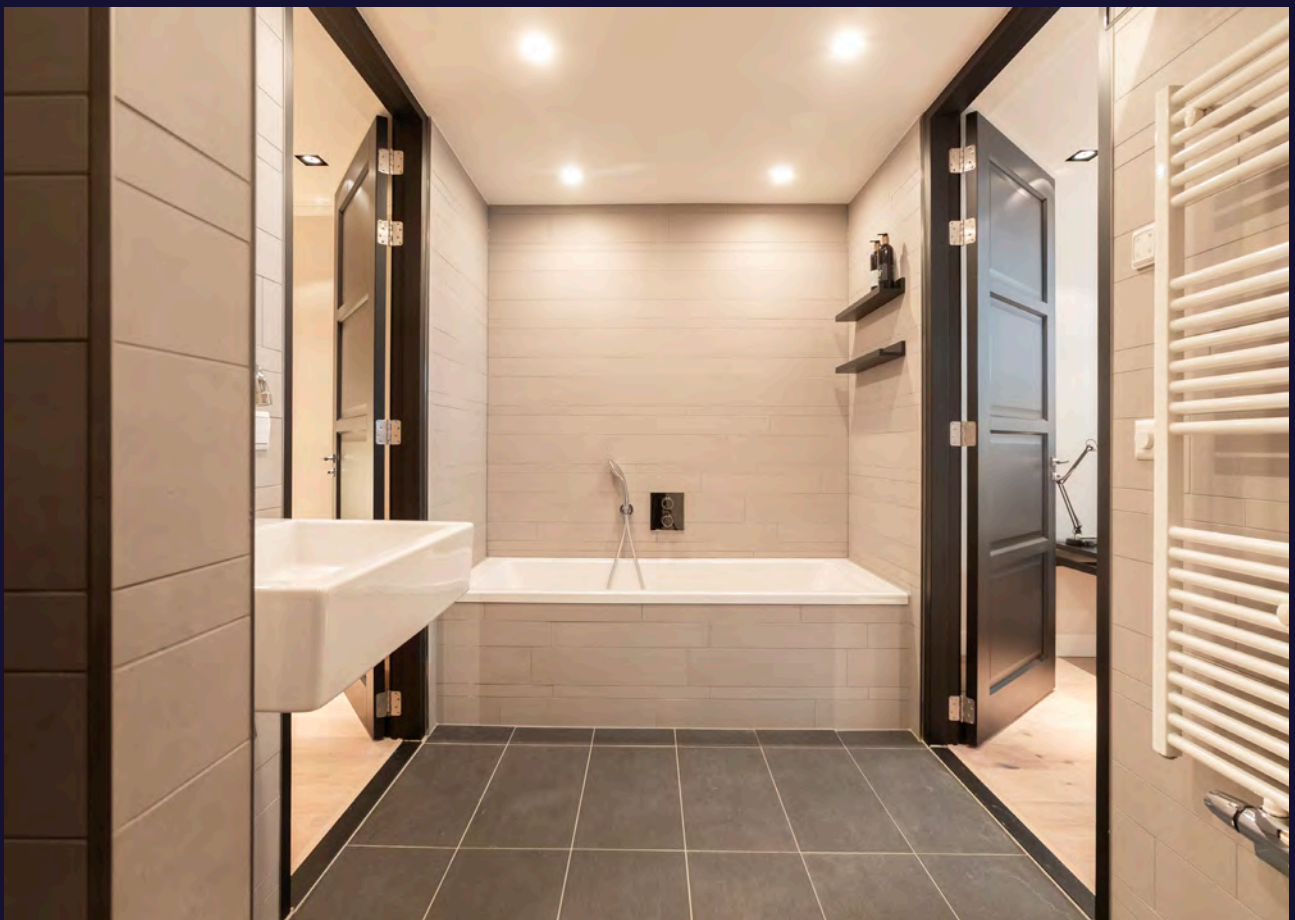
The basement has excellent height. Two spacious bedrooms and a third bedroom, all with natural light from cuckoo windows, provide the perfect private spaces. Between the two master bedrooms is a luxurious bathroom with a bath, double rain shower and double sinks. The bathroom is fully tiled and has underfloor heating. There is also a large laundry room, a boiler room for the central heating system, a separate toilet and an additional storage with a safe.

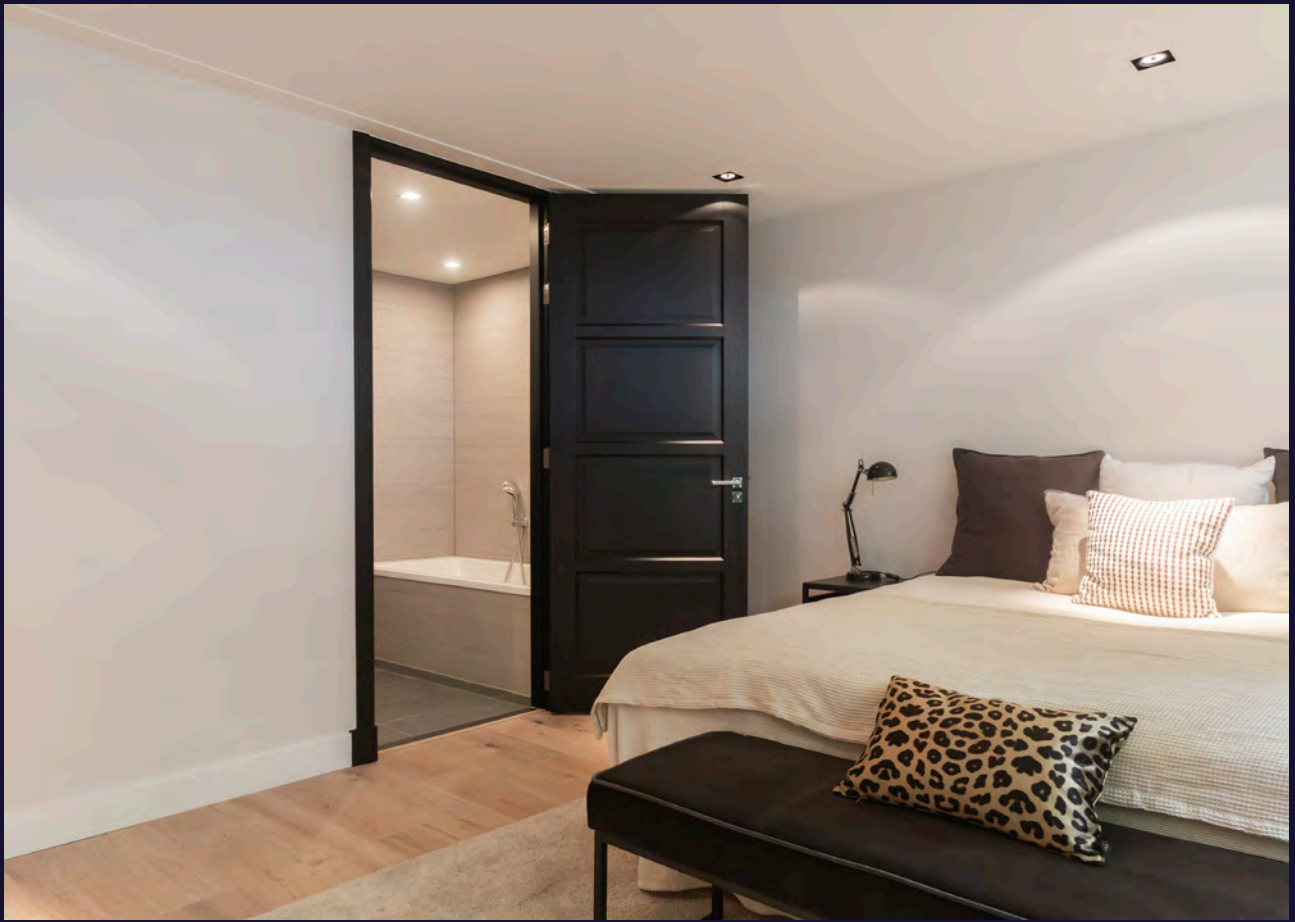




THE BASEMENT HAS
EXCELLENT HEIGHT.







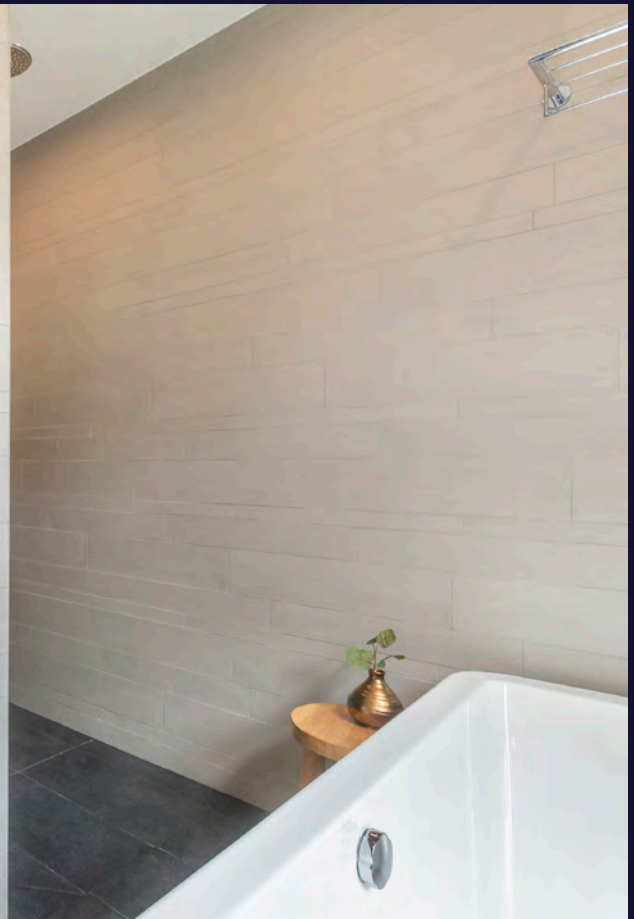


FIRST FLOOR

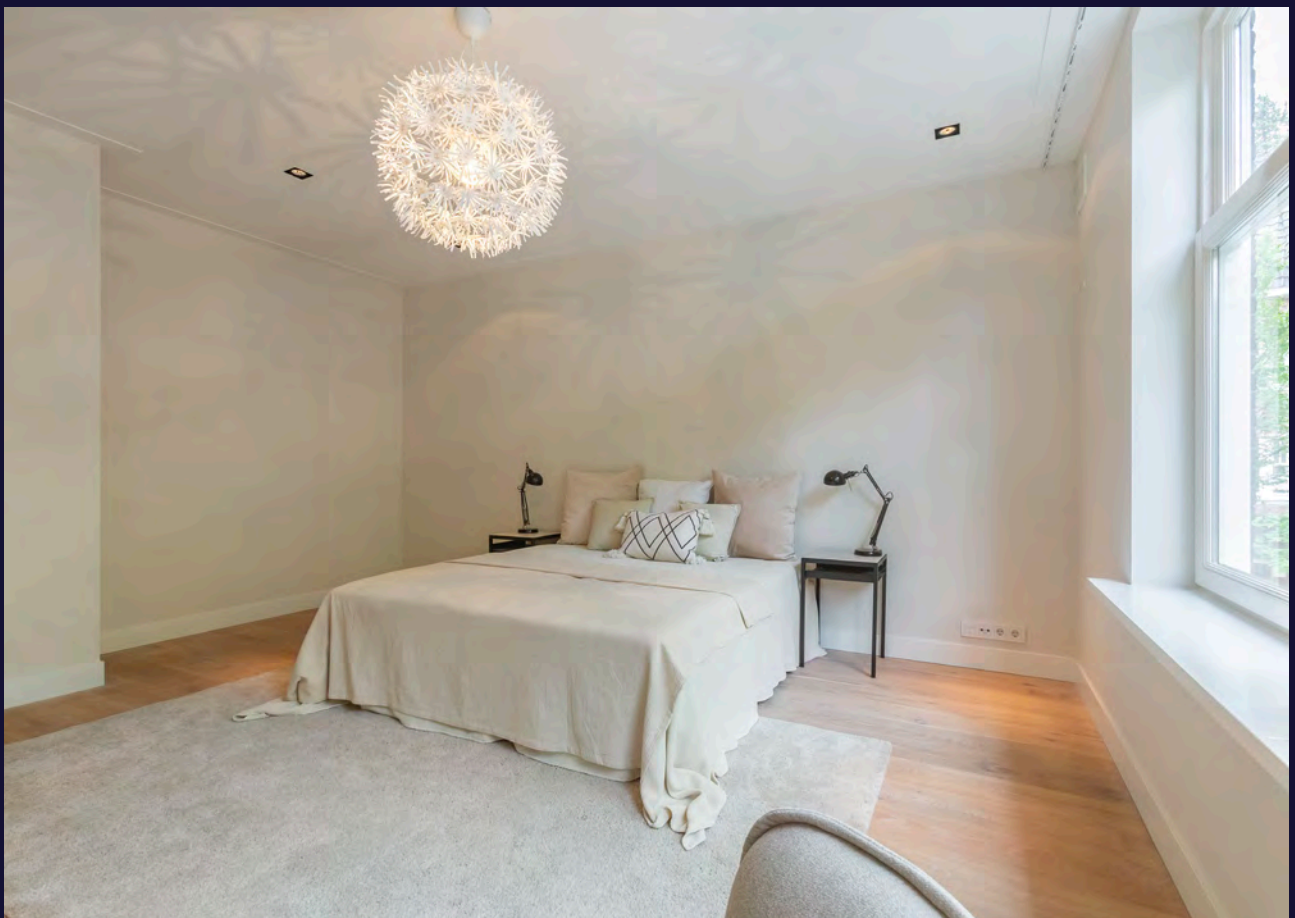
On the first floor there is a bright and spacious landing and a third toilet. The garden-facing master bedroom has an en-suite bathroom with bath, walk-in shower and washbasin. French doors give access to the balcony. There is a lovely walk-in closet in the master bedroom. Two bedrooms are located at the front and down the hall is the third luxury bathroom with double washbasin and rain shower.







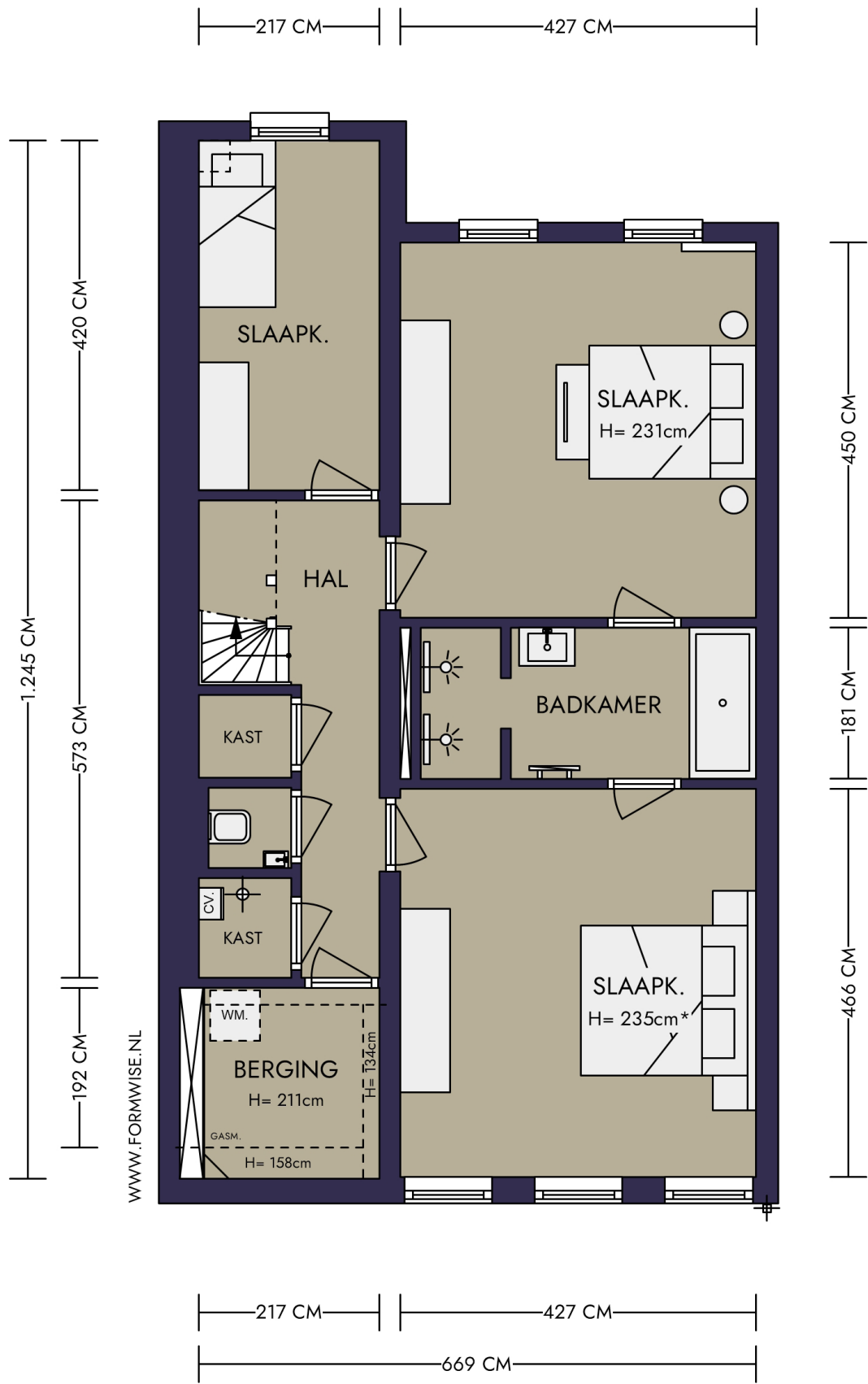
THE GARDEN-
FACING
MASTER BEDROOM
HAS AN EN-SUITE
BATHROOM WITH
BATH, WALK-IN
SHOWER AND
WASHBASIN.



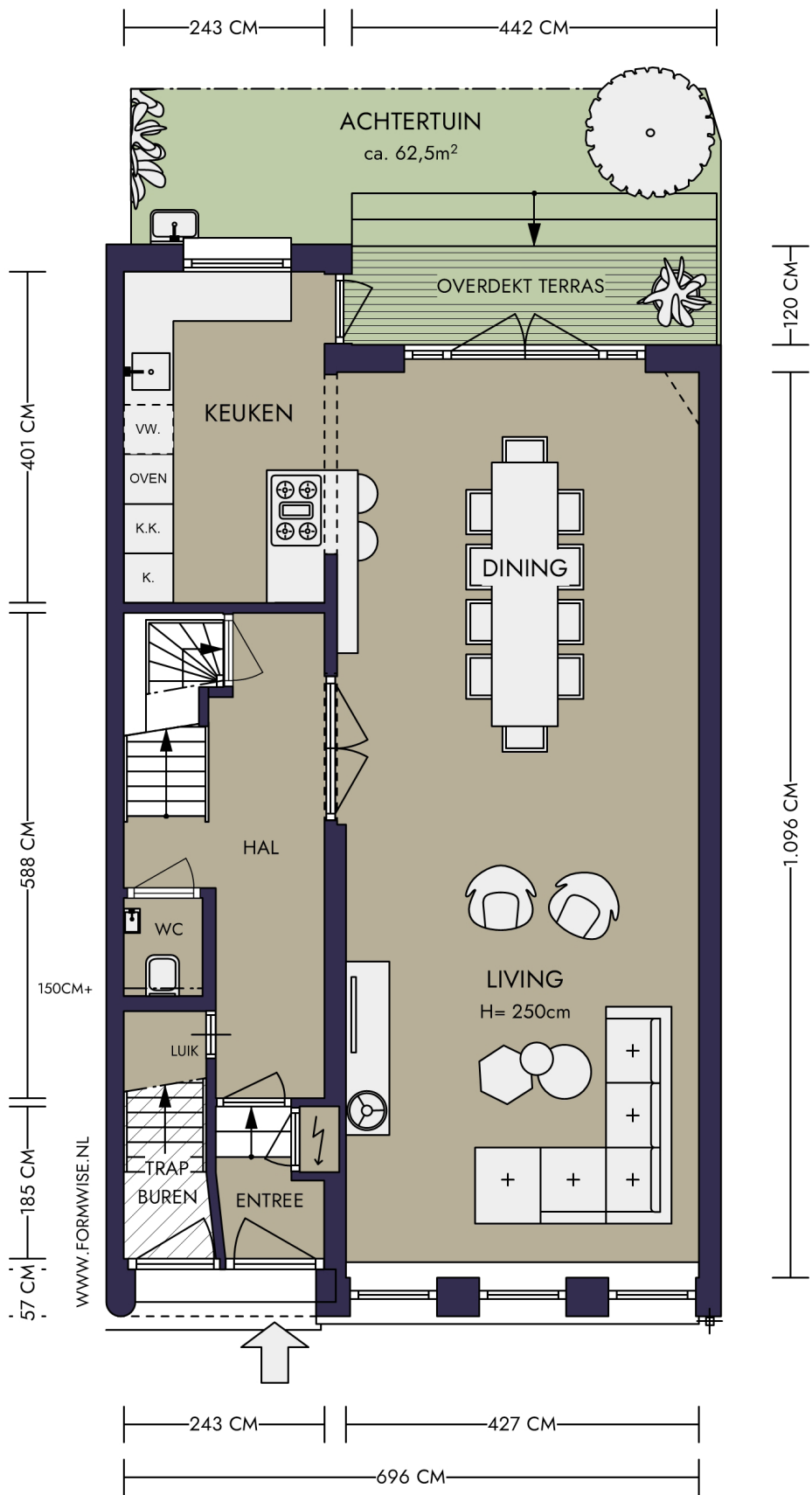




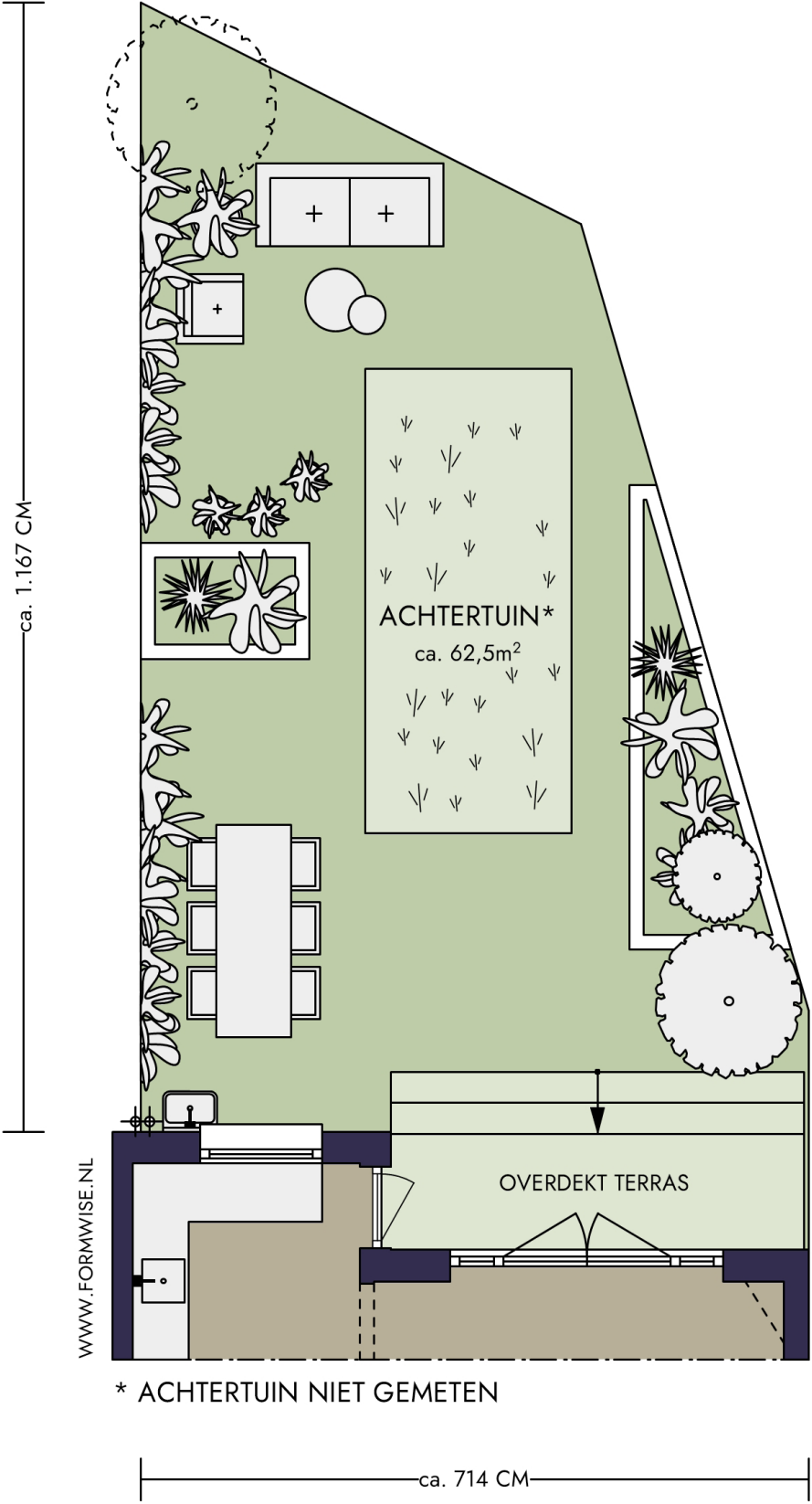
BASEMENT



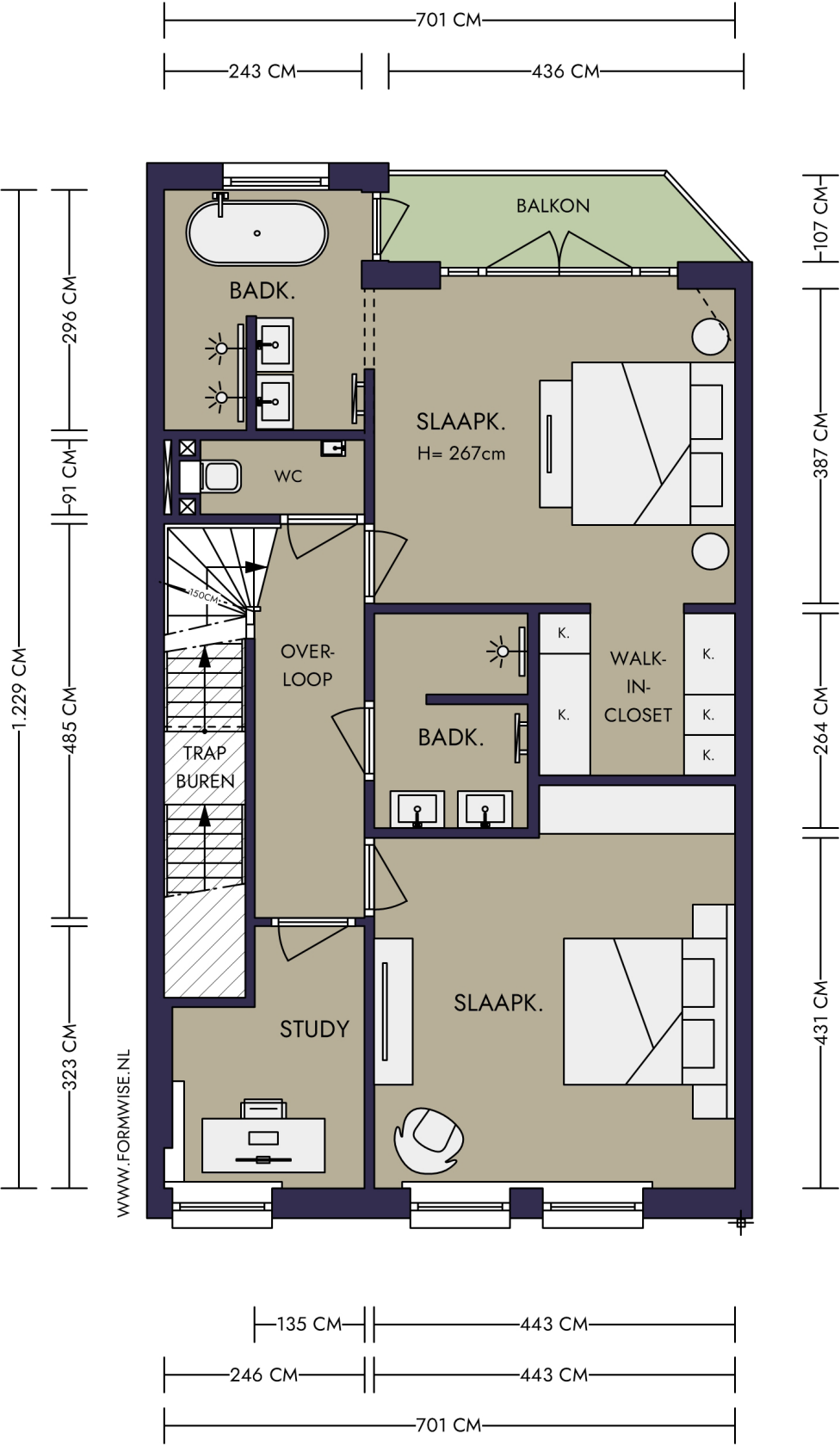
GROUND FLOOR



GARDEN



FIRST FLOOR



SPECIFICATIONS

OBJECT

Type:	Ground floor house
Type:	Triple ground floor
Year of construction:	1928
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	226 m ²
Number of rooms:	7
Number of bedrooms:	6
Volume:	758 m ³
Building- related outdoor space:	9 m ²

OUTDOOR SPACE

Backyard of 63 square metres facing south-east

DESTINATION

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

PARTICULARS

- + 6 bedrooms
- + 3 bathrooms
- + Totally renovated in 2015 and painted in 2023
- + Basement with good height of about 230 centimetres
- + Beautiful spacious entrance hall with marble vaulted ceiling
- + Poggenpohl designer kitchen with Miele and Siemens appliances
- + Indoor storage and many built-in cupboards
- + Alarm system present
- + - Possibility to have the delivery date soon

CADASTRAL

Municipality:	Amsterdam
Section:	Z
Index number:	1
Plot Number:	2440
Share:	1/2

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Leasehold
- + The leasehold has been bought off until 2051. The current owners have converted to perpetual leasehold and have locked in the perpetual canon.kt

VVE

- + Small limited partnership consisting of 2 flats, professionally managed

