

J.J.
VIOTTA
STRAAT

46





HISTORIC CHARM AND CONTEMPORARY LIVING COMFORT

J.J. VIOTTAstraat 46, AMSTERDAM

In the heart of the prestigious Museum Quarter, on the stately J.J. Viottastraat, lies this exceptional townhouse of approximately 483 m², featuring a spacious garden and rooftop terrace, spread across four refined floors.

A rare combination of historic charm and contemporary living comfort, recently fully renovated including a new foundation, new roof, complete insulation, airconditioning, a modern basement, and an internal elevator.

Thanks to the large, tall windows and the beautiful, expansive skylight above the staircase, the house is bathed in natural light. With a width of approximately 10 meters, the layout and spatial experience differ from most properties in Amsterdam.

The generous layout offers a perfect balance between open living areas and intimate rooms. The kitchen, the heart of the home, opens directly onto a spacious terrace and a beautifully landscaped north-west-facing garden—ideal for long summer evenings in the sun.



A PRIME EXAMPLE OF THE AMSTERDAM SCHOOL STYLE

This property is a prime example of the Amsterdam School style, with influences from the Art Nouveau movement. Notable features include the rich brick facades and the impressive staircase connecting all four floors.

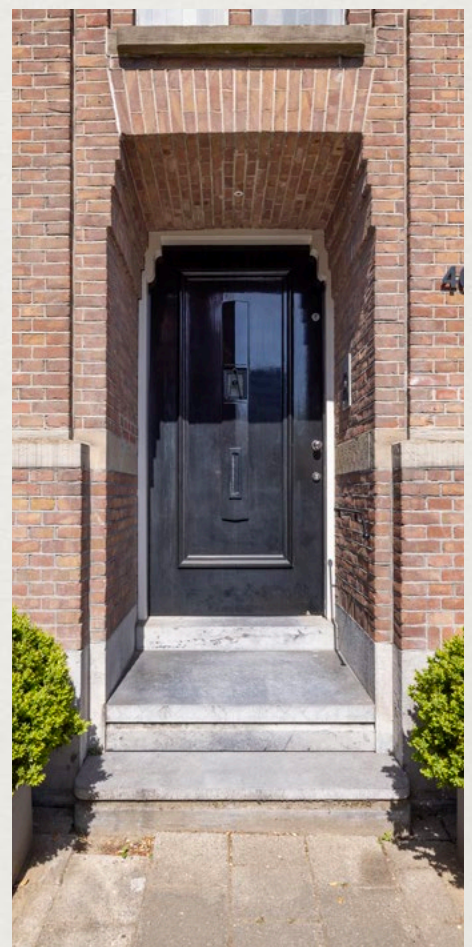
The central entrance accentuates the exceptional width of the property, which not only creates an impressive first impression but also contributes to a pleasant and spacious living experience.

During the recent renovation, the house was fitted with a new foundation and a completely new basement, providing additional living space. A modern elevator connects all floors, ensuring comfort and accessibility.

All bedrooms and the study rooms on the first and second floors are equipped with air conditioning. The house is fully acoustically and thermally insulated, and all floors have been reinforced with cement or anhydrite. The finishing is of the highest quality, with great attention to detail and the use of premium materials.

This unique townhouse at J.J. Viottastraat 46 offers a rare blend of the with, historic charm and contemporary luxury in a prime Amsterdam location. A truly exceptional opportunity for those seeking an exclusive familyhome with character.

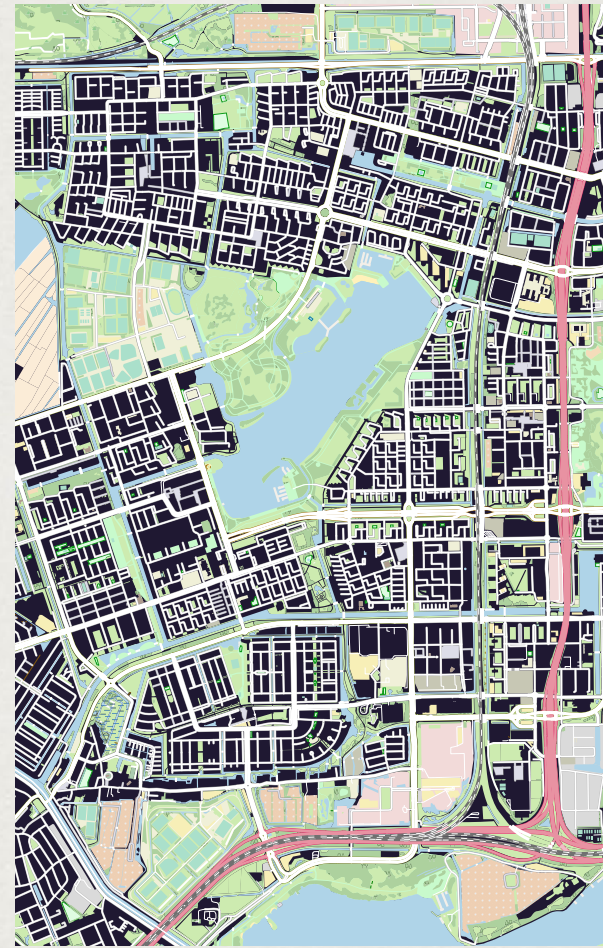


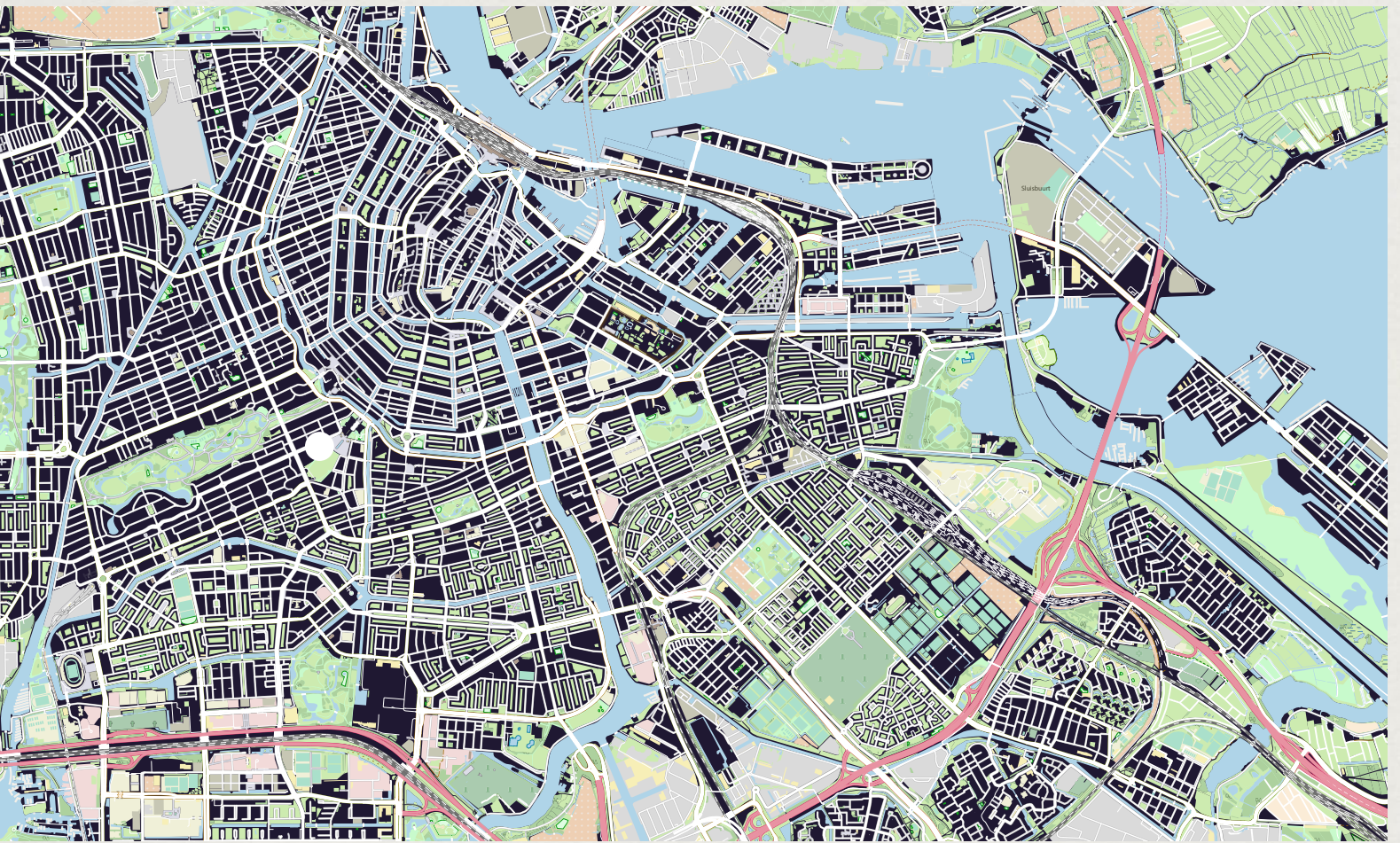




LOCATION

Situated in one of Amsterdam's most sought-after neighborhoods, this residence is within walking distance of Cornelis Schuytstraat, Vondelpark, the Concertgebouw, the Van Gogh Museum, and the Rijksmuseum. The area offers a wide range of high-end shops, restaurants, and top-rated schools, making it an ideal location for families as well as those who value culture and comfort.







RAISED GROUND FLOOR

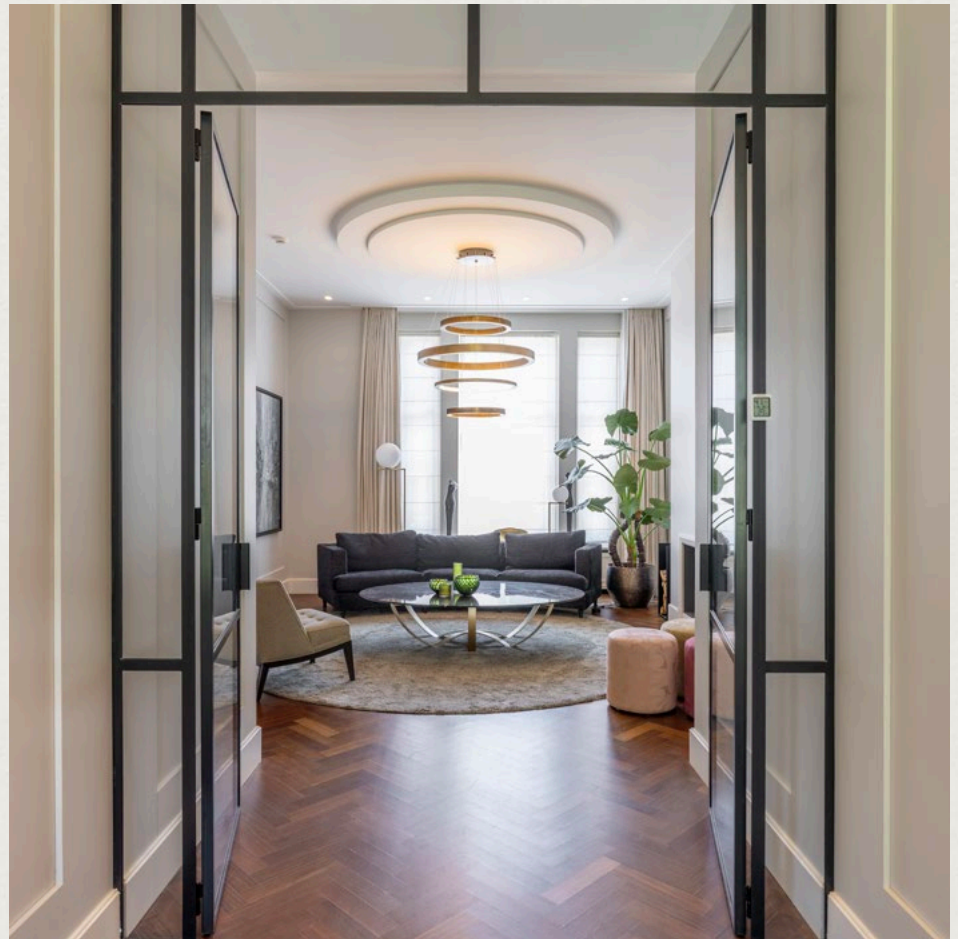
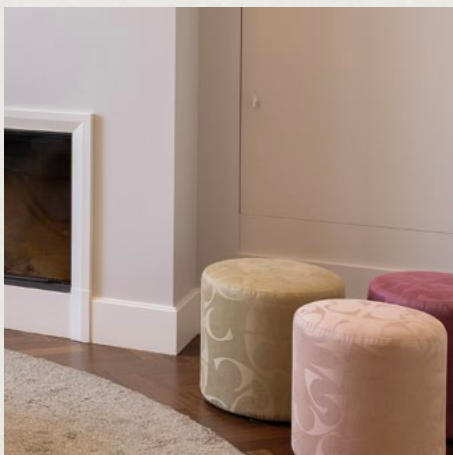
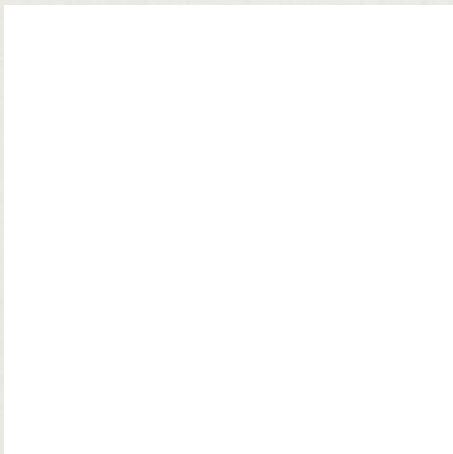
A ROYAL WELCOME

The home welcomes you with a spacious entrance hall, complete with a generous cloakroom. Elegant steel-framed doors separate the hall from the rest of the living spaces and provide a view of the spectacular staircase and the elevator.

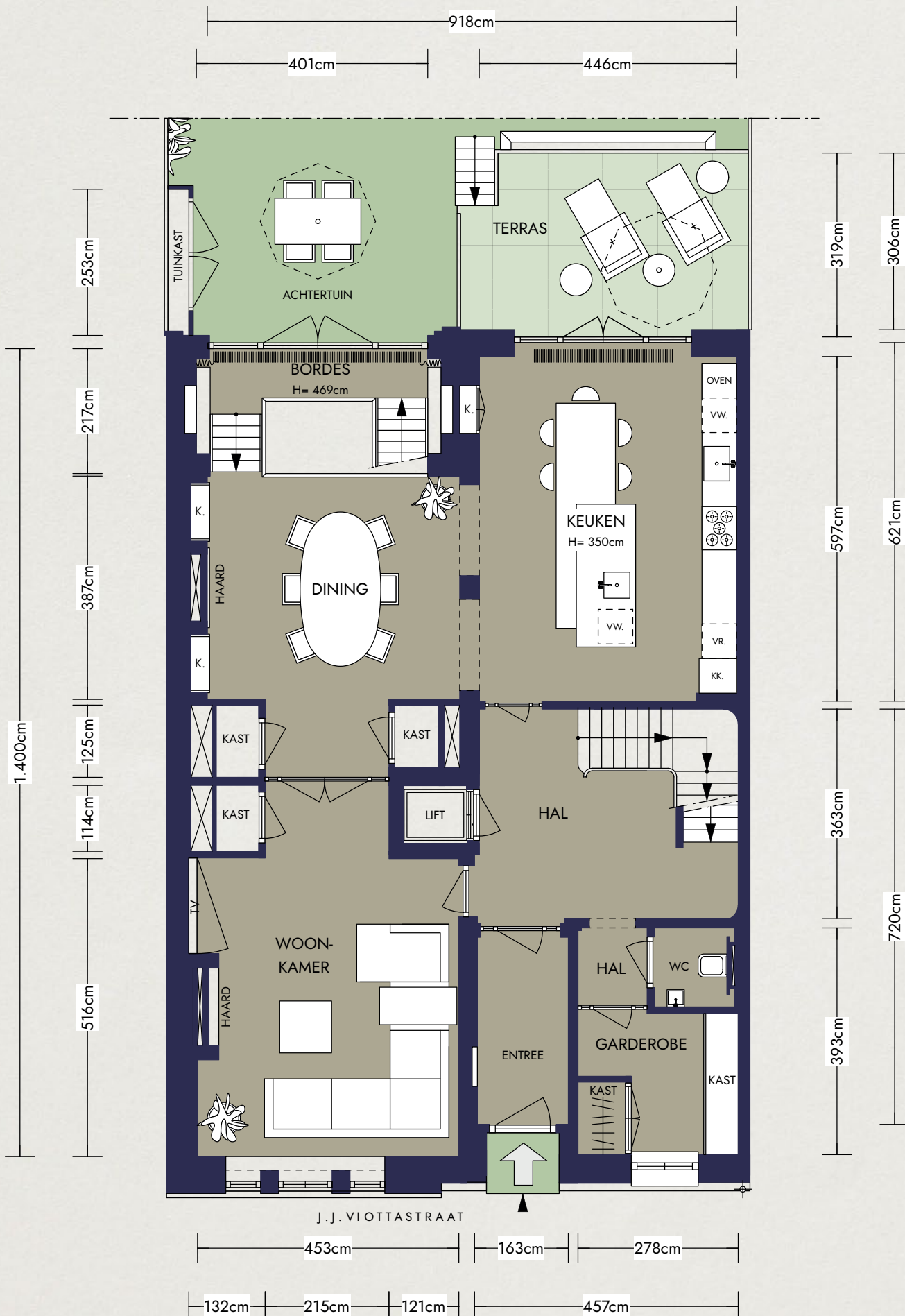
At the rear, you'll find the impressive open-plan kitchen, seamlessly connected to the dining area—a perfect blend of design and warmth. The dining room is equipped with a lovely gas fireplace. At the front of this floor is a cozy sitting room with a open wood fireplace, ideal for relaxed evenings.

A wide staircase from the dining area leads directly to the garden and to the second sitting room located in the basement. Thanks to a spectacular glass facade measuring 4.5 meters in height, daylight floods the space, creating an extraordinary sense of openness.





RAISED GROUND FLOOR













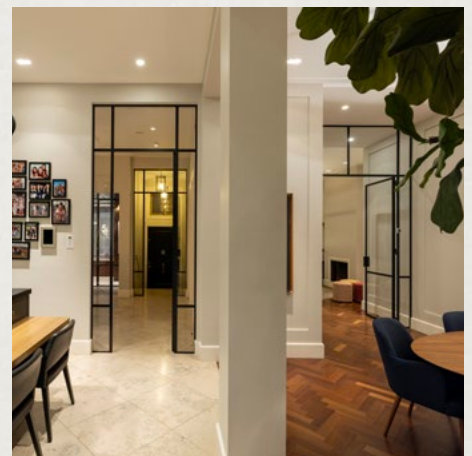
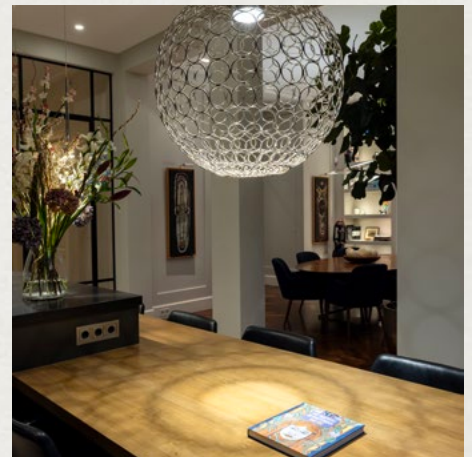
PARTICULARITIES

- + Approximately 483 m² of living space across four floors
- + The current and perpetual leasehold has been bought off
- + Fully renovated while preserving historical details
- + Turn key: finished to the highest standards and ready to move in
- + New foundation and basement
- + Modern elevator servicing all floors
- + Air conditioning is available on the 1st and 2nd floors
- + All built-in appliances in the kitchen and laundry room are Miele
- + Generous west-facing garden with plenty of sunlight
- + Expansive rooftop terrace of over 85 m²
- + Located in the prestigious Museum Quarter

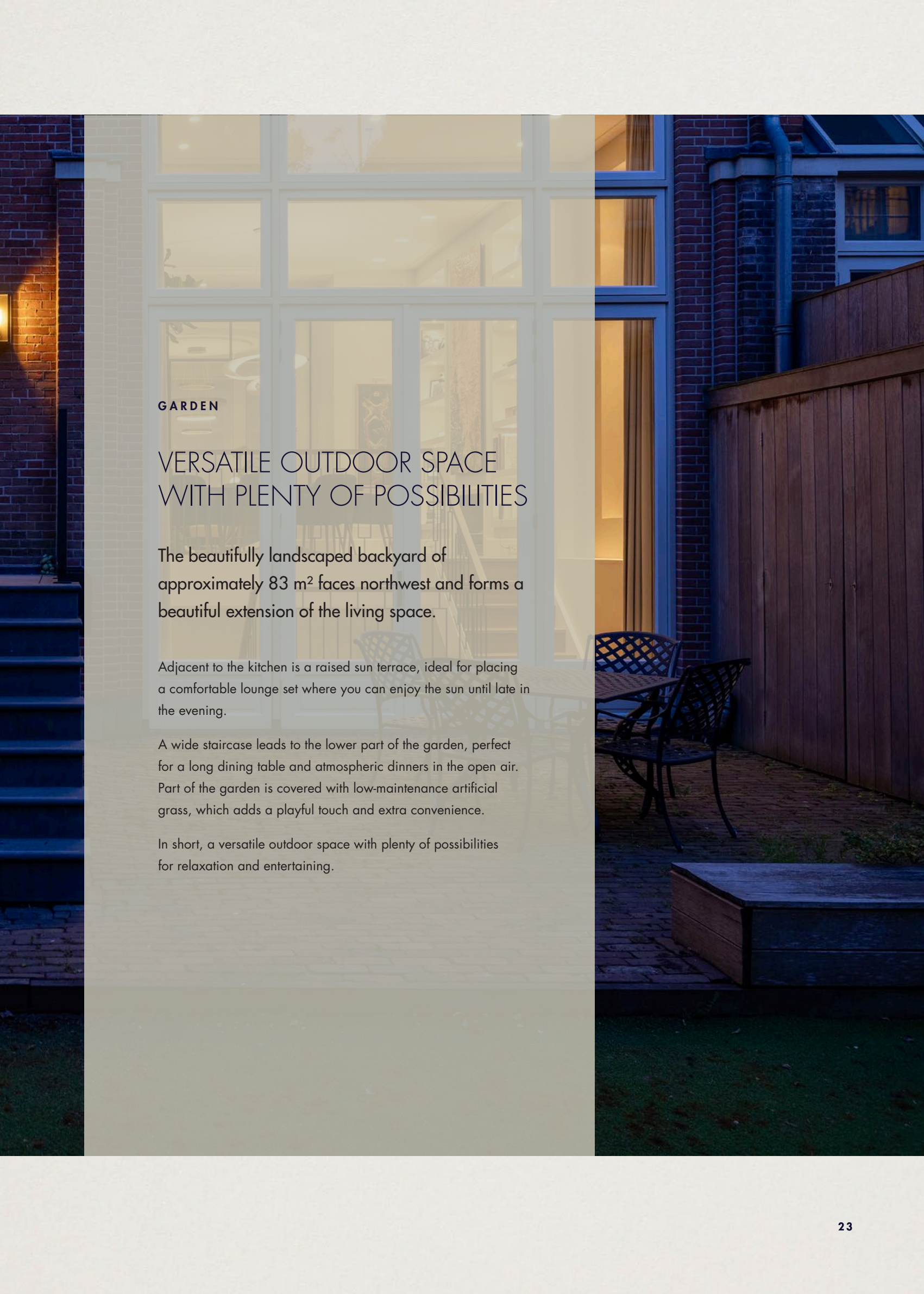












GARDEN

VERSATILE OUTDOOR SPACE WITH PLENTY OF POSSIBILITIES

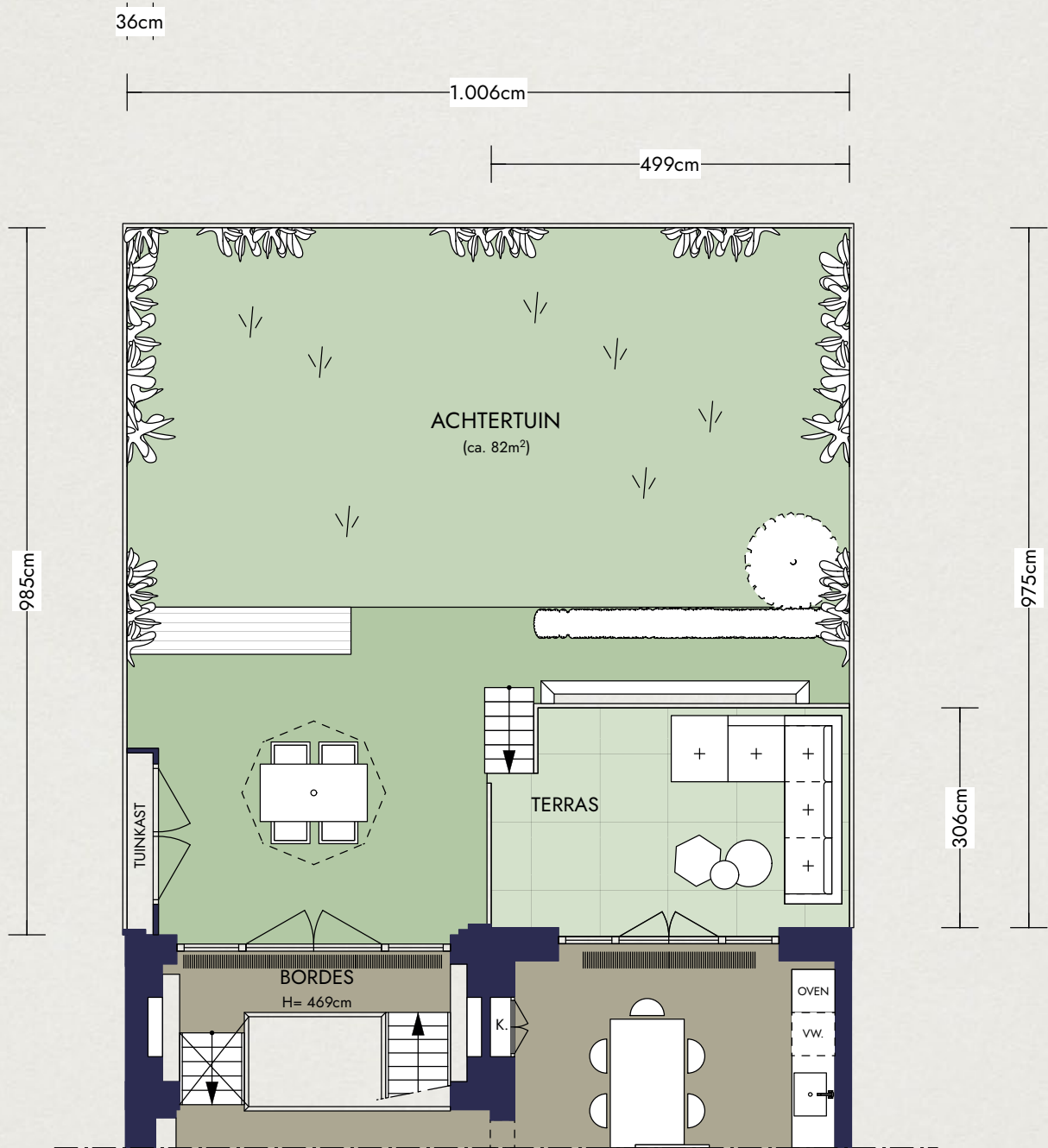
The beautifully landscaped backyard of approximately 83 m² faces northwest and forms a beautiful extension of the living space.

Adjacent to the kitchen is a raised sun terrace, ideal for placing a comfortable lounge set where you can enjoy the sun until late in the evening.

A wide staircase leads to the lower part of the garden, perfect for a long dining table and atmospheric dinners in the open air. Part of the garden is covered with low-maintenance artificial grass, which adds a playful touch and extra convenience.

In short, a versatile outdoor space with plenty of possibilities for relaxation and entertaining.

GARDEN





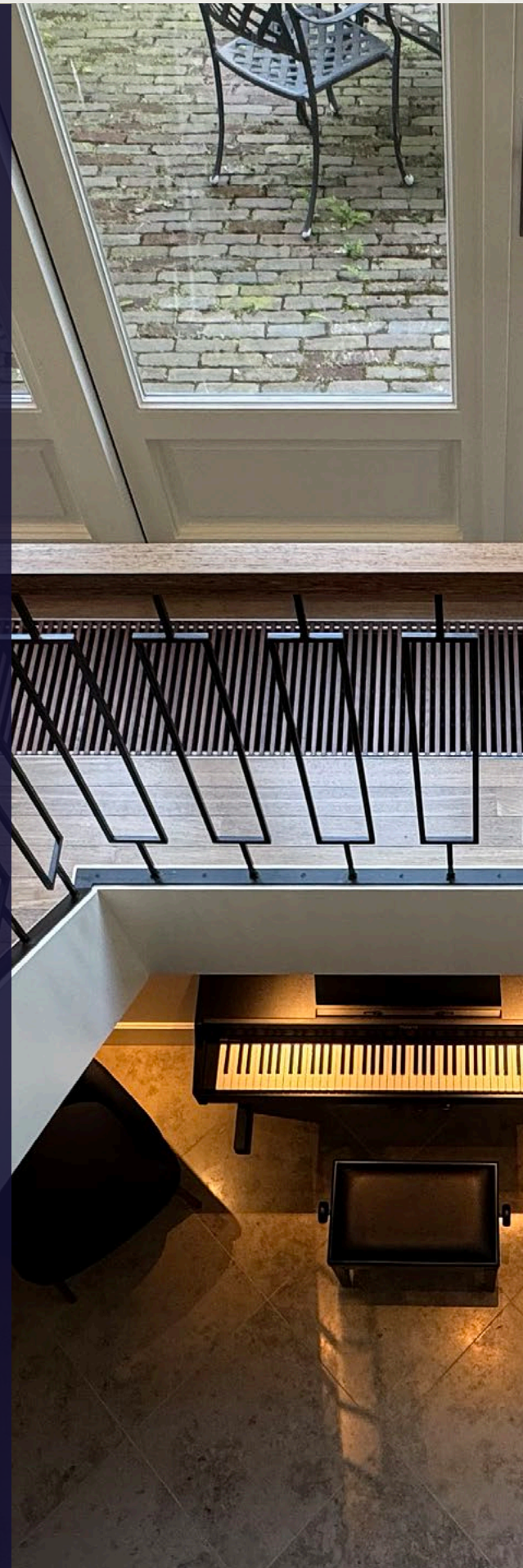
LOWER GROUND FLOOR

LUXURY LIVING FLOOR &
GUEST ACCOMMODATION

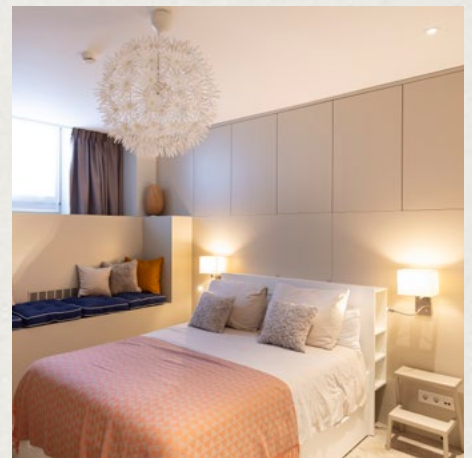
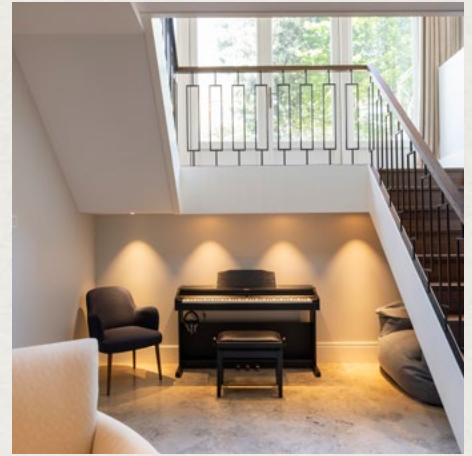
This level boasts an impressive ceiling height of no less than 2.75 meters and offers a luxurious living space in its own right, featuring a second sitting room with views of the garden.

Adjacent to it is a spacious fitness area and a children's play area, complete with custom-built cabinetry and a convenient pantry.

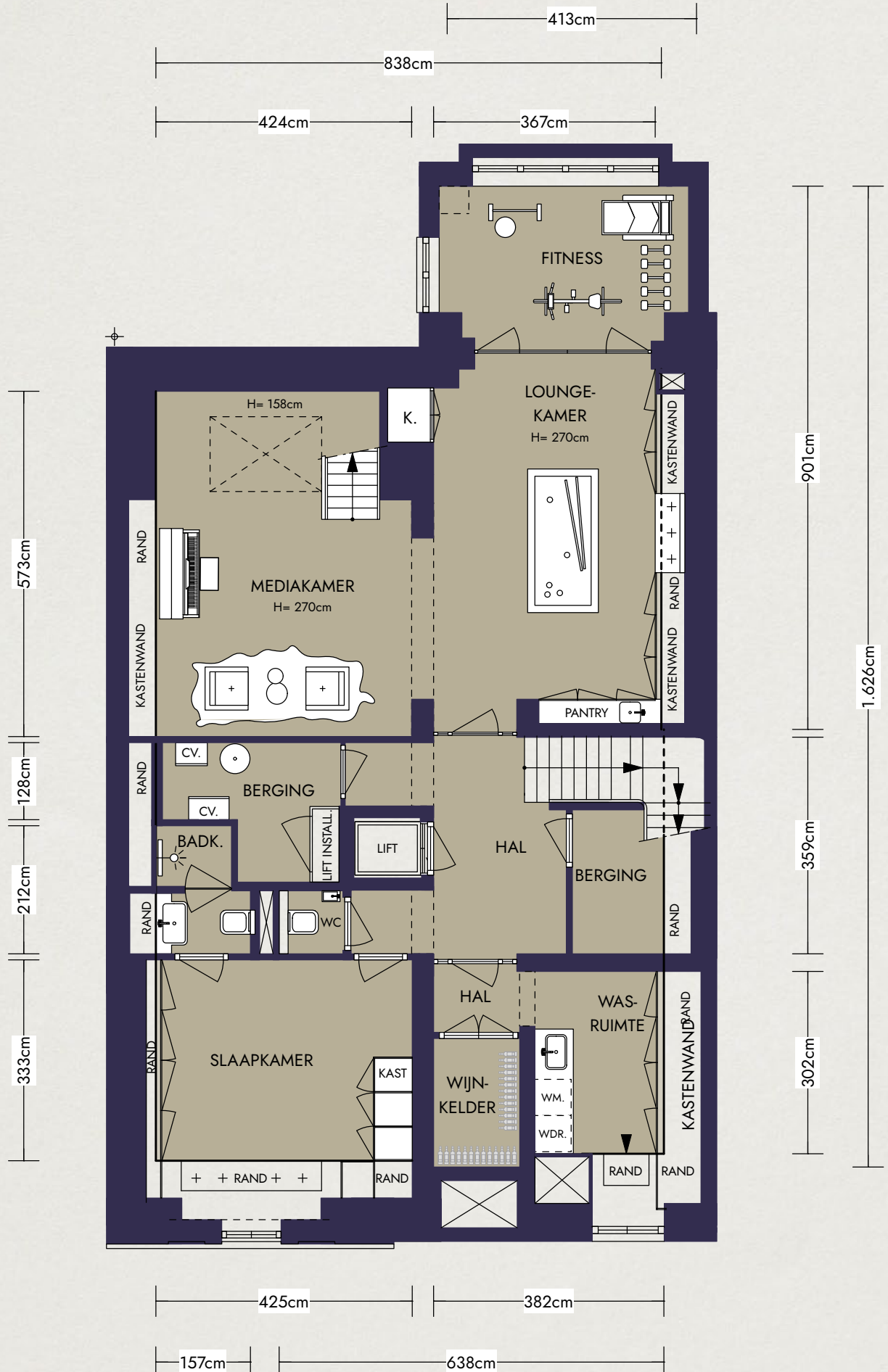
Also on this floor: a comfortable bedroom with en suite bathroom, a large laundry room, and a stylish wine cellar—perfect for the connoisseur.







LOWER GROUND FLOOR





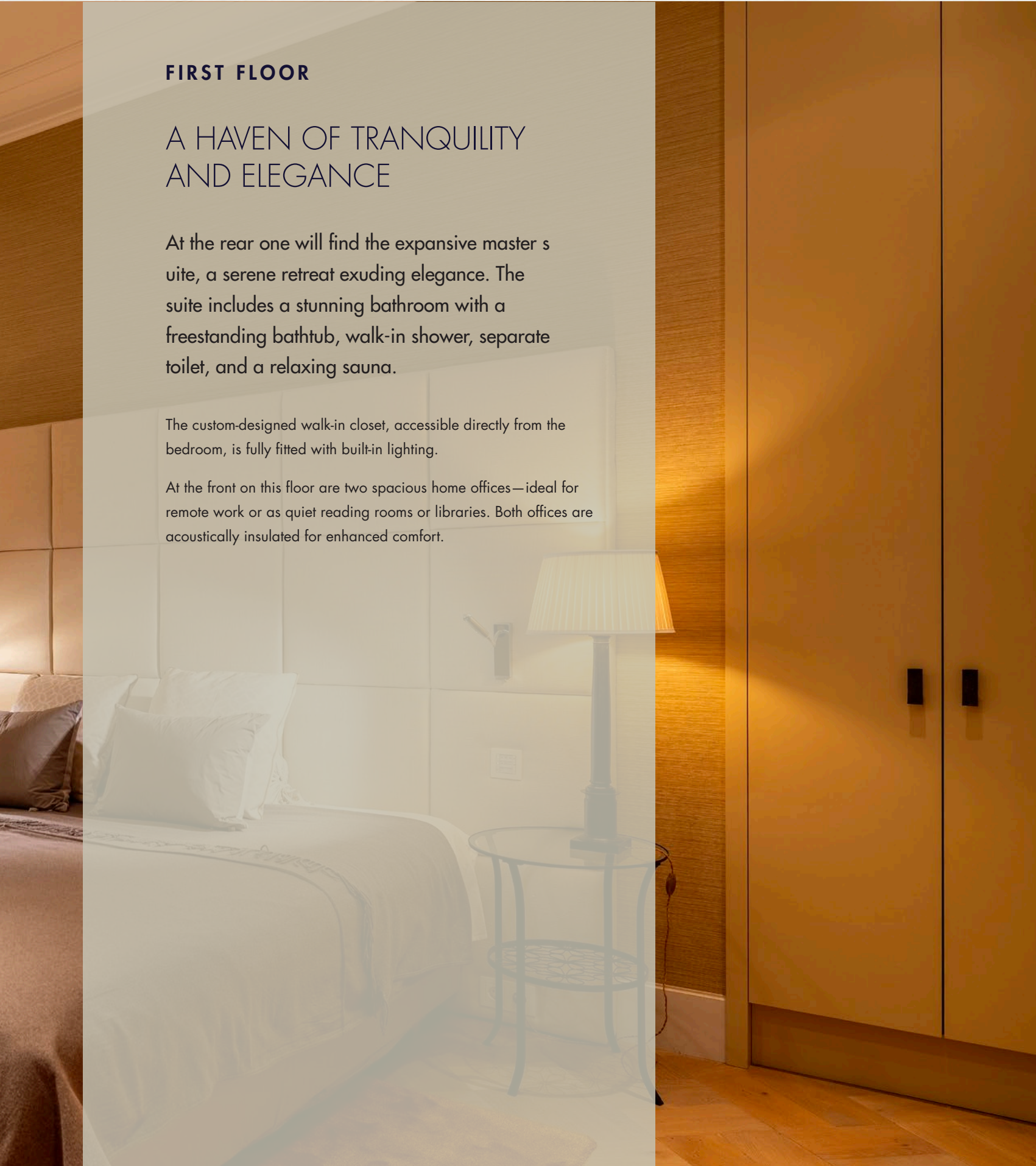
FIRST FLOOR

A HAVEN OF TRANQUILITY AND ELEGANCE

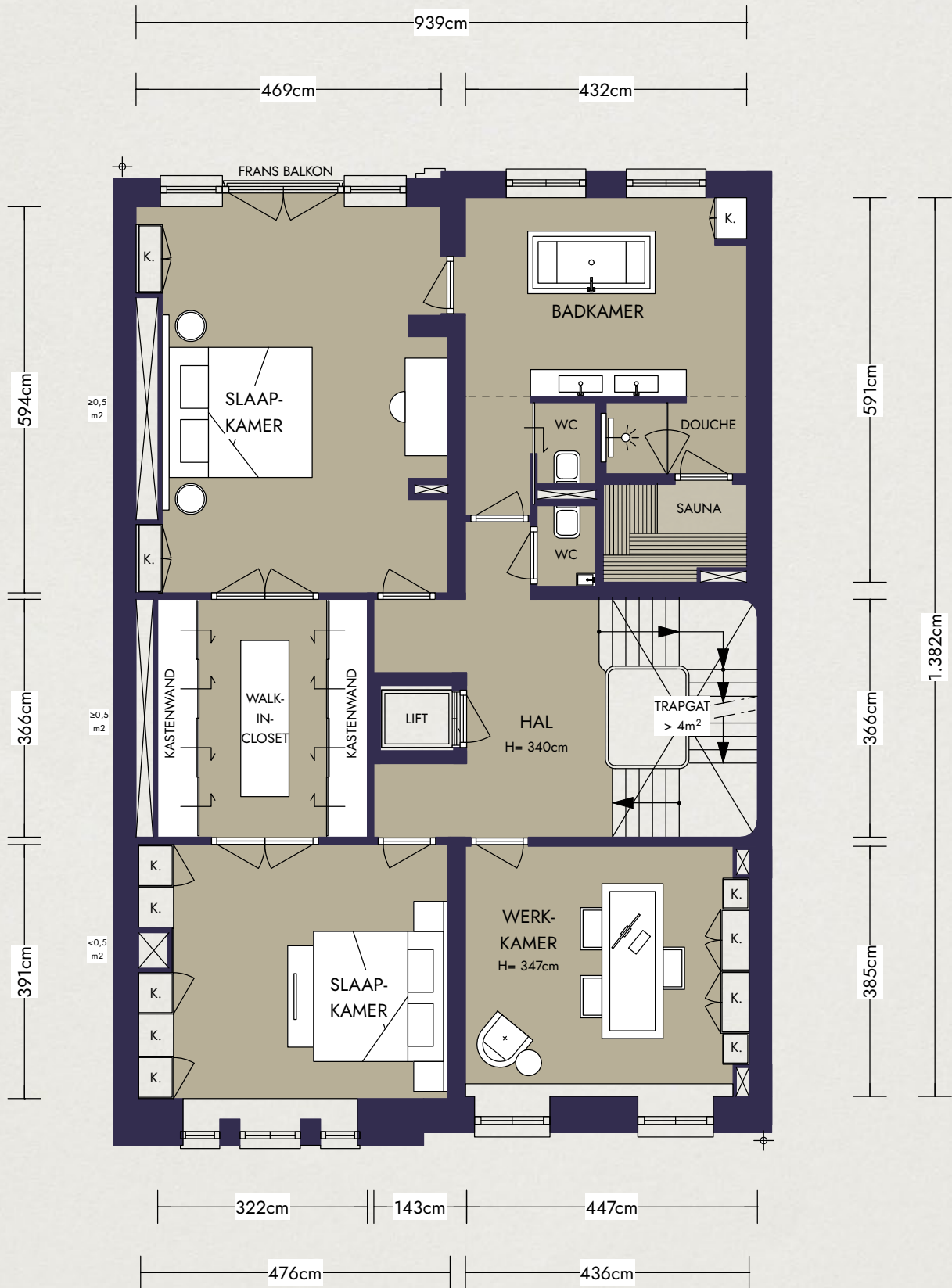
At the rear one will find the expansive master suite, a serene retreat exuding elegance. The suite includes a stunning bathroom with a freestanding bathtub, walk-in shower, separate toilet, and a relaxing sauna.

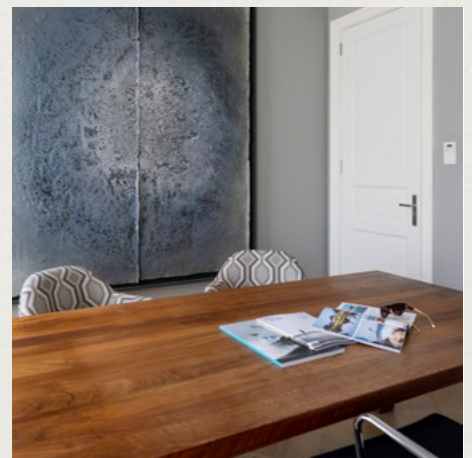
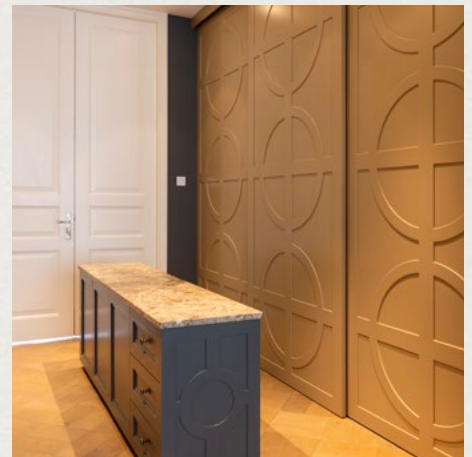
The custom-designed walk-in closet, accessible directly from the bedroom, is fully fitted with built-in lighting.

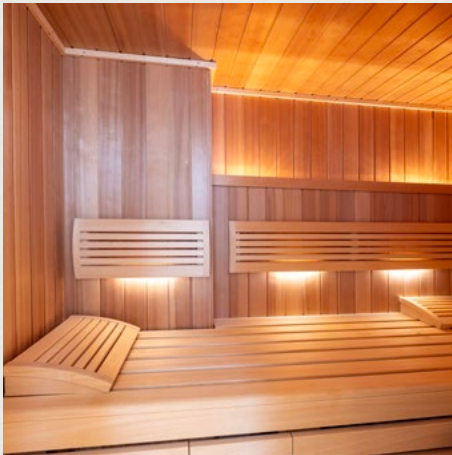
At the front on this floor are two spacious home offices—ideal for remote work or as quiet reading rooms or libraries. Both offices are acoustically insulated for enhanced comfort.



FIRST FLOOR













SECOND FLOOR

VIER COMFORTABELE SLAAPKAMERS MET BADKAMER

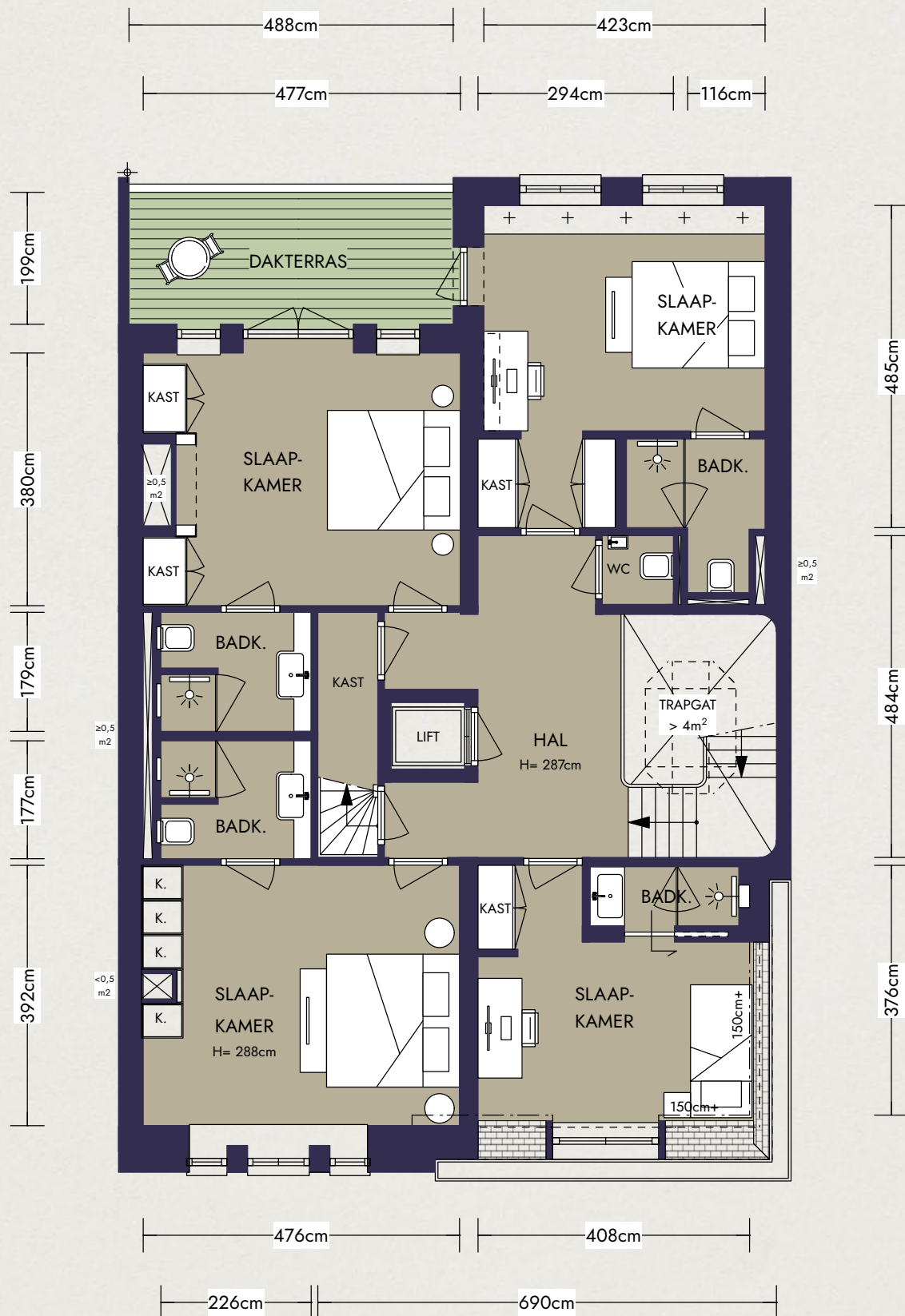
The top floor is entirely dedicated to four comfortable bedrooms, each with its own modern en suite bathroom, featuring a walk-in shower, toilet (except for the guest room), and stylish vanity.

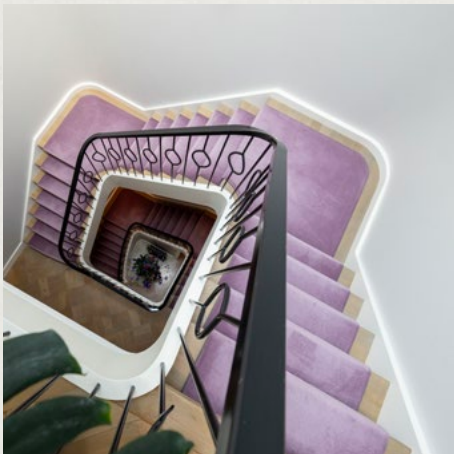
This floor also has access to the expansive rooftop terrace—a sunny spot where you can enjoy the entire day.

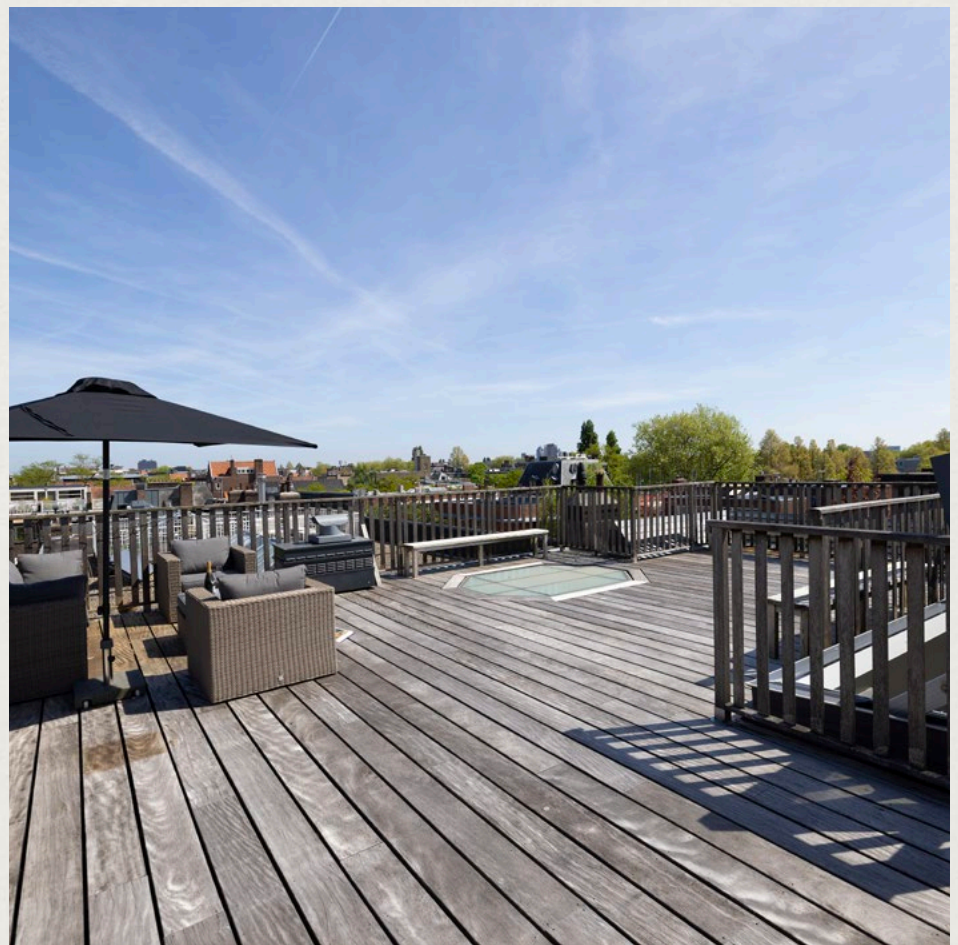
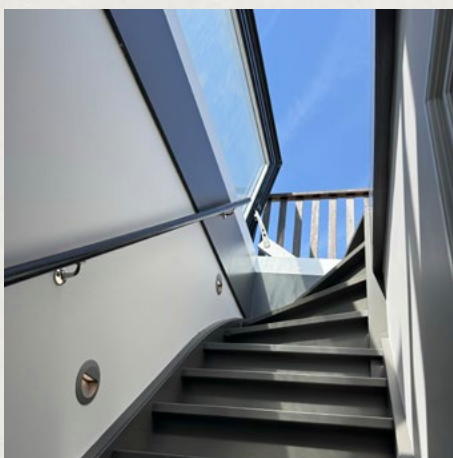
There's ample room for a large dining table and a relaxed lounge area; a unique outdoor retreat in the heart of the city. Connections for installing an outdoor kitchen are also available.



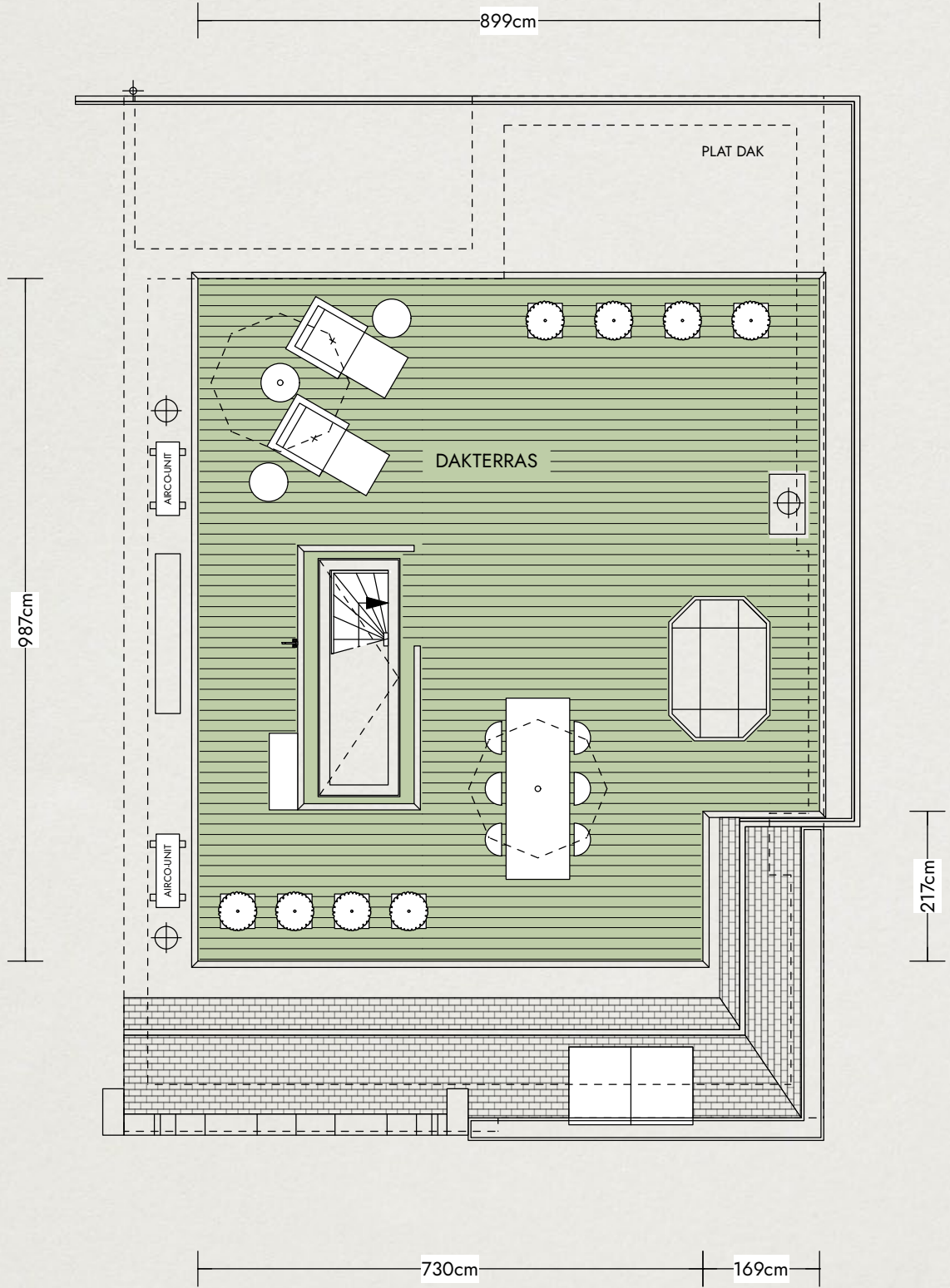
SECOND FLOOR







ROOFTOP TERRACE



SPECIFICATIES

OBJECT

Type:	Townhouse, terraced house
Type:	Residential house
Year of construction:	1906-1930
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	483 m ²
Number of rooms:	12
Number of bedrooms:	7
Volume:	1.974 m ³
Building- related outdoor space:	1 m ²

OUTDOOR SPACE

- + Backyard, balcony, and sun terrace

CADASTRAL

Municipality:	Amsterdam
Section:	Z
Index number:	
Plot Number:	
Share:	73

OWNERSHIP SITUATION

- + Property subject to ground lease

GEMEENTE

- + 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

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