



CARLA
VAN DEN BRINK

VAN BREESTRAAT 148 H AMSTERDAM

Unique building with a 5-person elevator
from the basement to the roof terrace.

*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
INTERNATIONAL REAL ESTATE

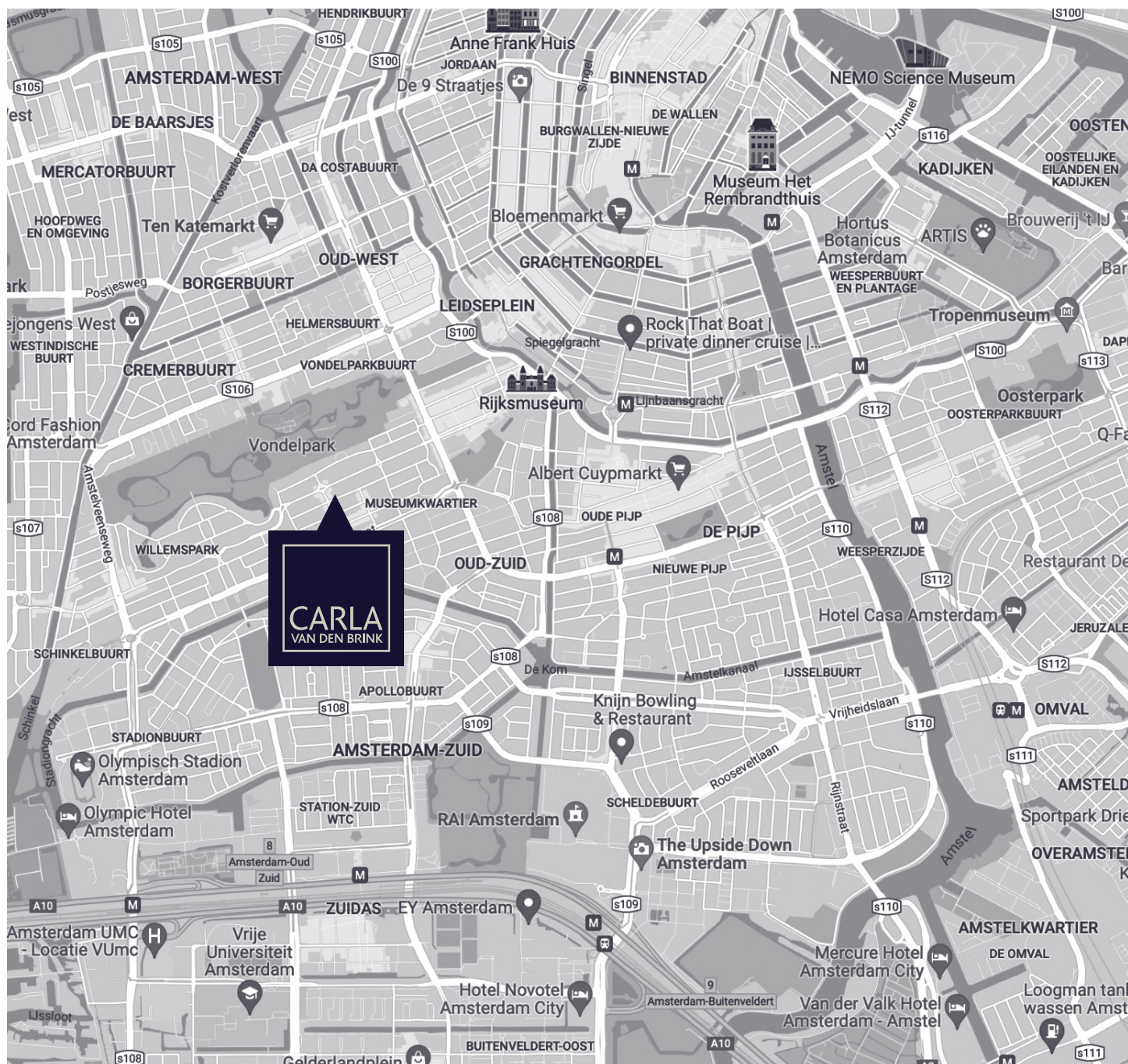




THE APARTMENT

Located in one of the most beautiful and beloved streets of Amsterdam Oud-Zuid, almost directly next to Cornelis Schuytstraat, is this exceptional ground floor apartment of approx. 220 m² GFA – 194 m² GO (NEN 2580), renovated with “Swiss precision.” The apartment is part of a high-quality renovated building with a renewed foundation, a modern, wheelchair-accessible 5-person elevator, and lovely outdoor spaces. Here, the charm of the 1903 construction year and the comfort of today come together perfectly.

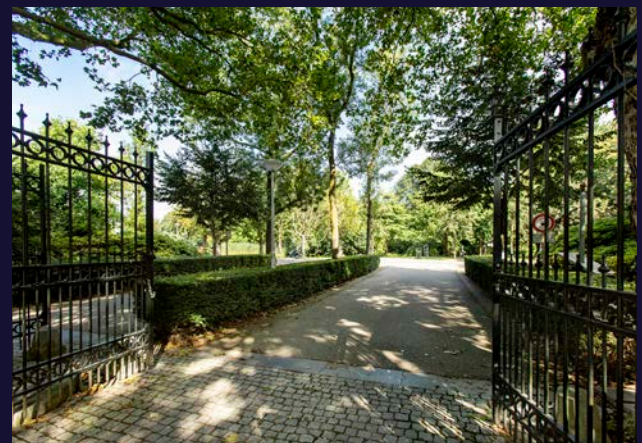
The ground floor apartment has been finished in detail with high-quality materials, has excellent sound and heat insulation (energy label A) and is equipped with underfloor heating throughout the house and air conditioning on the bel-etage and the first floor. Thanks to its spacious layout with five bedrooms, three bathrooms, and a sunny garden facing northwest, this is an ideal family apartment in a prime location.



SURROUNDINGS

Van Breestraat is a quiet, green street with local traffic only. On the corner is the bustling Cornelis Schuytstraat with a diverse range of shops for daily shopping, such as De Schuyt butcher's, Tom Ensink - De Groentener greengrocer's, DA pharmacy, and Atelier Menno Kroon. There are also many boutiques and restaurants, such as Brasserie van Dam and De Joffers. The Vondelpark, Museumplein with the Concertgebouw, the Rijksmuseum and other museums, and the most luxurious shopping street, P.C. Hooftstraat, are less than a 5-minute walk away.

Tram line 2 takes you to the city center in 10 minutes, and via the A10 ring road, you can quickly leave the city or reach Schiphol Airport within 20 minutes. Paid parking is available in front of the building. Residents park with a parking permit.





LAYOUT

The beautiful communal entrance has a keyless entry system (fingerprint recognition or a key card) and a strict security system. The charming but modern hall provides access to the ground floor of the lower house and the 5-person elevator.





THE APARTMENT IS PART OF
A HIGH-QUALITY RENOVATED BUILDING
WITH A RENEWED FOUNDATION,
A MODERN, WHEELCHAIR-ACCESSIBLE
5-PERSON ELEVATOR, AND LOVELY
OUTDOOR SPACES.

BEL-ETAGE

The bright living room with high ceilings, approximately 57 m², is an attractive space with two large windows at the front overlooking the Van Breestraat. The rear has sliding doors across the full width and height of the bel étage, adjacent to the terrace with steps leading to the sunny garden. The living room provides access to the elevator and a spacious guest toilet. The elevator doors are therefore open to the living room.

The kitchen is positioned in the middle, and the buyer can still choose the design. Ask the real estate agent during the viewing about the possibilities for finishing.

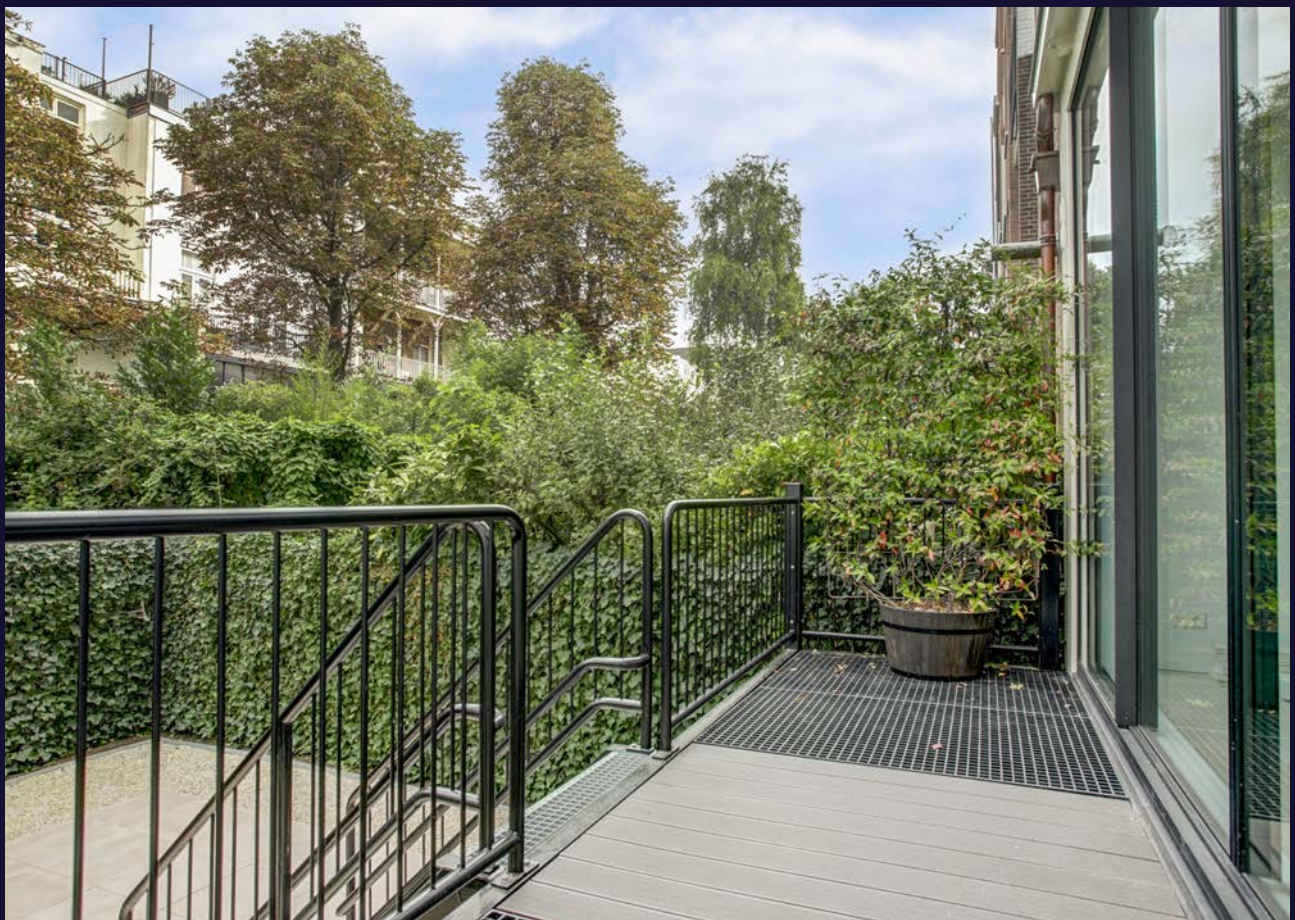
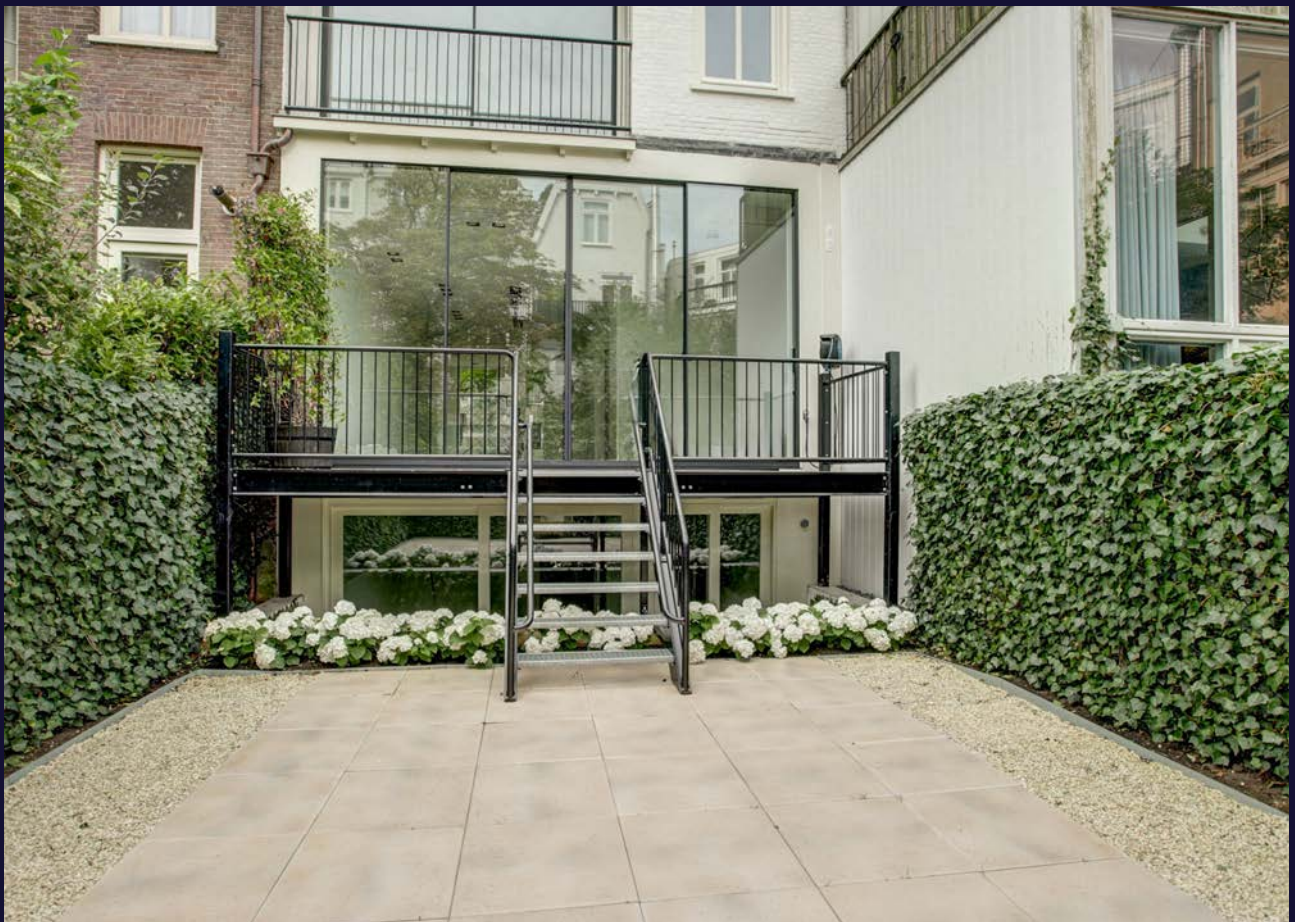




THE KITCHEN IS POSITIONED
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FIRST FLOOR

The elevator takes you to the first floor, which gives you access to all rooms via the landing. The floor has three bedrooms and two luxurious bathrooms. At the rear are two nice bedrooms, the largest of which has a double-sided sliding front over the full width with a balcony. At the front is the third, very large bedroom across the full width of the house with two windows, French doors, and a balcony overlooking the charming Breestraat. The large bathroom is fully equipped with a bathtub, walk-in shower, Japanese toilet, and a floating bathroom cabinet with a double sink and mirror cabinets. The small bathroom has a spacious walk-in shower and bathroom furniture with a single sink and mirror cabinet. Both bathrooms are fully tiled with ceramic marble and have dimmable atmospheric (LED) lighting.







THE LARGEST BEDROOM HAS
A DOUBLE-SIDED SLIDING FRONT
OVER THE FULL WIDTH WITH A
BALCONY.



ALL BATHROOMS
ARE FULLY TILED
WITH CERAMIC
MARBLE.



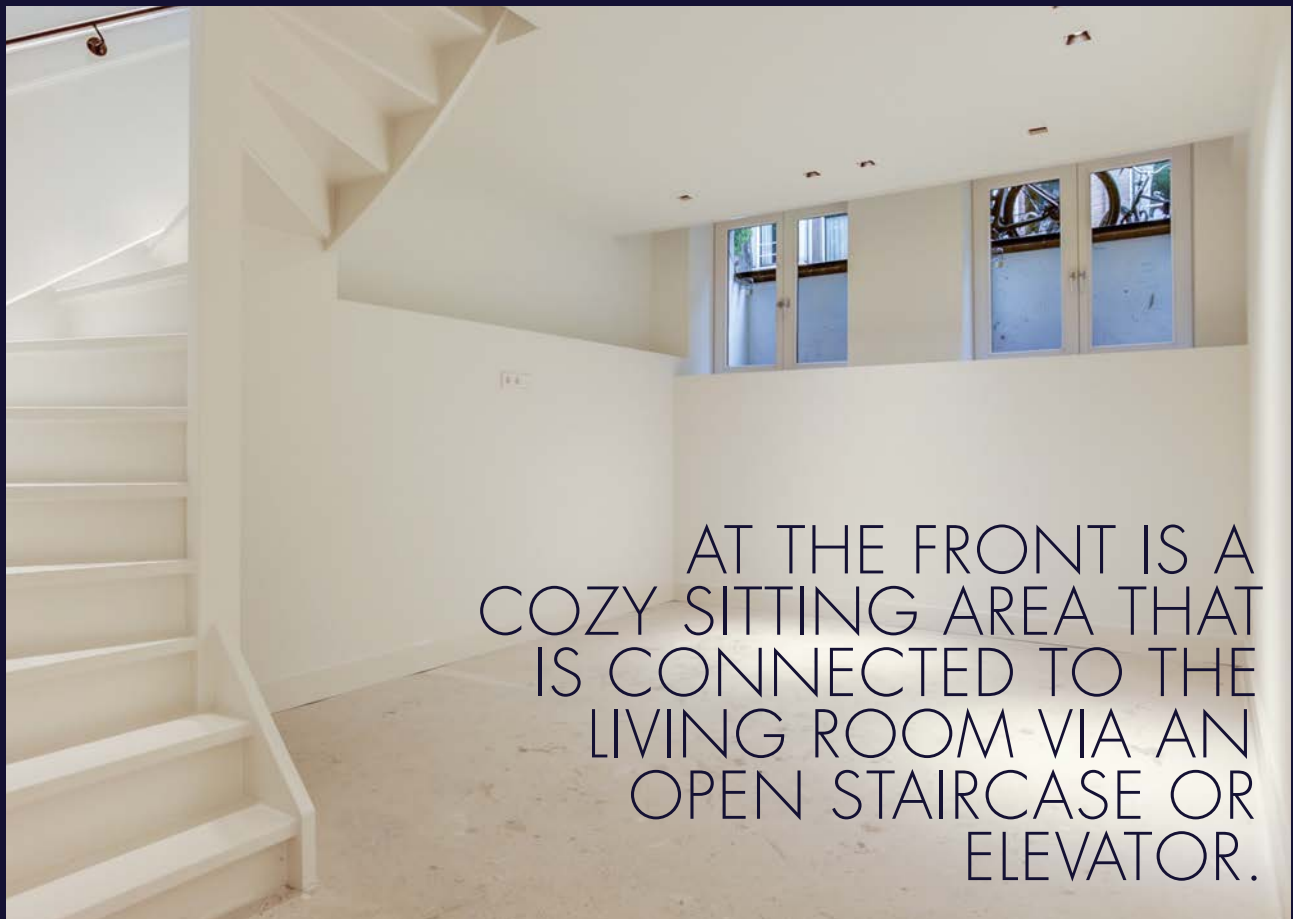




BASEMENT

The basement has a comfortable standing height, with two spacious bedrooms at the rear with sliding doors adjacent to the wolf pit, which offers many possibilities for plants or flowers. At the front is a cozy sitting area that is connected to the living room via an open staircase or elevator, ideal as a second living room or play area for children. This space has two large windows in the basement dormer

windows. Next to the sitting area, opposite the elevator entrance, you will find a large pantry. In the middle of the basement is a large luxury bathroom. This bathroom (ceramic marble) is equipped with a bathtub, walk-in shower, floating Japanese toilet (Geberit AquaClean MeraComfort), luxury bathroom furniture with a double sink and mirror cabinets.











SPECIAL FEATURES

- Located on private land
- 5-person elevator to all floors and the roof terrace
- Landscaped sunny garden, approx. 43 m², facing northwest
- Living area approx. 220 GFA - 194 m² GO (NEN 2580)
- Five bedrooms, three bathrooms finished in ceramic marble
- Lifetime-proof, barrier-free, and wheelchair-accessible home.
- All doors approx. 1 meter wide
- New foundation
- High-quality renovation with underfloor heating throughout the house
- Air conditioning for the ground floor and first floor, individually controllable per room
- Home automation, but also traditionally controllable dimmable (LED) lighting
- Dimmable curtain cove lighting throughout and connections for electrically operated window decorations
- High, solid wood panel interior doors with concealed hinges, magnetic locks, and chrome door handles
- All bathrooms are fully tiled with ceramic marble
- Very luxurious sanitary ware (Hans Grohe faucets, etc., Japanese toilets)
- Water softening system
- Pressure tank (double version)
- Double pumps (Kessels brand) in the pump pit in the basement
- Central vacuum system
- Alarm system (Security Class 2 and equipped with a BORG certificate).
- Optimal sound and energy insulation - Energy label A
- Homeowners' association with two members, estimated service costs approx. €312/month excluding the savings portion
- Division in preparation
- Project notary Hemwood BV, Keizersgracht 477 in Amsterdam, notary Ms. M. Laenen.



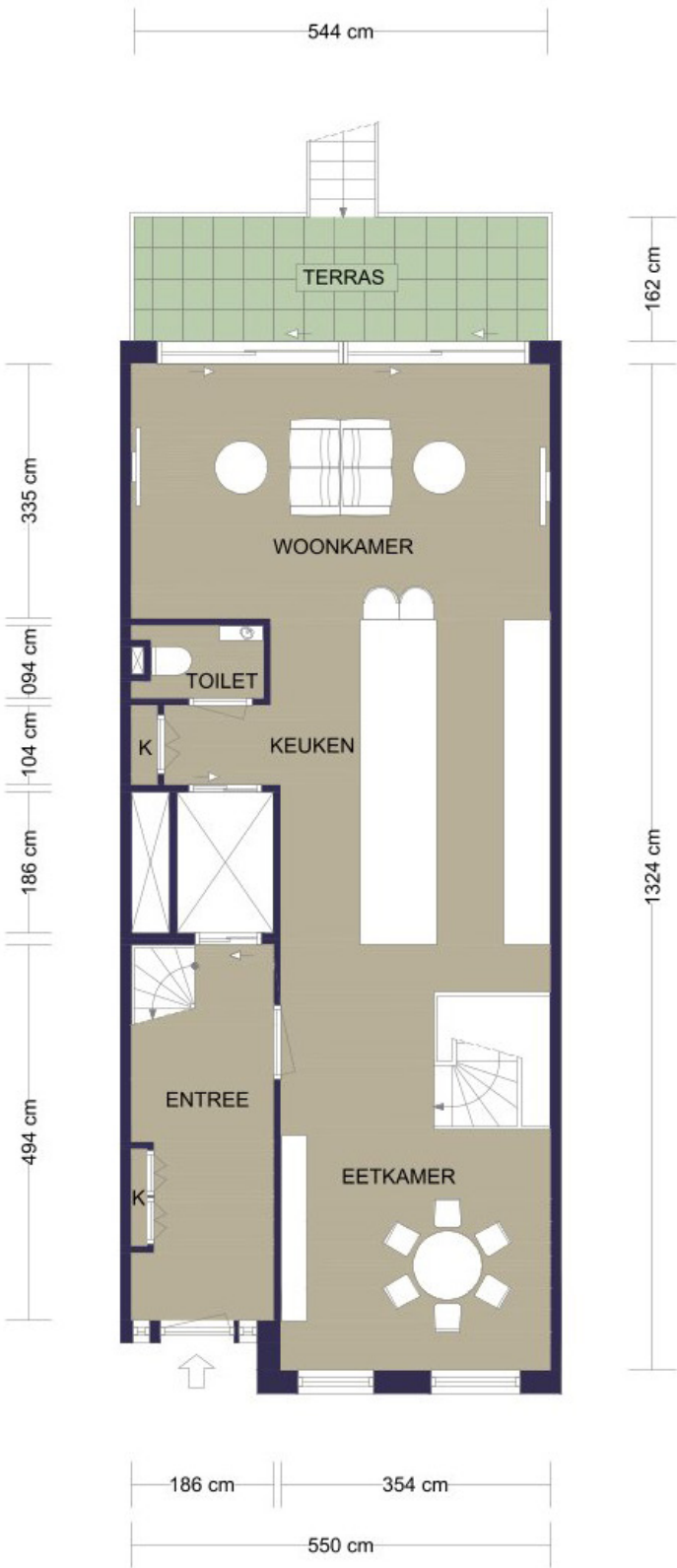


DE VAN BREESTRAAT IS EEN RUSTIGE,
GROENE STRAAT MET ENKEL
BESTEMMINGSVERKEER.
OP DE HOEK LIGT DE BRUISENDE
CORNELIS SCHUYTSTRAAT MET EEN
DIVERS AANBOD AAN WINKELS VOOR
DE DAGELIJKE BOODSCHAPPEN.

BASEMENT



BEL-ETAGE



FIRST FLOOR



PLOT



SPECIFICATIONS

OBJECT

Type	Ground-floor apartment
Type	Apartment
Year of construction	1901
Current use	Living space
Current destination	Living

CHARACTERISTICS

Living area	194 m ²
Number of rooms	7
Number of bedrooms	5
Content	731 m ³
Building-related outdoor space	21 m ²

OUTDOOR SPACE

Garden	43 m ²
Location	Northwest
Balconies	yes, on the front and back

CADASTRAL

Municipality	Amsterdam
Section	U
Index number	A1
Plot number	3229

DESTINATION

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

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

