

CARLA
VAN DEN BRINK

PRINSENGRACHT 77
AMSTERDAM

This stately canal house on the Prinsengracht, on the edge of the Jordaan,
has recently been fully renovated and given new foundations.
In total the house has six bedrooms, three bathrooms
and a generous rear garden of approximately 92 m².

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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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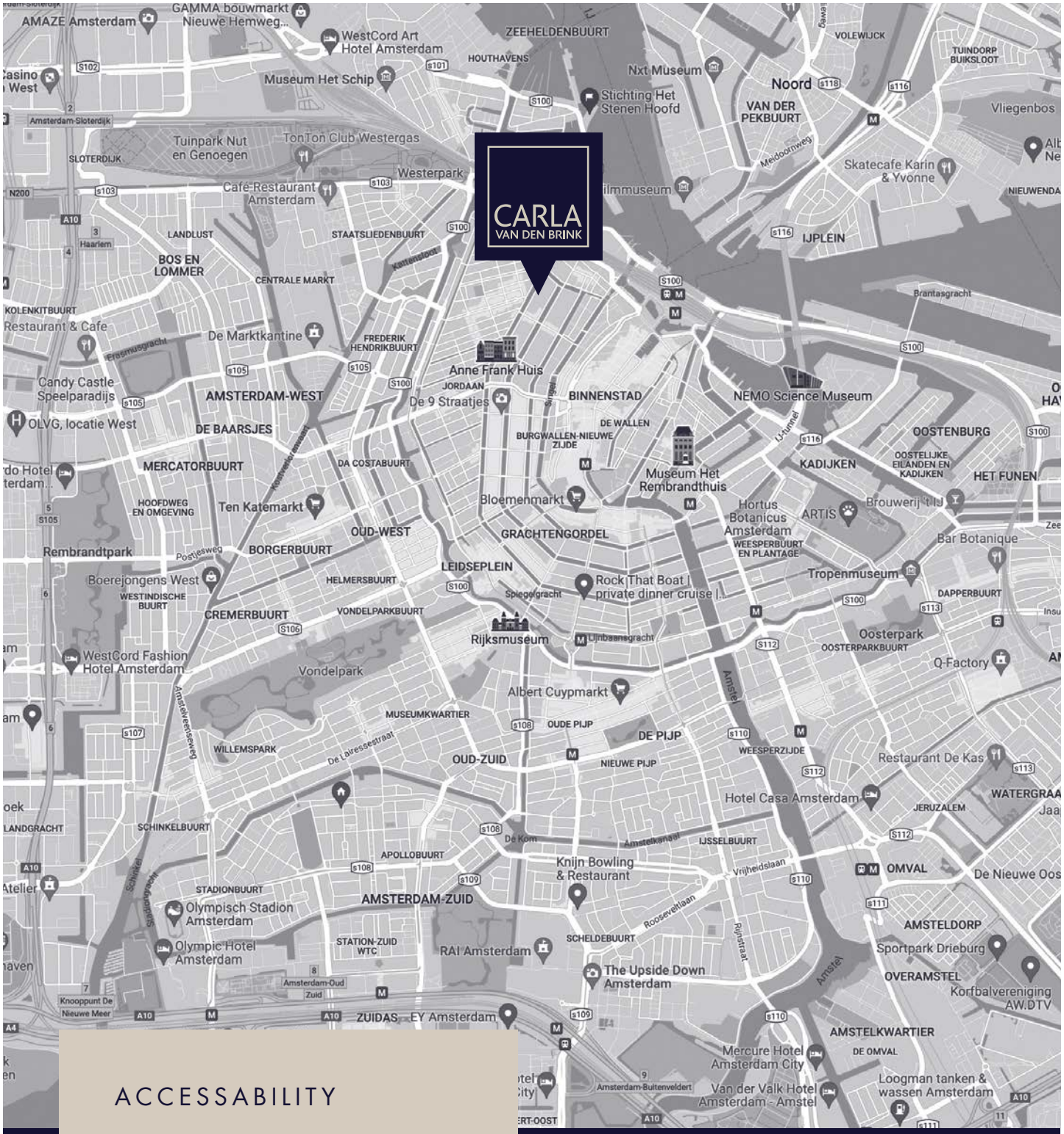
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CANAL IN FRONT, GARDEN IN BACK

At the front, the house enjoys the classic view across the Prinsengracht towards the Noordermarkt and the striking Noorderkerk. At the rear, the deep, green garden makes a surprisingly tranquil setting. That combination of canal-side life at the front and calm at the back is what makes the location and feel of the house so special.



ACCESSABILITY

Transport links are excellent. Amsterdam Central Station is a short distance away, and the Rozengracht and Marnixstraat give easy access to other parts of the city.

LIVING ON THE PRINSENGRACHT, BESIDE THE JORDAAN

Prinsengracht 77 stands on a particularly attractive stretch of the canal, right by the Jordaan and a short walk from the Westerstraat and the Noordermarkt. Two of Amsterdam's best-loved sides meet here: the monumental beauty of the canal ring and the relaxed, almost village-like atmosphere of the Jordaan.

Just around the corner are the many speciality shops, cafés, delicatessens and restaurants of the Westerstraat. The Noordermarkt, with its weekly markets and well-known cafés and restaurants, is also only a few minutes away. The Haarlemmerdijk and Haarlemmerstraat, among the city's most appealing shopping streets, are close by as well.

The immediate area offers a wide choice of good restaurants, coffee bars, boutiques and everyday amenities. At the same time, the canals and characterful side streets around the house offer plenty of peace and a distinctly Amsterdam atmosphere.











ELEGANT LIVING

The floors are carefully linked and share fine proportions, plenty of natural light and a warm, timeless finish. Oak herringbone floors, restored stucco ceilings, recessed spotlights and built-in sound systems recur throughout, giving the home an elegant and welcoming character.

The generous garden, the kitchen that opens straight onto the greenery and the many bedrooms and study spaces make this canal house exceptionally well suited to family life. It gives up none of the charm and grandeur that come with living on the Prinsengracht.



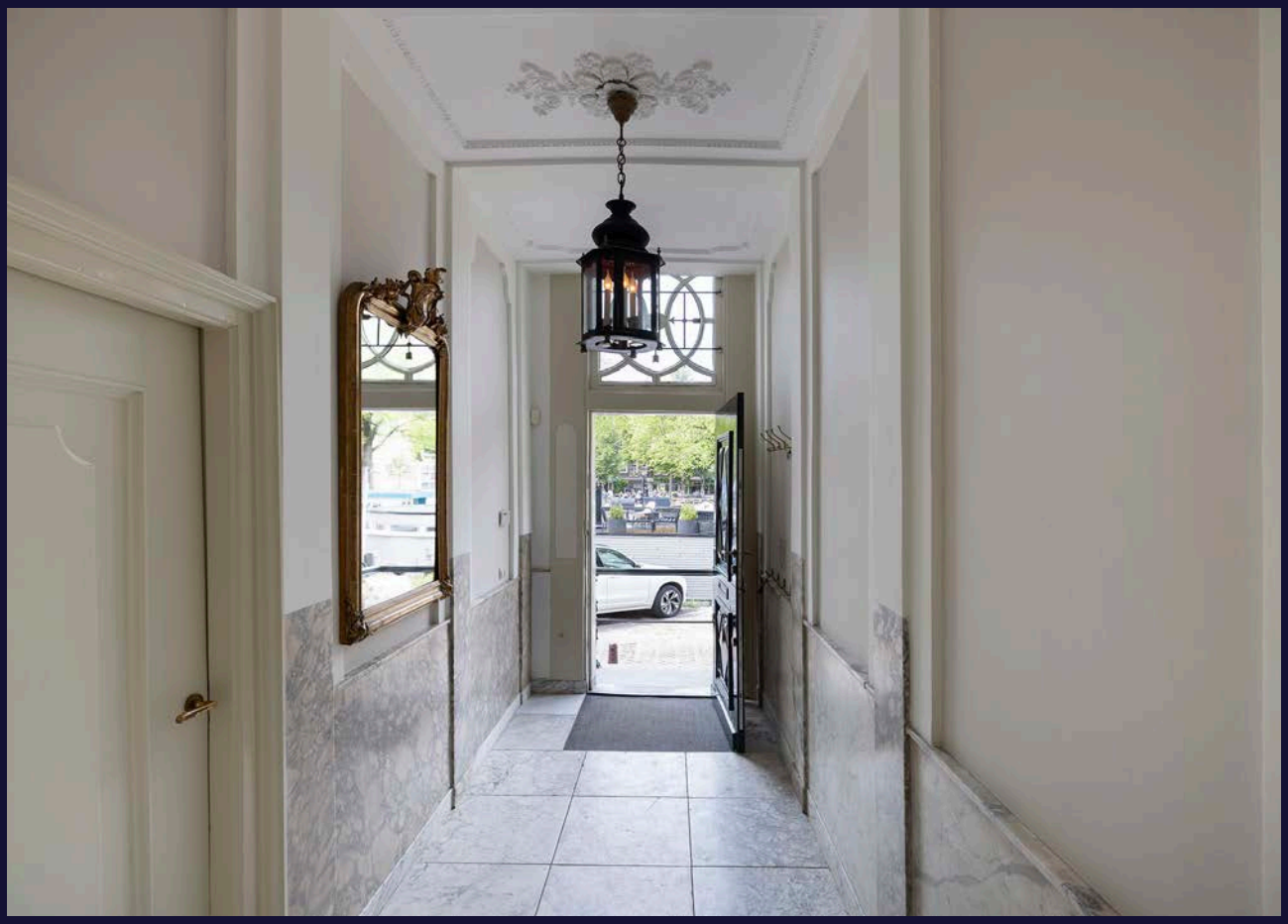


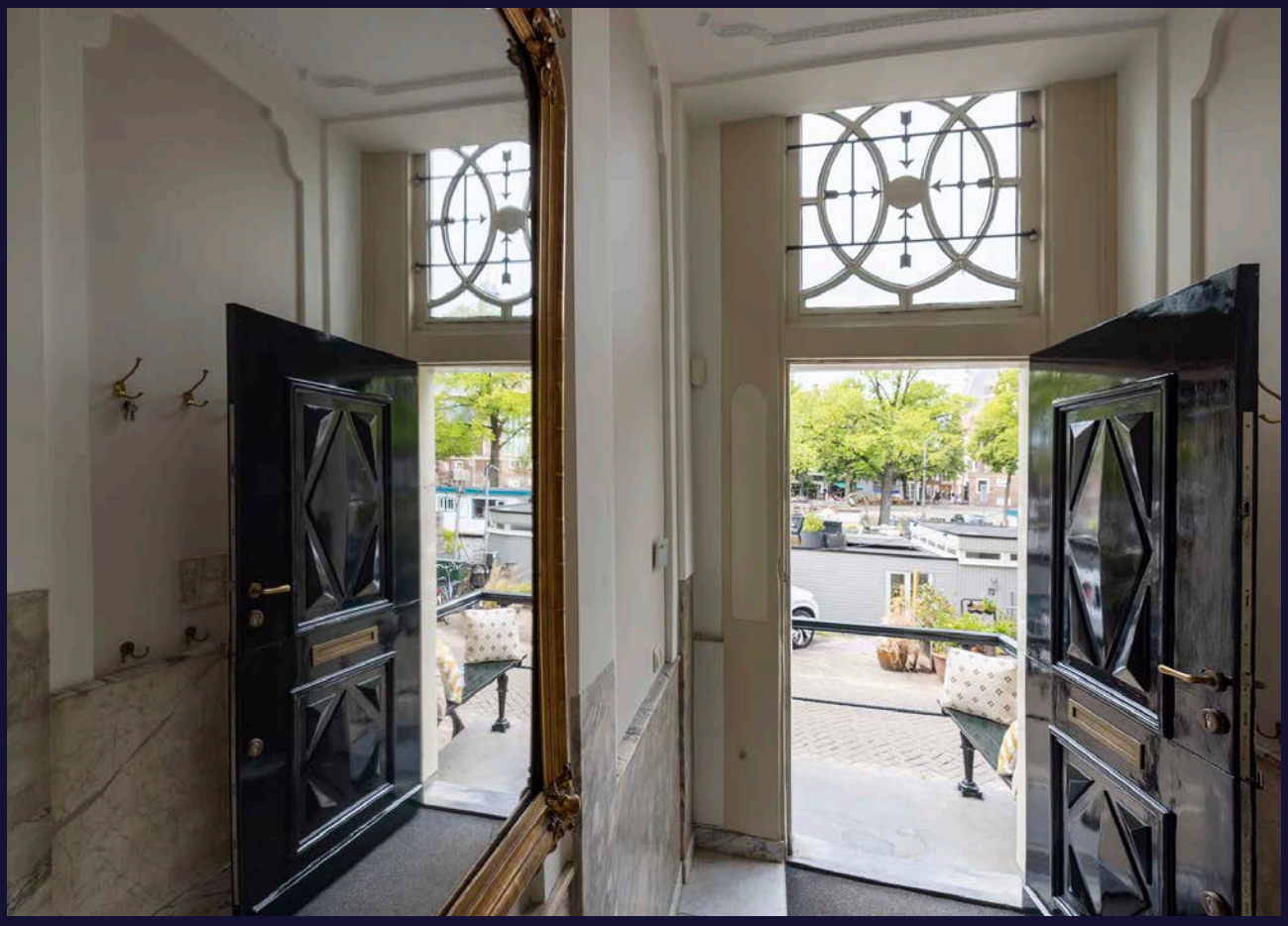


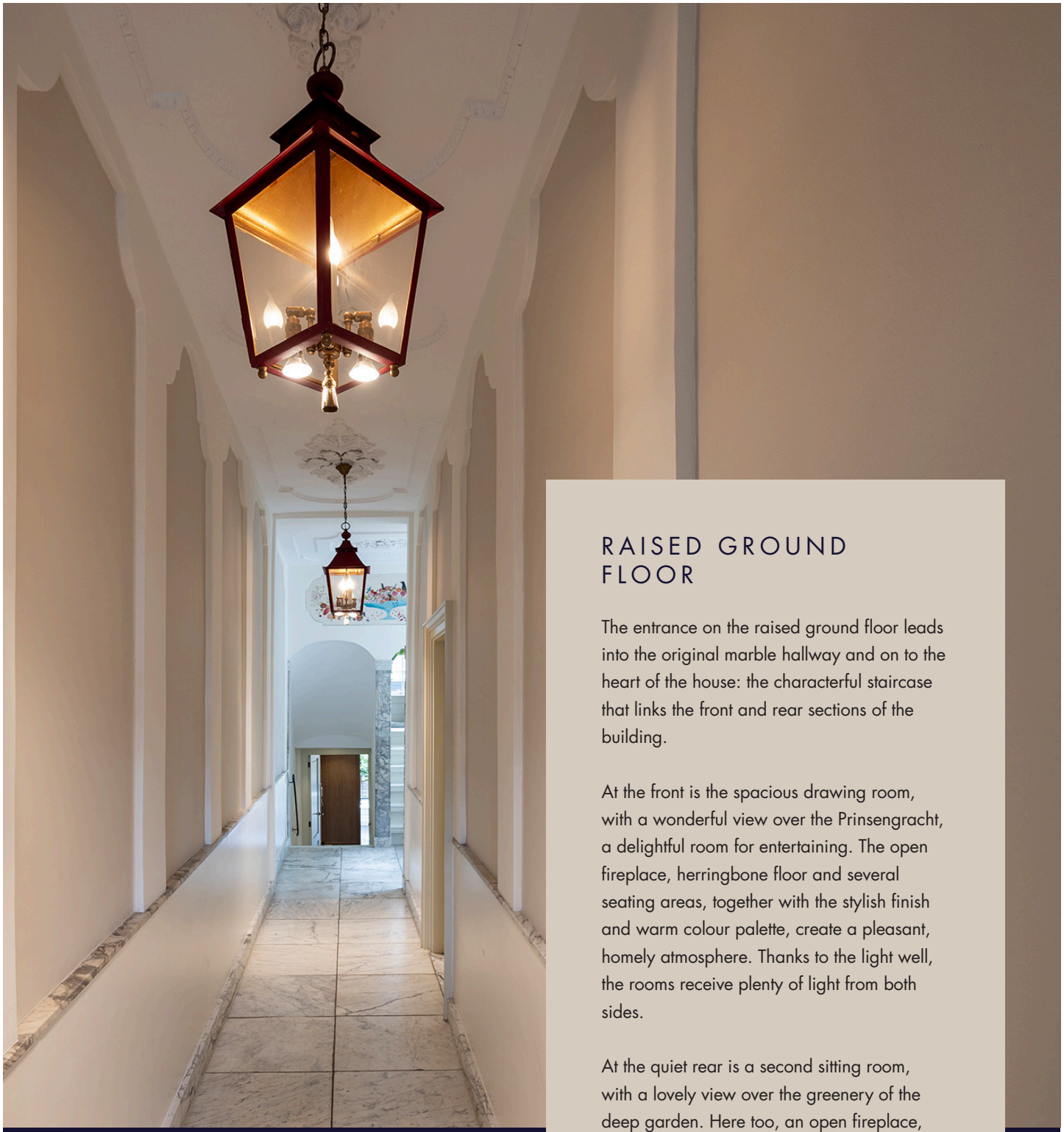


THE HOUSE

From the entrance on the raised ground floor (bel-etage), it is immediately clear how much space lies behind the façade. Each floor has its own purpose, yet the floors connect naturally with one another.
The reception rooms on the canal side enjoy the view across the Prinsengracht towards the Noordermarkt and the Noorderkerk. Thanks to the south-westerly orientation, the light changes throughout the day. Tall windows, generous ceiling heights and the herringbone floor give the rooms a classic base, combined with comfortable, contemporary living.







RAISED GROUND FLOOR

The entrance on the raised ground floor leads into the original marble hallway and on to the heart of the house: the characterful staircase that links the front and rear sections of the building.

At the front is the spacious drawing room, with a wonderful view over the Prinsengracht, a delightful room for entertaining. The open fireplace, herringbone floor and several seating areas, together with the stylish finish and warm colour palette, create a pleasant, homely atmosphere. Thanks to the light well, the rooms receive plenty of light from both sides.

At the quiet rear is a second sitting room, with a lovely view over the greenery of the deep garden. Here too, an open fireplace, the herringbone floor and handsome built-in cabinetry give a warm, well-kept feel. The restored stucco ceiling adds real character.

From the raised ground floor, a few steps lead down to the garden level at the rear, home to the generous kitchen-diner. Its direct connection to the garden makes it a central point of the house.

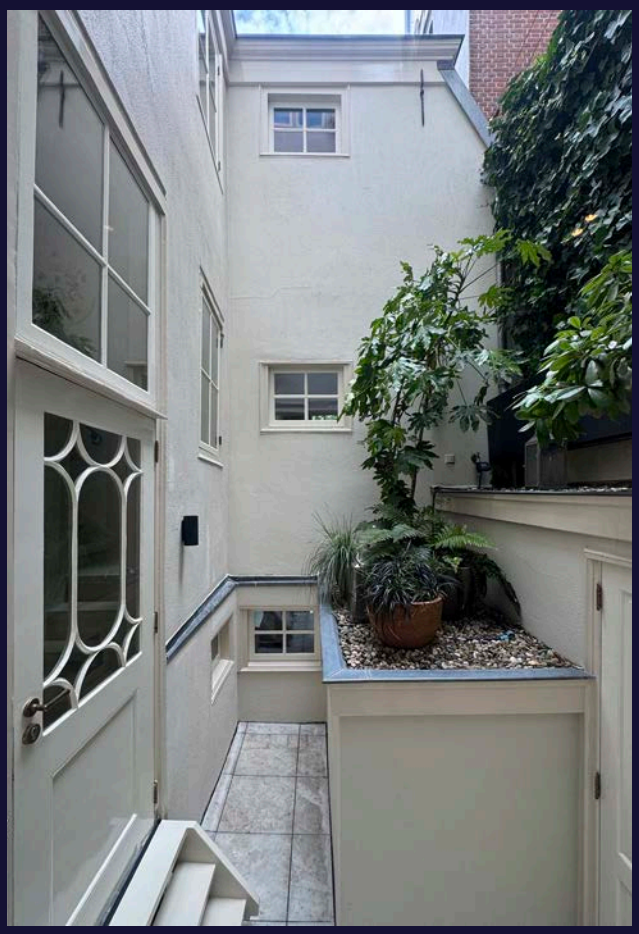




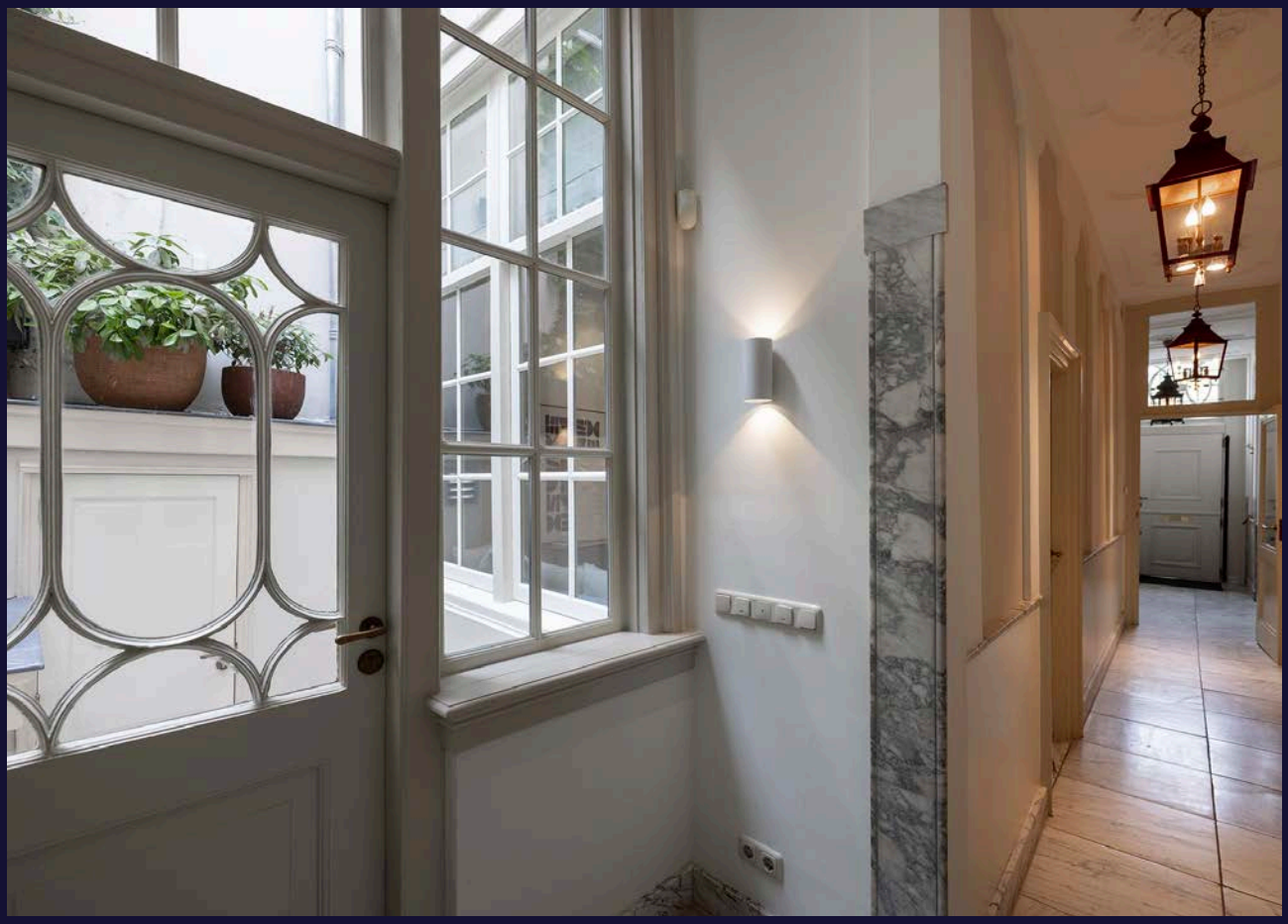
AT THE FRONT IS THE SPACIOUS DRAWING-ROOM, WITH A WONDERFUL VIEW OVER THE PRINSENGRACHT, A DELIGHTFUL ROOM FOR ENTERTAINING.



OAK HERRINGBONE FLOORS AND RESTORED STUCCO CEILINGS, GIVING THE HOME AN ELEGANT AND WELCOMING CHARACTER.



THANKS TO THE LIGHT WELL, THE ROOMS RECEIVE PLENTY OF LIGHT FROM BOTH SIDES.













GARDEN LEVEL, KITCHEN AND GARDEN

The open, modern kitchen is finished in a country style. It has wooden fitted cabinetry, integrated appliances, a six-burner gas range and a Quooker boiling-water tap. The bright conservatory, with French doors, opens directly onto the garden. There is ample room for a large dining table, and the gas fire adds warmth and cosiness. The original cupboards also provide plenty of storage.









IN THE REAR PART OF THE HOUSE IS THE SPACIOUS KITCHEN-DINER, WHICH, THANKS TO ITS DIRECT CONNECTION TO THE GARDEN, FORMS AN IMPORTANT FOCAL POINT OF THE HOUSE.



At approximately 92 m², the rear garden is exceptionally generous for a home on the Amsterdam canals. Surrounded by the historic buildings of the city centre, it is a sheltered, green space with remarkable privacy and calm. Its size leaves room for several seating and dining areas, creating true outdoor living in the middle of the city.



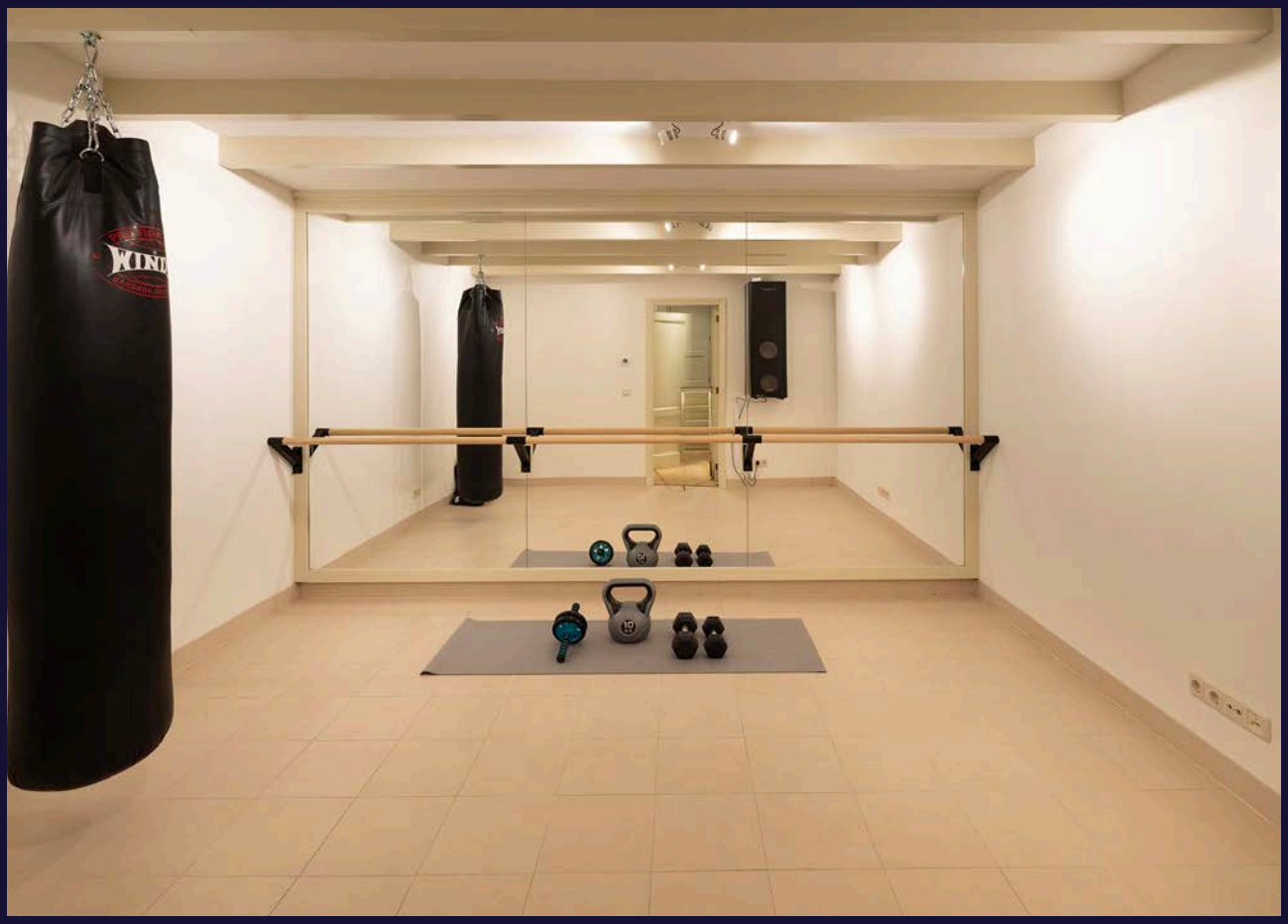


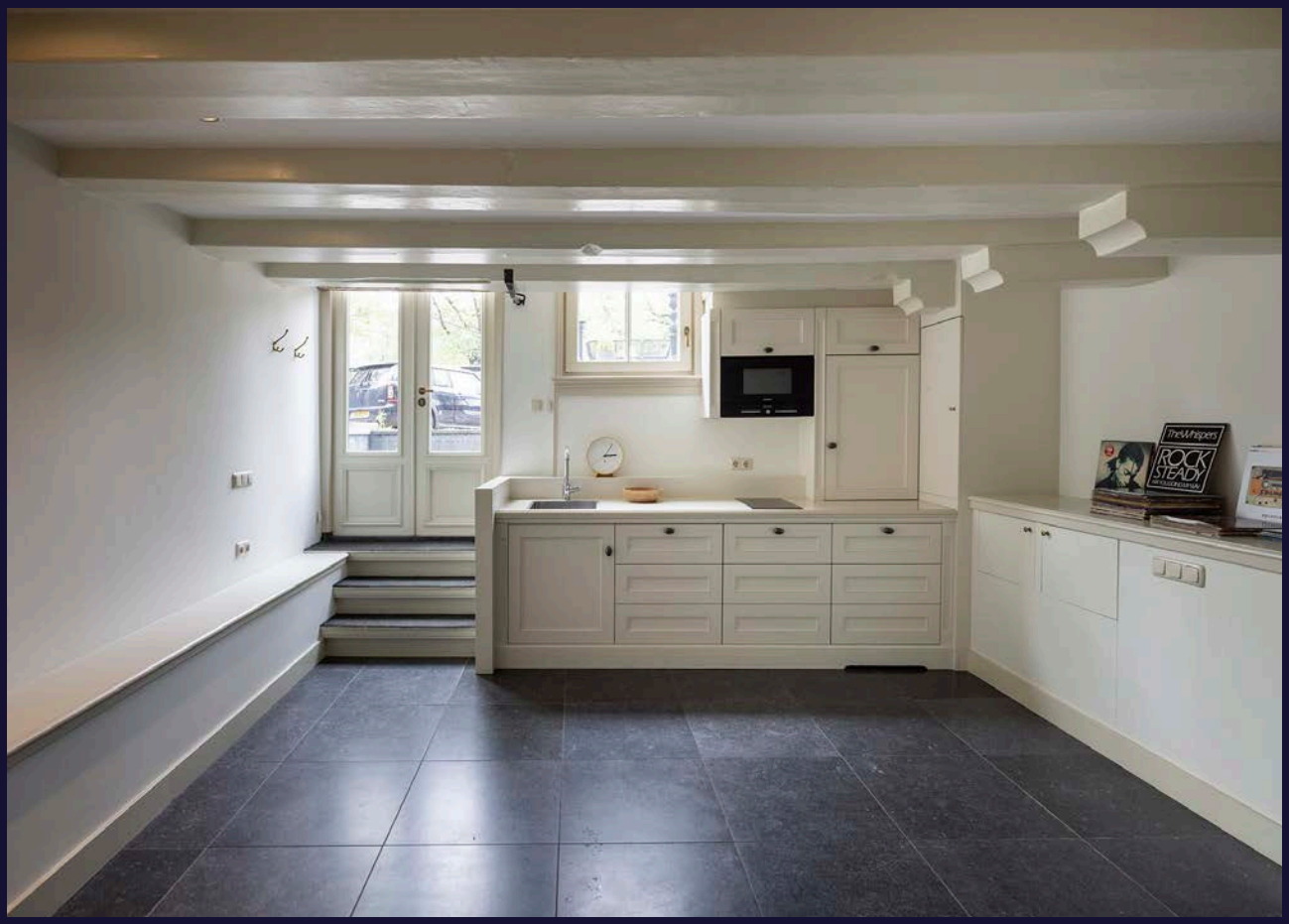


LOWER GROUND FLOOR

From the garden level, the house continues through to the lower ground floor at the front. Here you will find a gym, a laundry room and a climate-controlled wine room.

At the front of the lower ground floor is a fully self-contained guest suite. It can be reached from inside the house and through its own entrance directly from the Prinsengracht. The suite has its own bedroom, living area and kitchenette, and a charming, well-appointed bathroom with walk-in shower, rain shower and vanity unit. With its own facilities and separate entrance, it is a particularly versatile part of the house. It is ideal for visiting family or friends and equally well suited to a live-in au pair.




TheWhispers
ROCK
STEADY

THANKS TO ITS OWN FACILITIES AND SEPARATE ENTRANCE, IT IS IDEAL FOR GUESTS OR A LIVE-IN AU PAIR.







FIRST FLOOR

The first floor has two spacious bedrooms. At the front is the principal bedroom with a generous walk-in wardrobe, which connects directly to the bathroom. This large bathroom is stylishly fitted with a bath, a spacious bespoke vanity unit with double basins, and a marble worktop and floor. It also has plenty of built-in storage and a marble walk-in shower. The bathroom can also be reached separately from the landing.

At the quiet rear is a second large bedroom, making this a comfortable and complete bedroom floor.







THE VARIOUS STOREYS ARE CAREFULLY INTER-CONNECTED AND ARE CHARACTERISED BY ELEGANT PROPORTIONS, PLENTY OF NATURAL LIGHT AND A WARM, TIMELESS FINISH.

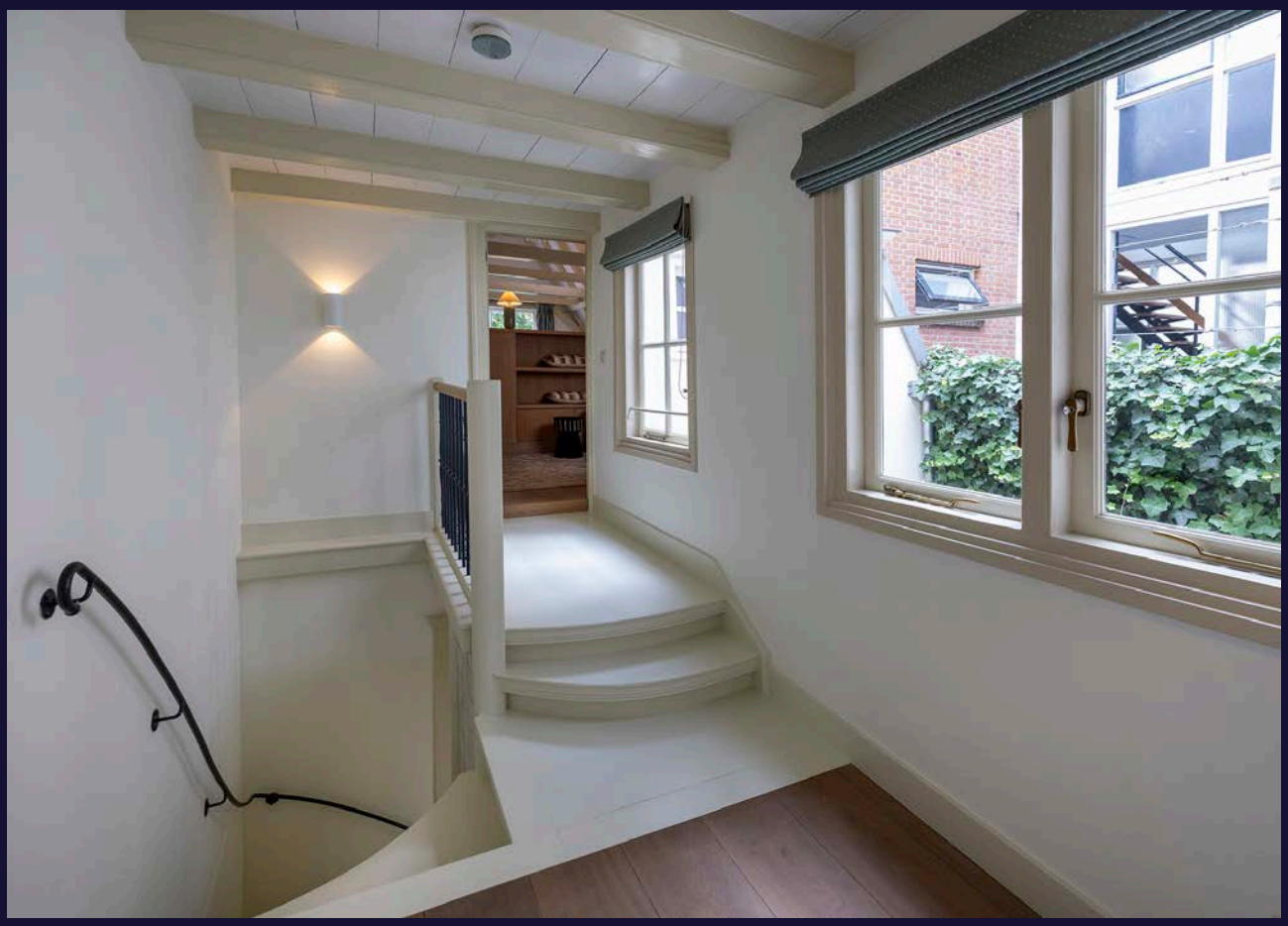








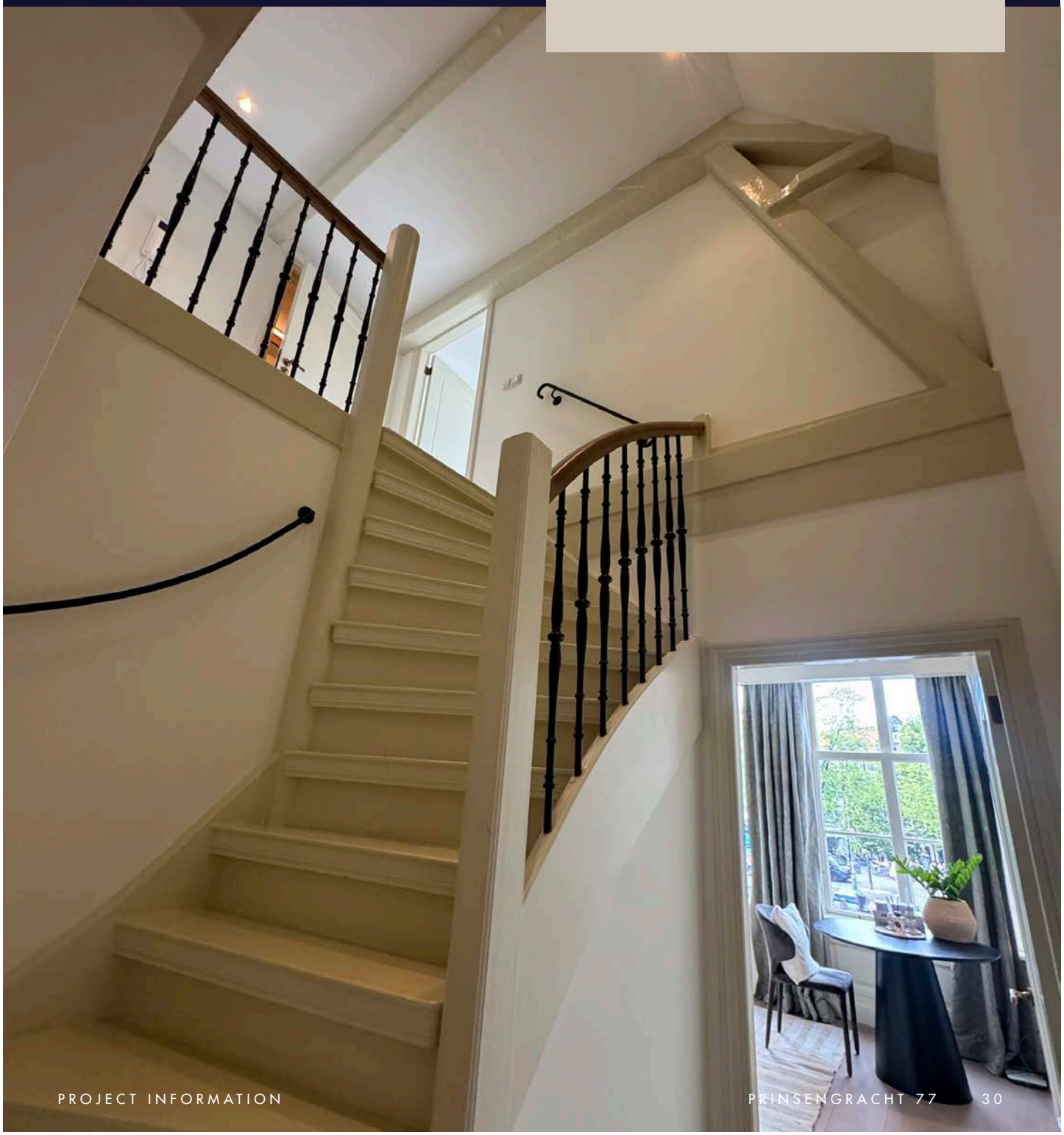






SECOND FLOOR

This floor has two spacious, full bedrooms, one at the front and one at the rear. Both have air conditioning, several built-in wardrobes and charming exposed beams. Its own bathroom, with walk-in shower and vanity unit, makes this floor ideal for children. There is also a separate WC.























THIRD FLOOR

Beneath the roof ridge is another bedroom, with a fine view that takes in the Noordermarkt. The adjoining room under the eaves is ideal as a study, guest room or hobby room. A fourth bathroom could easily be added here if desired, as all connections are already in place.

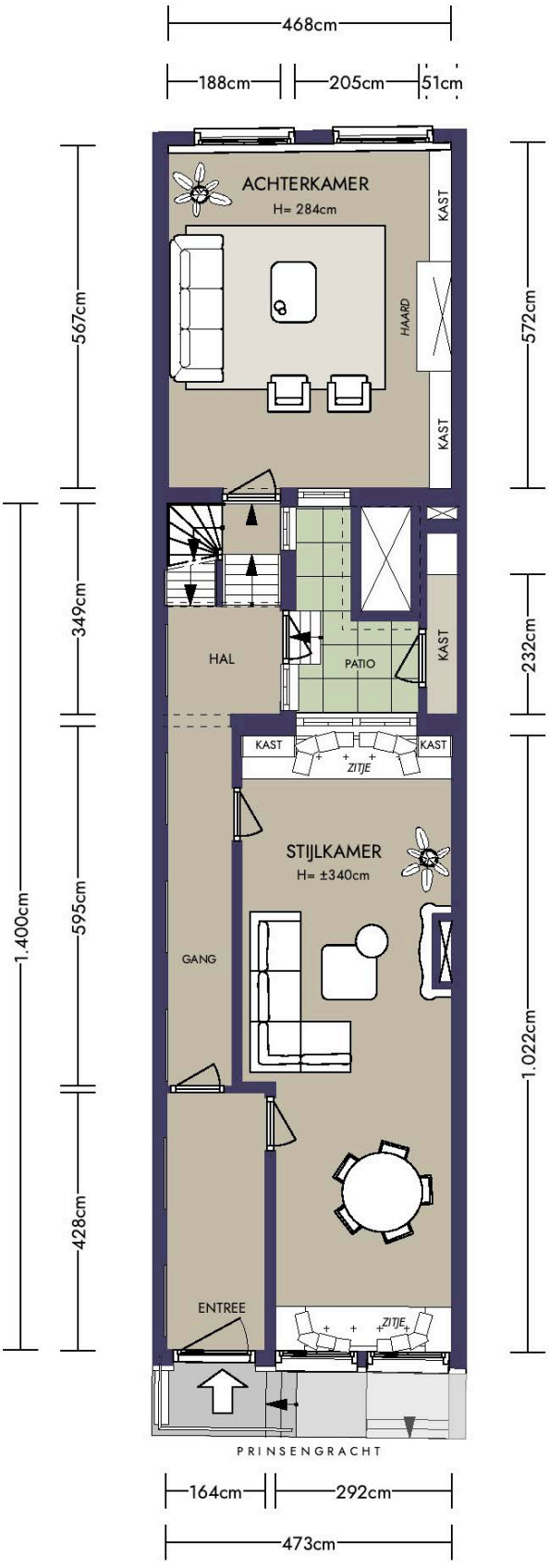






BEHIND THE DISTINCTIVE 1773 FAÇADE LIES AN EXCEPTIONALLY SPACIOUS FAMILY HOME OF APPROXIMATELY 345 M².

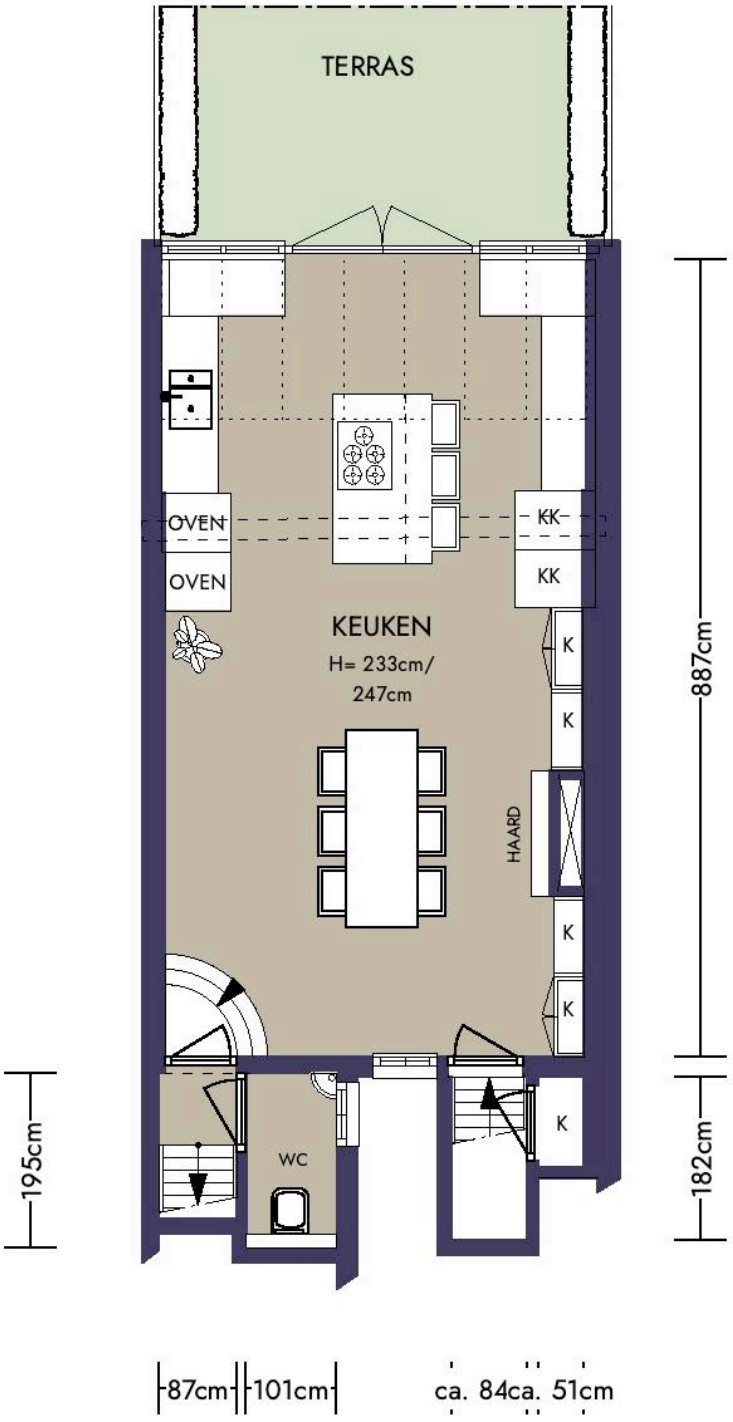
RAISED GROUND FLOOR (BEL-ETAGE)



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	82,56 m²
OVERIGE INPANDIGE RUIMTE	1,18 m²
GEBOUWGEBONDEN BUITENRUIMTE	4,95 m²
EXTERNE BERGRUIMTE	n.v.t.

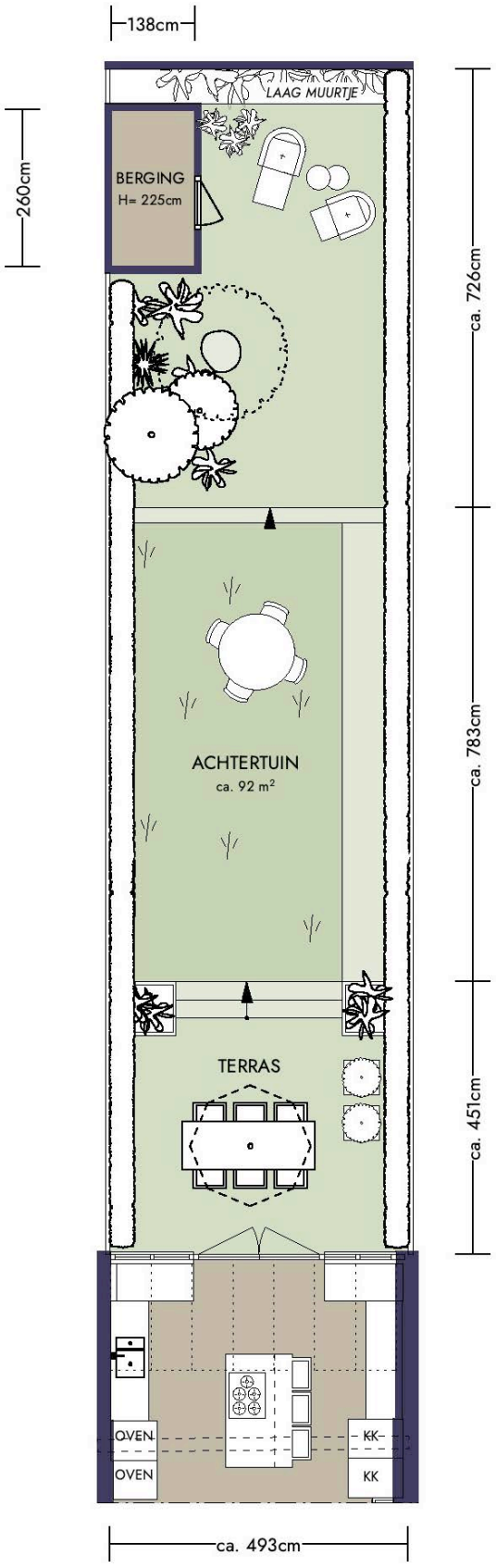
GARDEN LEVEL



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	47,73 m^2
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

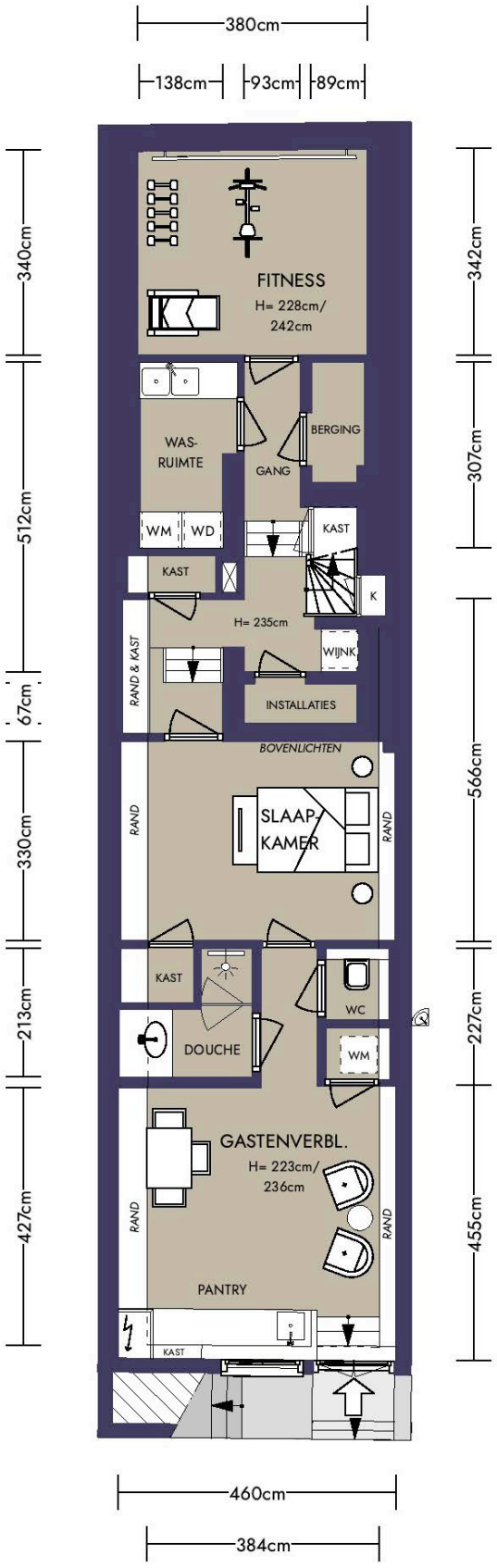
GARDEN



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	n.v.t.
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	3,59 m²

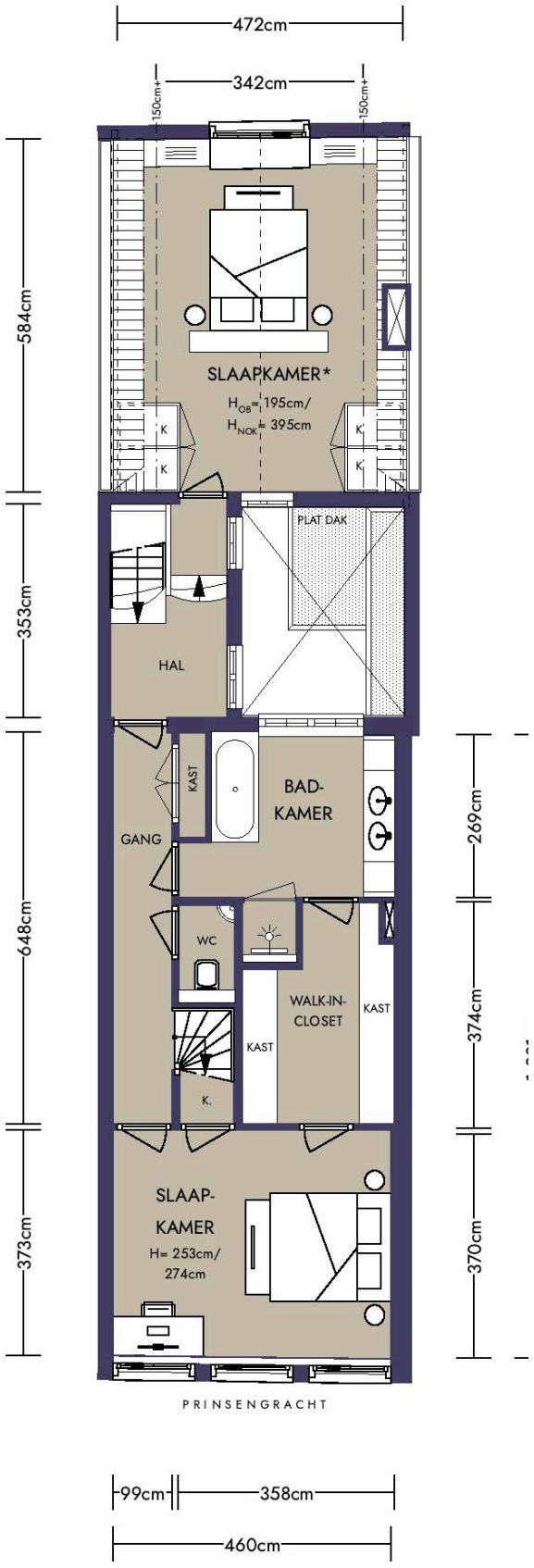
LOWER GROUND FLOOR



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	74,04 m^2
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

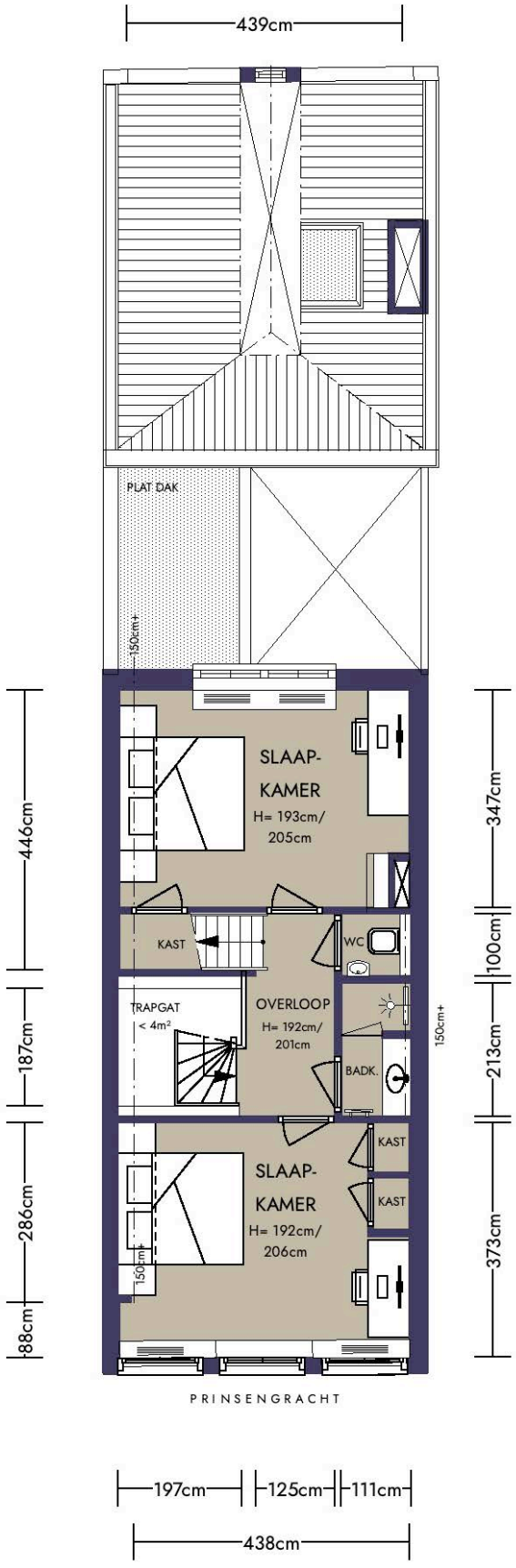
FIRST FLOOR



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	75,33 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

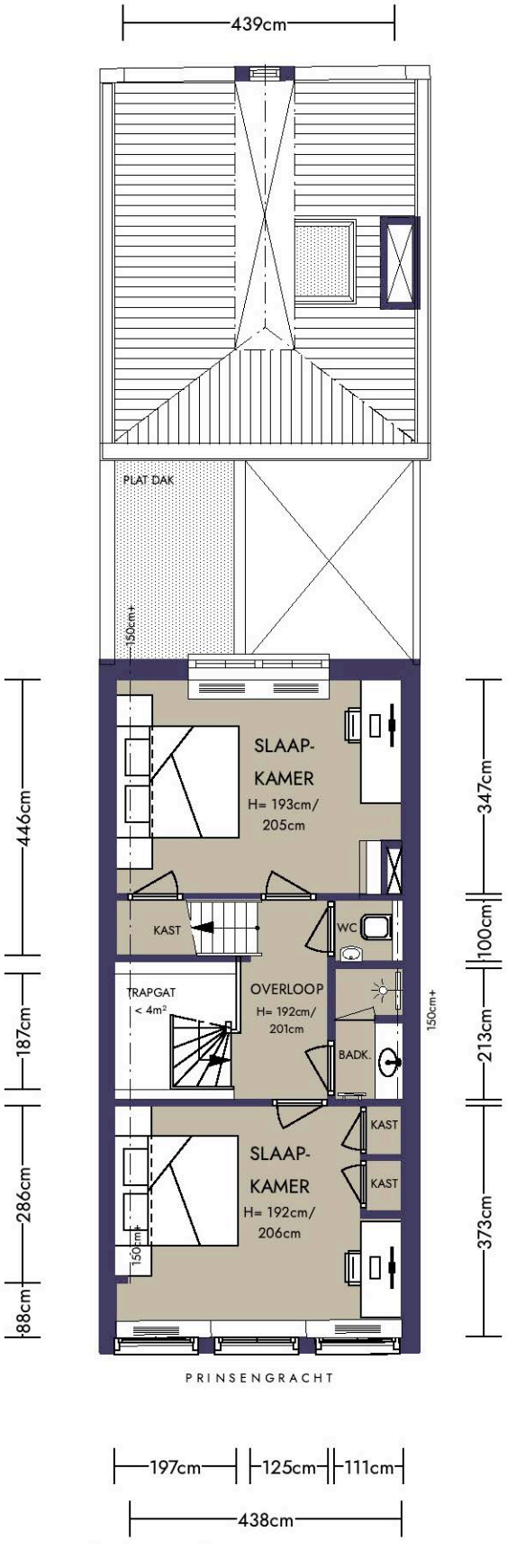
SECOND FLOOR



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	n.v.t.
OVERIGE INPANDIGE RUIMTE	46,40 m²
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

THIRD FLOOR



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	n.v.t.
OVERIGE INPANDIGE RUIMTE	17,22 m²
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

SPECIFICATIONS

OBJECT

Type:	Canal house
Type:	Townhouse (mid-terrace)
Year of construction:	1735
Current use:	Living space
Current destination:	Living space

KEY FEATURES

+ Canal house dating from 1773, listed as a national monument (Rijksmonument)
+ Recently fully renovated, with new foundations
+ Approx. 280 m^2 of living space
+ Approx. 65 m^2 on the second and third floors with a headroom of approx. 1.93 metres
+ Three full bedrooms and a bathroom on the second and third floors, with air conditioning
+ Generous rear garden of approx. 92 m^2
+ Fully self-contained guest suite with its own bedroom, living area, kitchenette and bathroom. Guest suite reached from inside the house and through its own entrance on the Prinsengracht Ideal for guests or a live-in au pair
+ Gym and separate laundry room
+ Climate-controlled wine room
+ Generous kitchen-diner opening directly onto the garden
+ Two reception rooms on the raised ground floor
+ Oak herringbone floors and restored stucco ceilings
+ Several open fireplaces and a gas fire
+ View across the Prinsengracht towards the Noordermarkt and the Noorderkerk
+ Located on the Prinsengracht, right by the Jordaan

All floor areas and dimensions are indicative. No rights can be derived from this text.

CHARACTERISTICS

Living area:	345 m^2
Number of rooms:	11
Number of bedrooms:	7
Volume:	840 m^3
Building- related outdoor space:	5 m^2
External storage space:	4 m^2

CADASTRAL

Municipality:	Amsterdam
Section:	M
Plot Number:	2417
Plot of 220 m^2	

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

+ Full ownership

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