

CARLA
VAN DEN BRINK

FRANS VAN MIERISSTRAAT 58 H
AMSTERDAM

Unique three-level ground-floor apartment of no less than 233 sq m,

with 6 bedrooms, a terrace and a garden.

carlavandenbrink.nl

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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MVA NWWI R365 | CHRISTIE'S INTERNATIONAL REAL ESTATE tmi taxatie management instituut

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THE APARTMENT

This wonderful family home, rich in authentic details, is situated on freehold land in the heart of Oud-Zuid, on the leafy Frans van Mierisstraat.

The apartment is arranged over three floors.



LOCATION

Frans van Mierisstraat is located in the heart of Oud-Zuid, one of Amsterdam's most desirable and prestigious neighbourhoods. The street is quiet and leafy, while all the amenities of the Museum Quarter are within walking distance.

Just around the corner is Cornelis Schuytstraat, with its many local shops, boutiques, restaurants and terraces, including Brasserie Joffers, Café Garçon, floral designer Menno Kroon, Mulder bookshop, VISQUE fishmonger, the Organic Food for You supermarket and Tom Ensink's greengrocer. Beethovenstraat is also nearby, offering an Albert Heijn supermarket, a fishmonger, cheesemonger, Brood bakery and numerous other local shops, lunchrooms and restaurants. For a glass of wine or an extensive dinner, Bar Barolo, George, Cafecito, The Marlin Bar and Esh Pitabar can all be found just around the corner. Every Saturday, the Zuidermarkt takes place on Zuidermarktplein, offering fresh organic produce, and there is also a lively neighbourhood market on Jacob Obrechtplein. The luxury shopping streets P.C. Hooftstraat and Van Baerlestraat are only a few minutes away. Museumplein, home to the Rijksmuseum, Van Gogh Museum, Stedelijk Museum and Concertgebouw, is within walking distance. Vondelpark is less than









a five-minute walk away, perfect for a stroll, picnic or sporting activity. De Pijp is also within walking distance, with its lively markets, restaurants and coffee bars. Sports enthusiasts can visit TrainMore, SportCity or Saints & Stars. Amsterdam city centre and the Zuidas business district can both be reached within ten minutes by bicycle.
Accessibility is excellent. Station Zuid/WTC is approximately five to ten minutes away by bicycle and offers train, metro, tram and bus connections in all directions. The A10 ring road and the A4 motorway are easily accessible, while Schiphol Airport is approximately fifteen minutes away by car.

Parking is available through the municipal permit system. The property falls within permit area Zuid 8.1. With a parking permit for Zuid 8.1, you may park in Zuid-1, Zuid-2 and Zuid-8.





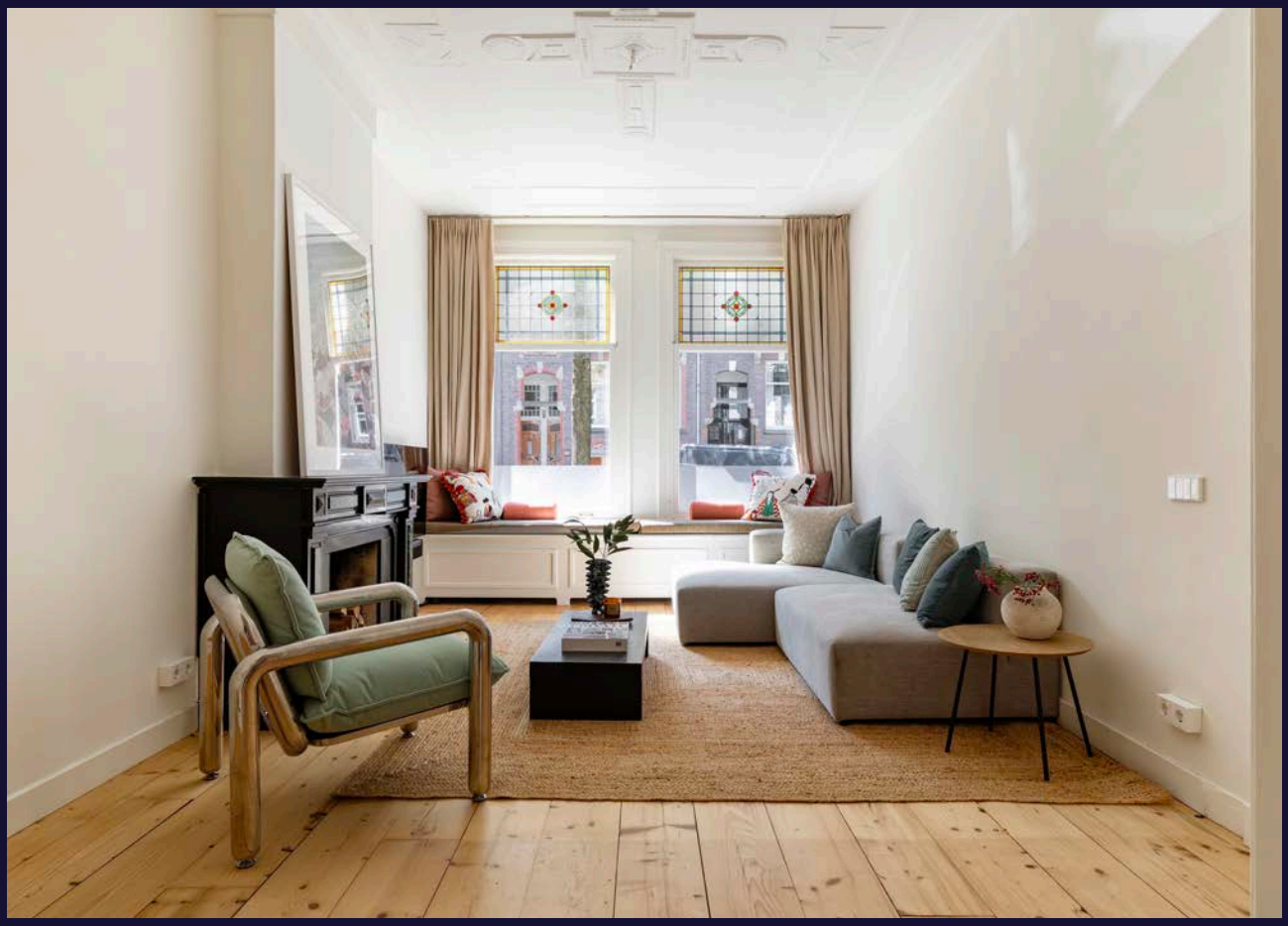


RAISED GROUND FLOOE

Through the entrance, one enters the beautiful, stately hall with marble flooring and a large guest toilet, which provides access to the living area.

The raised ground floor features an atmospheric living room en suite with a fireplace, impressive ceiling height and elegant ornamental ceilings. In the large window bay, a built-in bench has been created: a lovely spot to enjoy a morning coffee in the sun while overlooking the street.

At the rear are the dining room and a bright conservatory with large windows and double French doors opening onto the terrace.

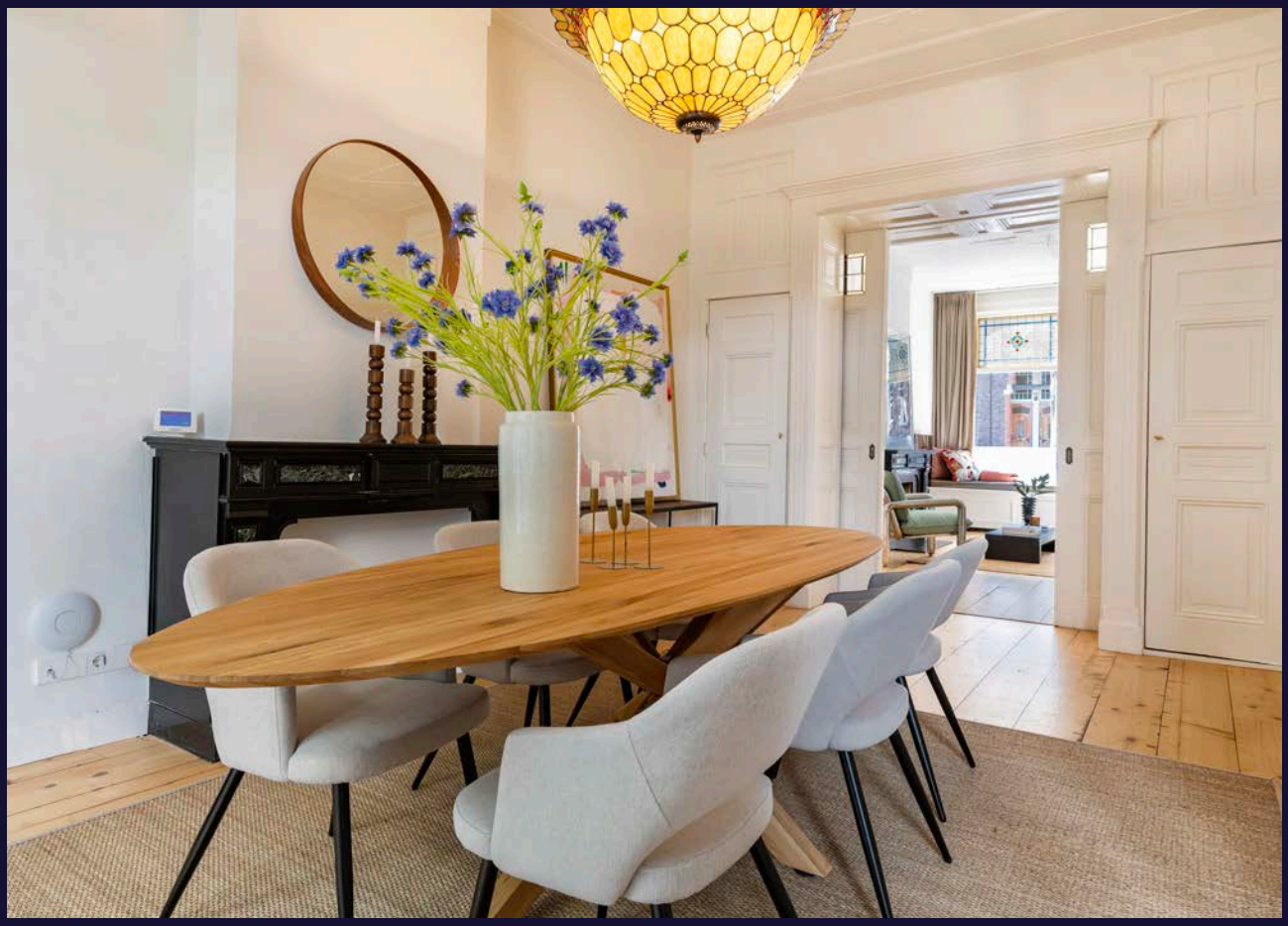




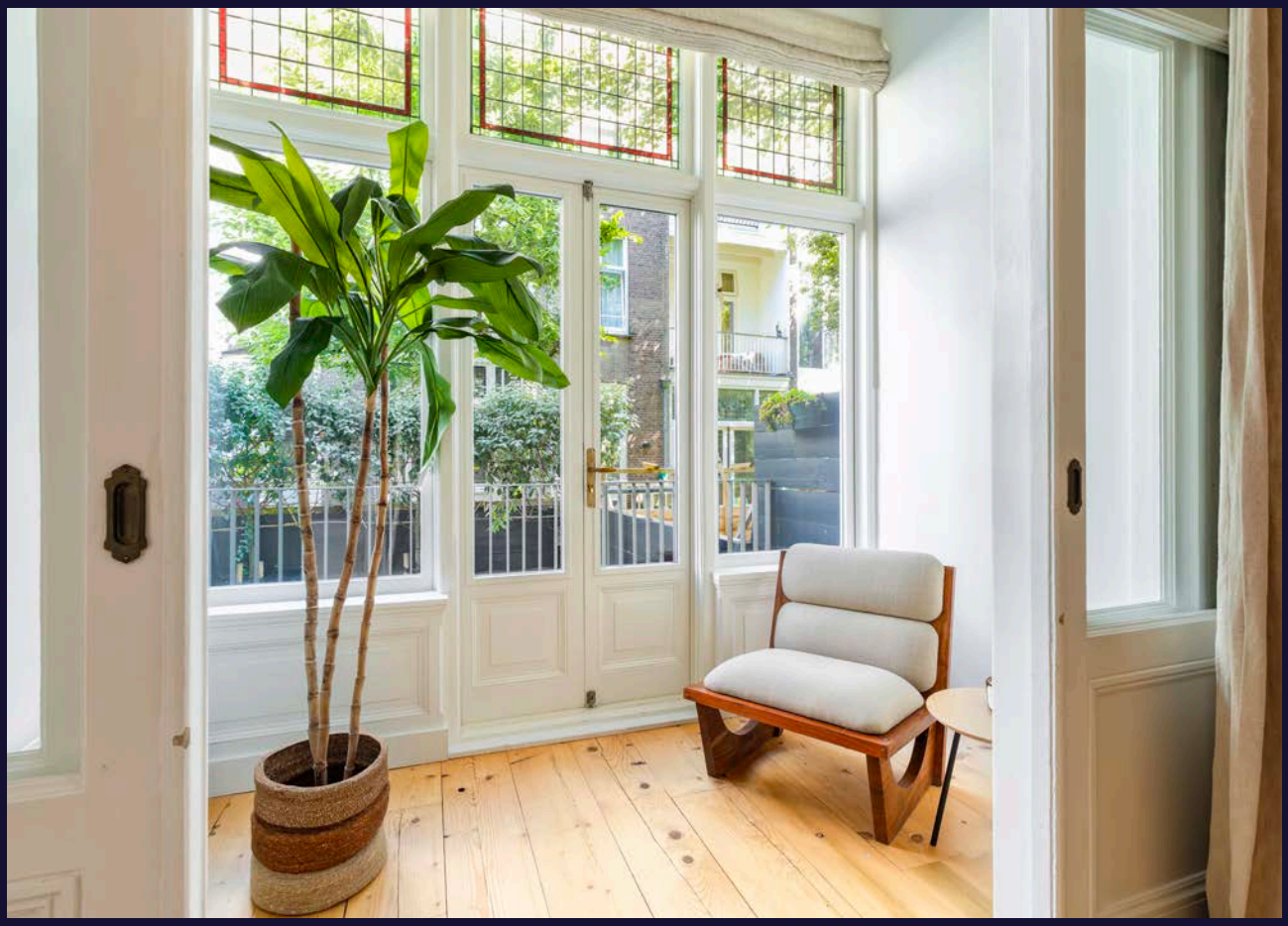


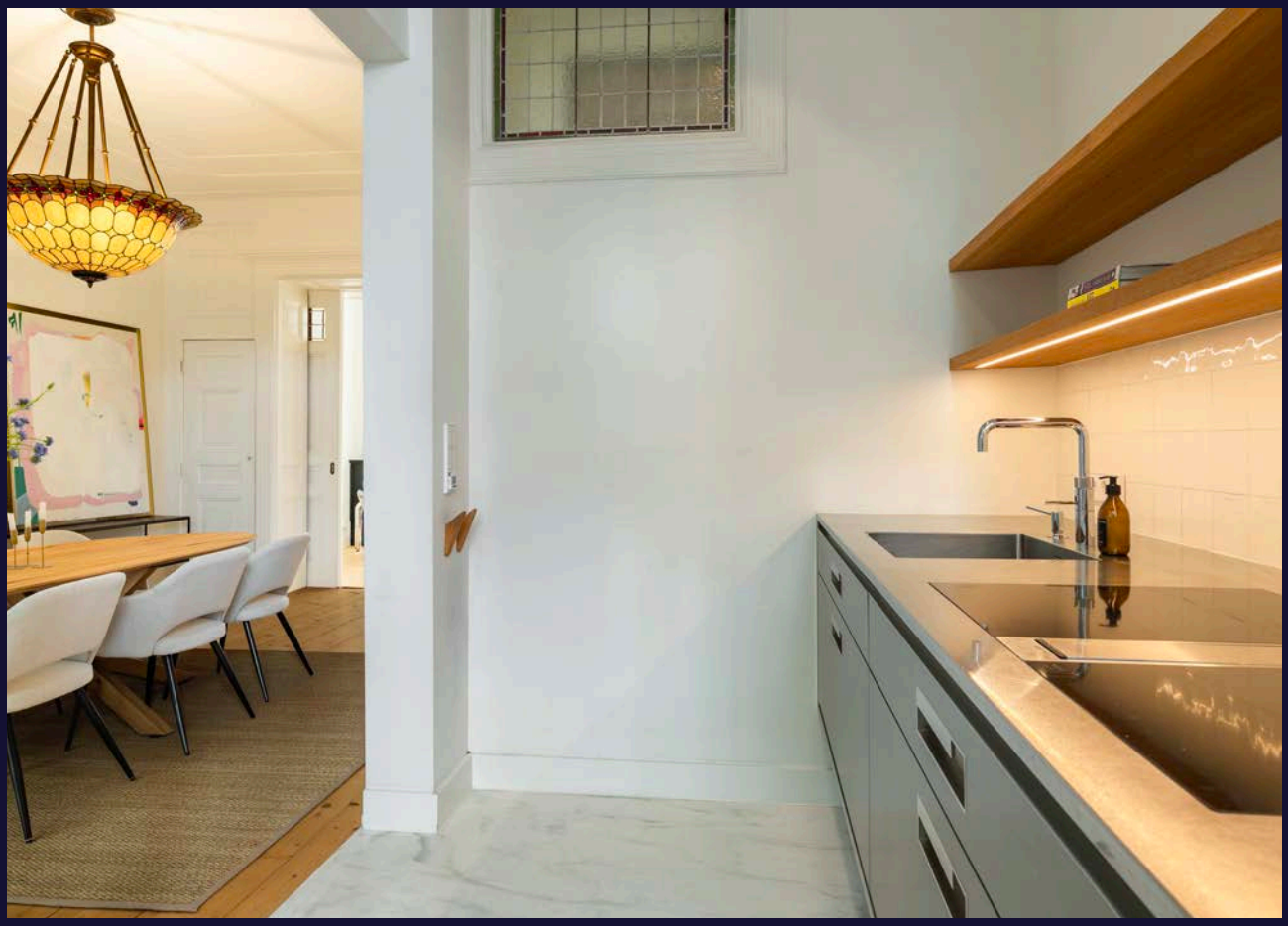
AN ATMOSPHERIC LIVING ROOM EN SUITE WITH A FIRE-PLACE, IMPRESSIVE CEILING HEIGHT AND ELEGANT ORNAMENTAL CEILINGS.











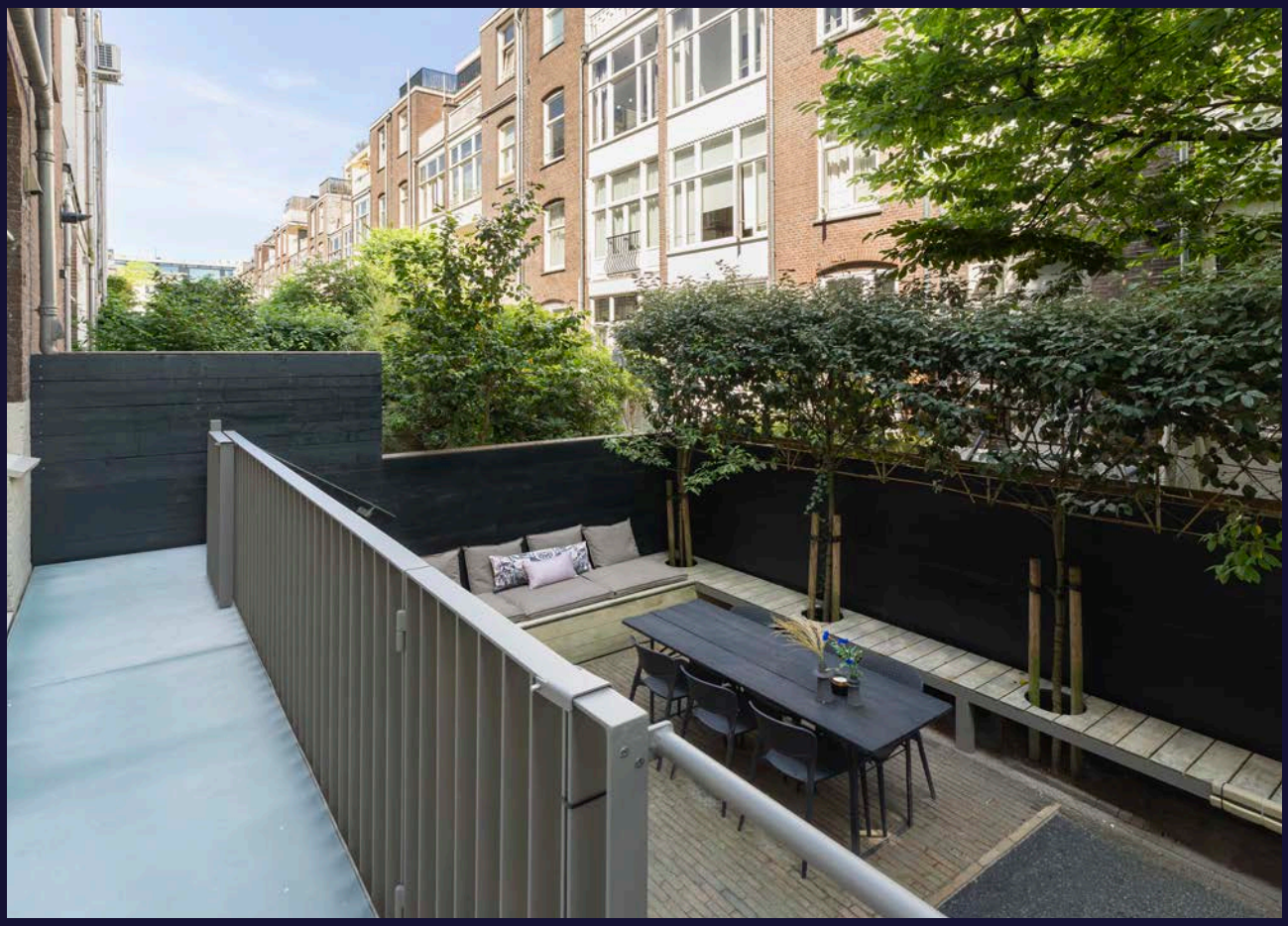
The sleek open-plan kitchen is also located at the rear and is fitted with a large four-burner stove with oven, a Quooker with sparkling water function and the necessary built-in appliances. The kitchen also provides access to the terrace, from where a fixed staircase leads down to the lovely garden. An extra feature for children: a slide from the terrace down to the garden.

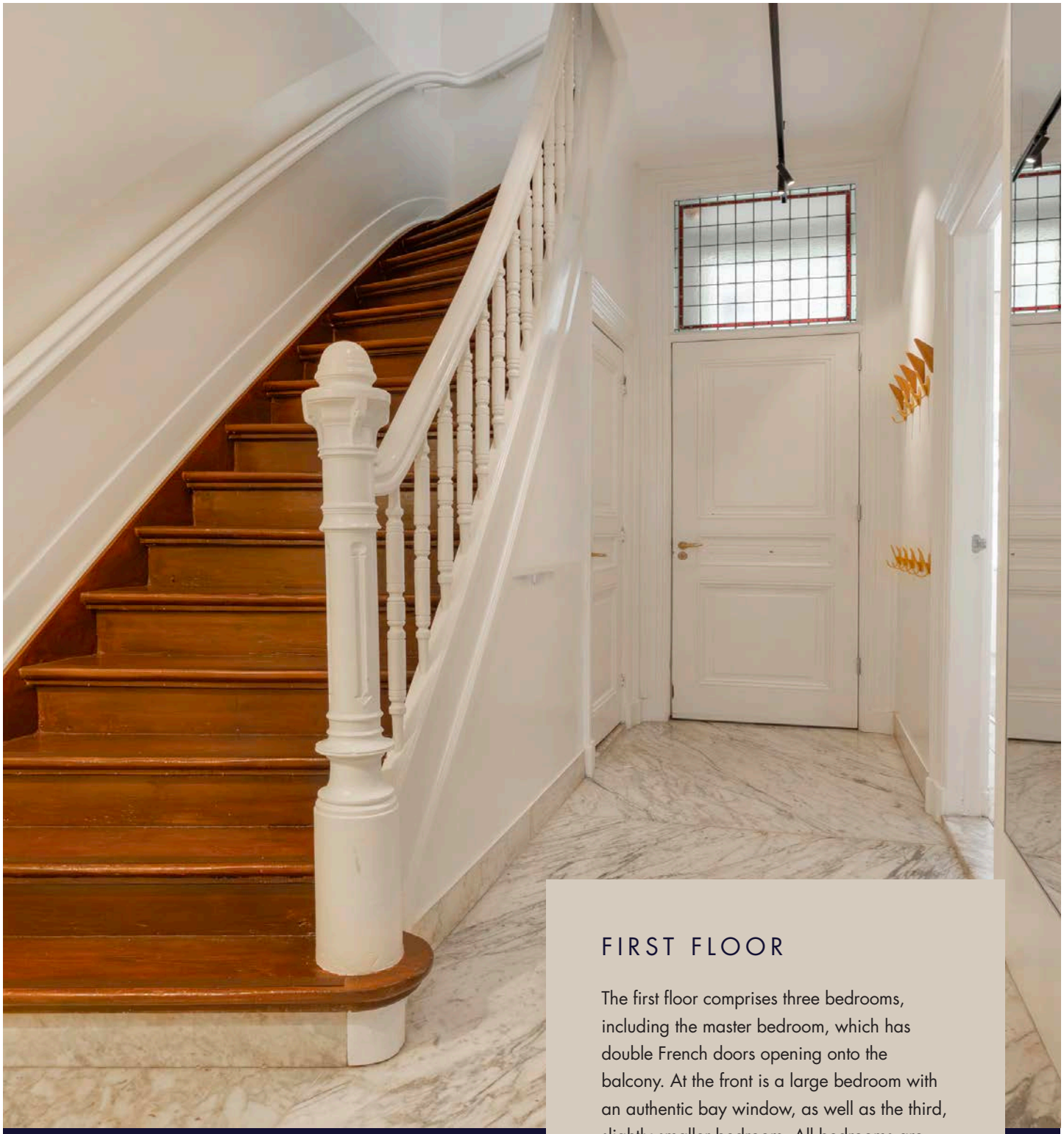




THE SLEEK OPEN-PLAN KITCHEN IS FITTED WITH A LARGE FOUR-BURNER STOVE WITH OVEN, A QUOOKER WITH SPARKLING WATER FUNCTION AND THE NECESSARY BUILT-IN APPLIANCES.

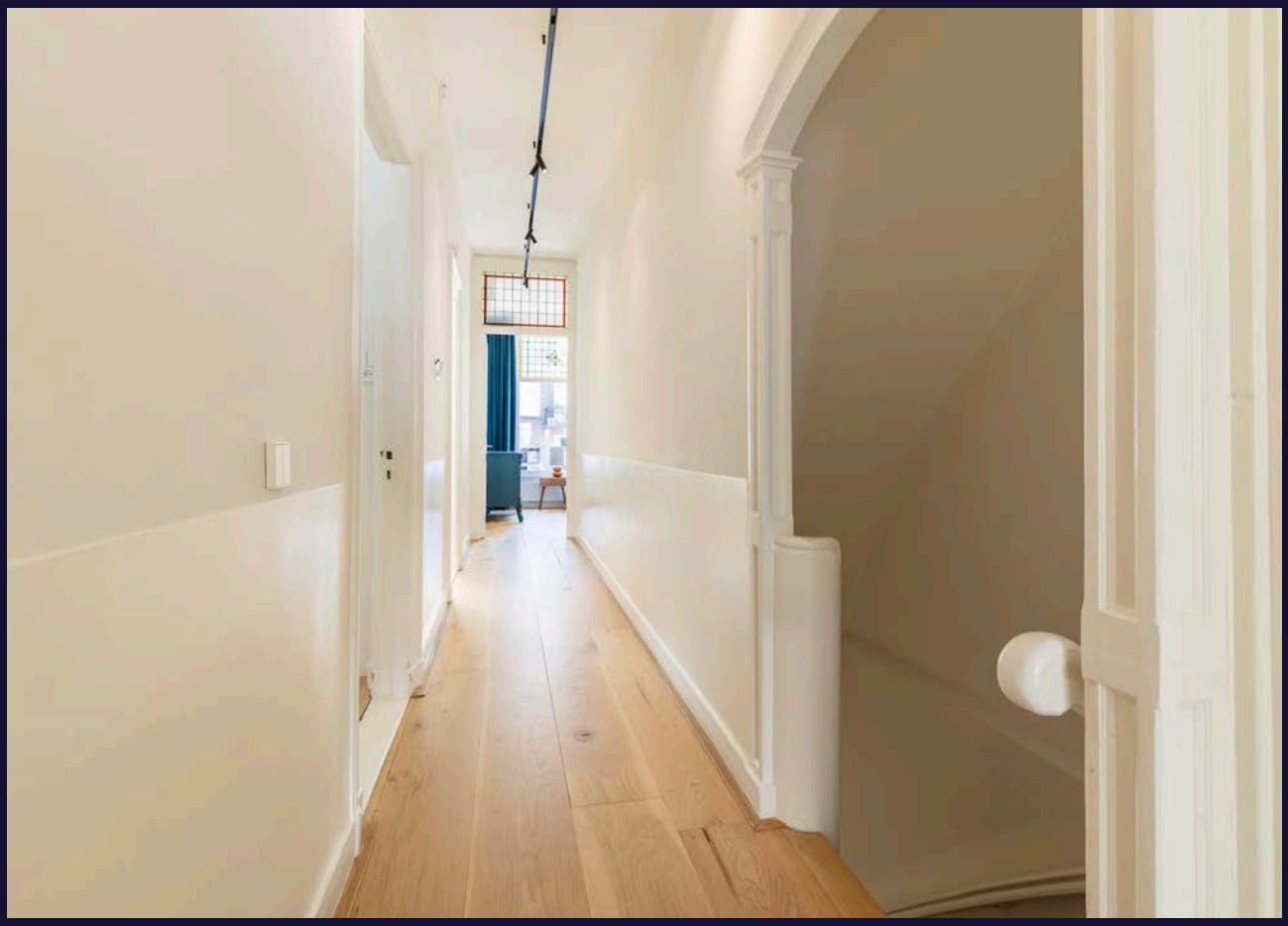




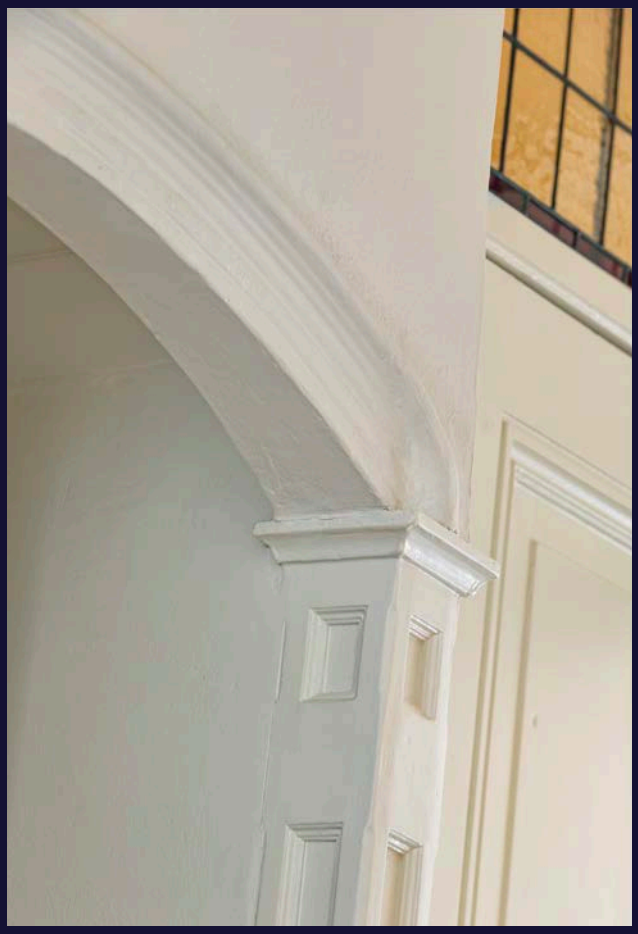


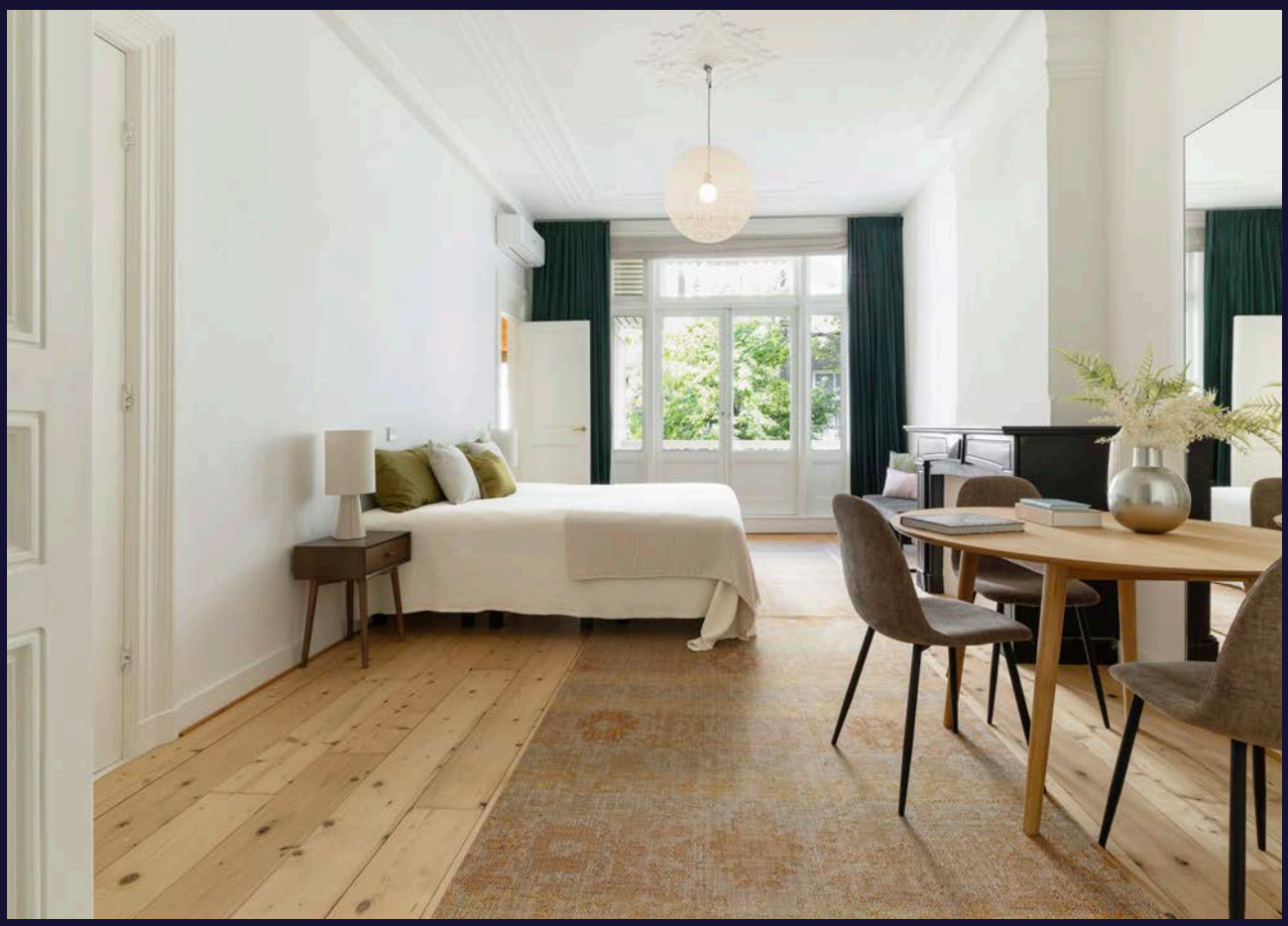
FIRST FLOOR

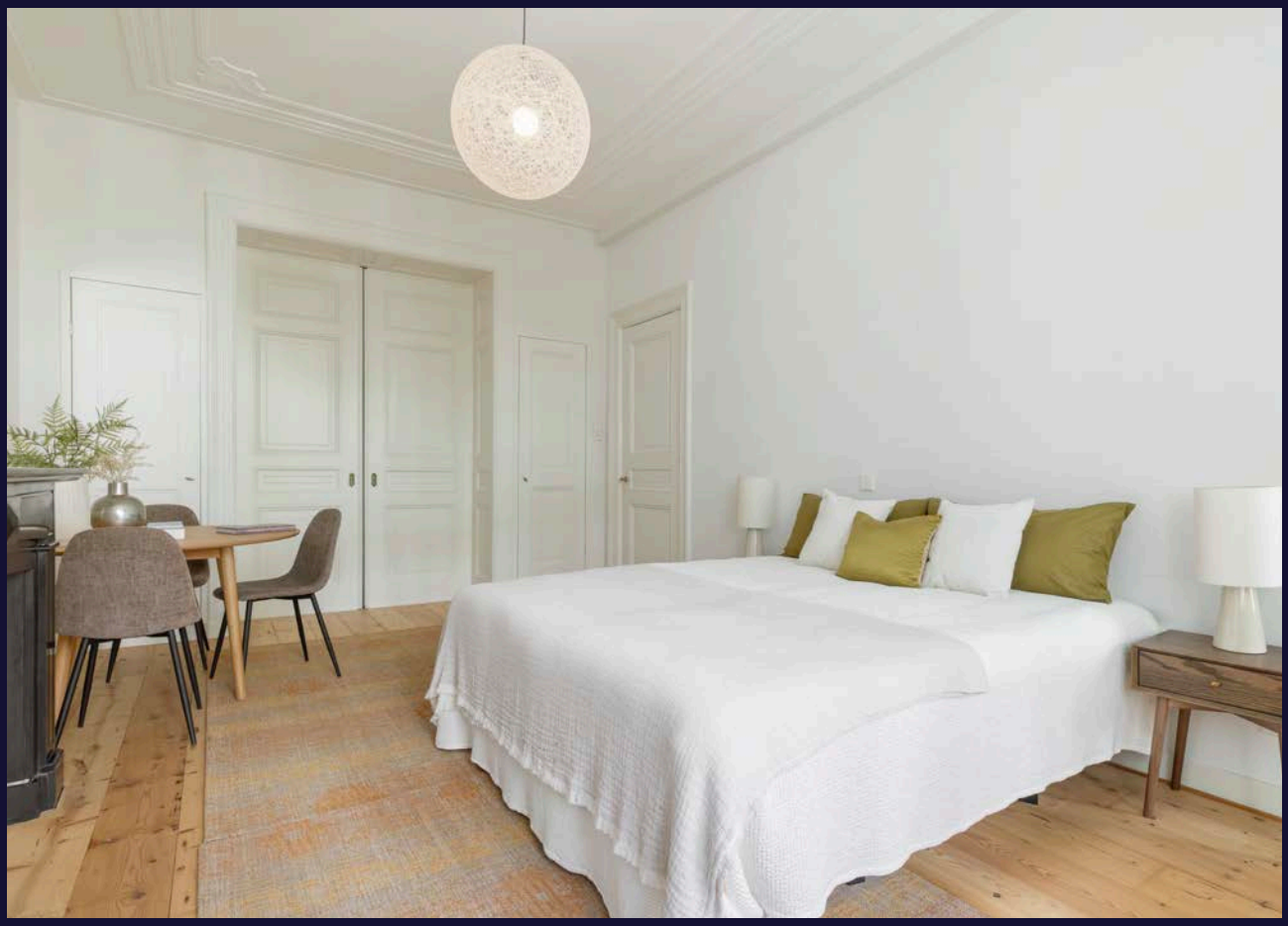
The first floor comprises three bedrooms, including the master bedroom, which has double French doors opening onto the balcony. At the front is a large bedroom with an authentic bay window, as well as the third, slightly smaller bedroom. All bedrooms are of a good size and are equipped with air conditioning. The en-suite area between the front and rear bedrooms is used as wardrobe space for the master bedroom. The beautiful bathroom, with a large window, is situated at the rear and is fitted with a shower, bathtub and washbasin. There is also a separate toilet on this floor.





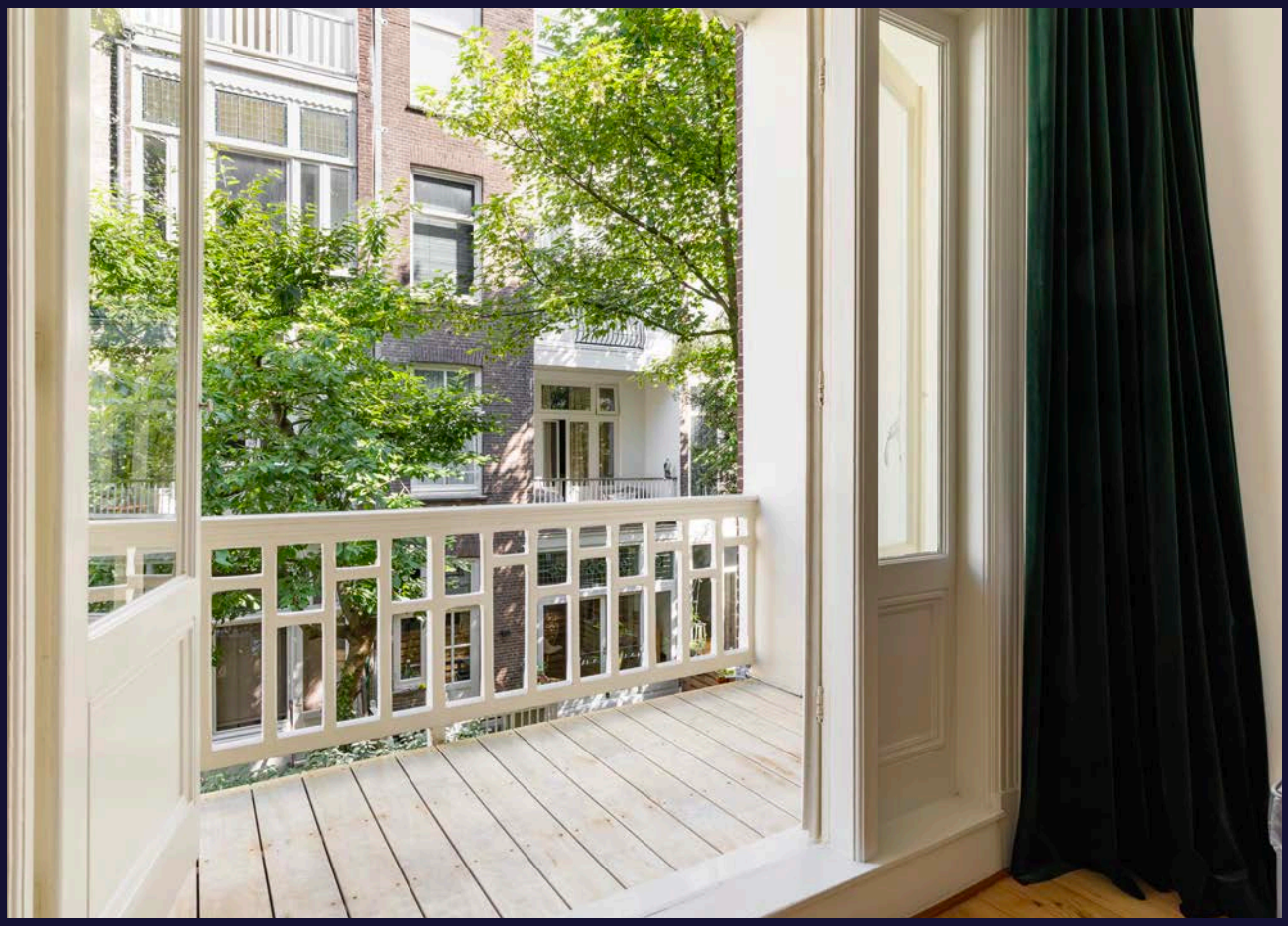


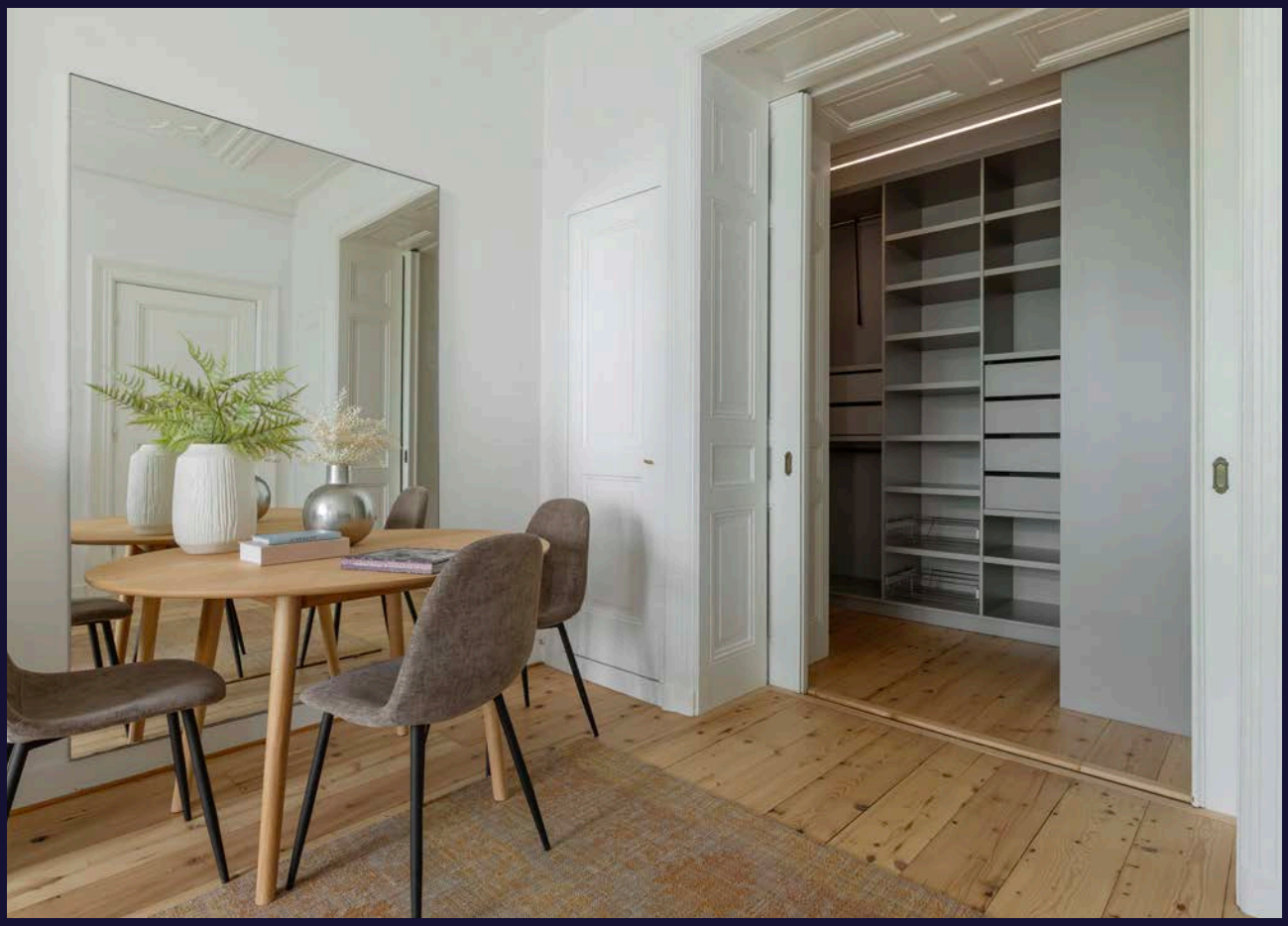


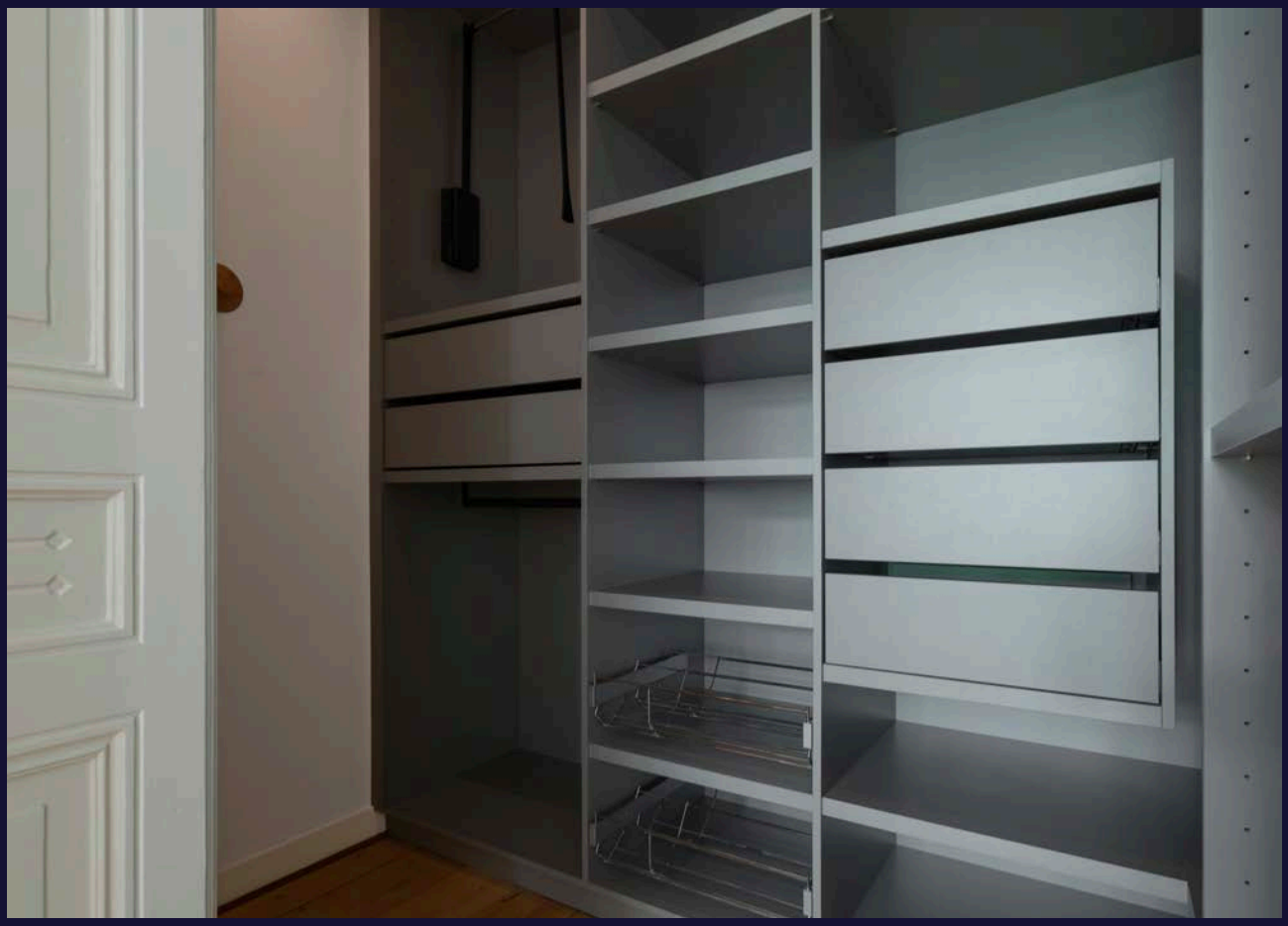


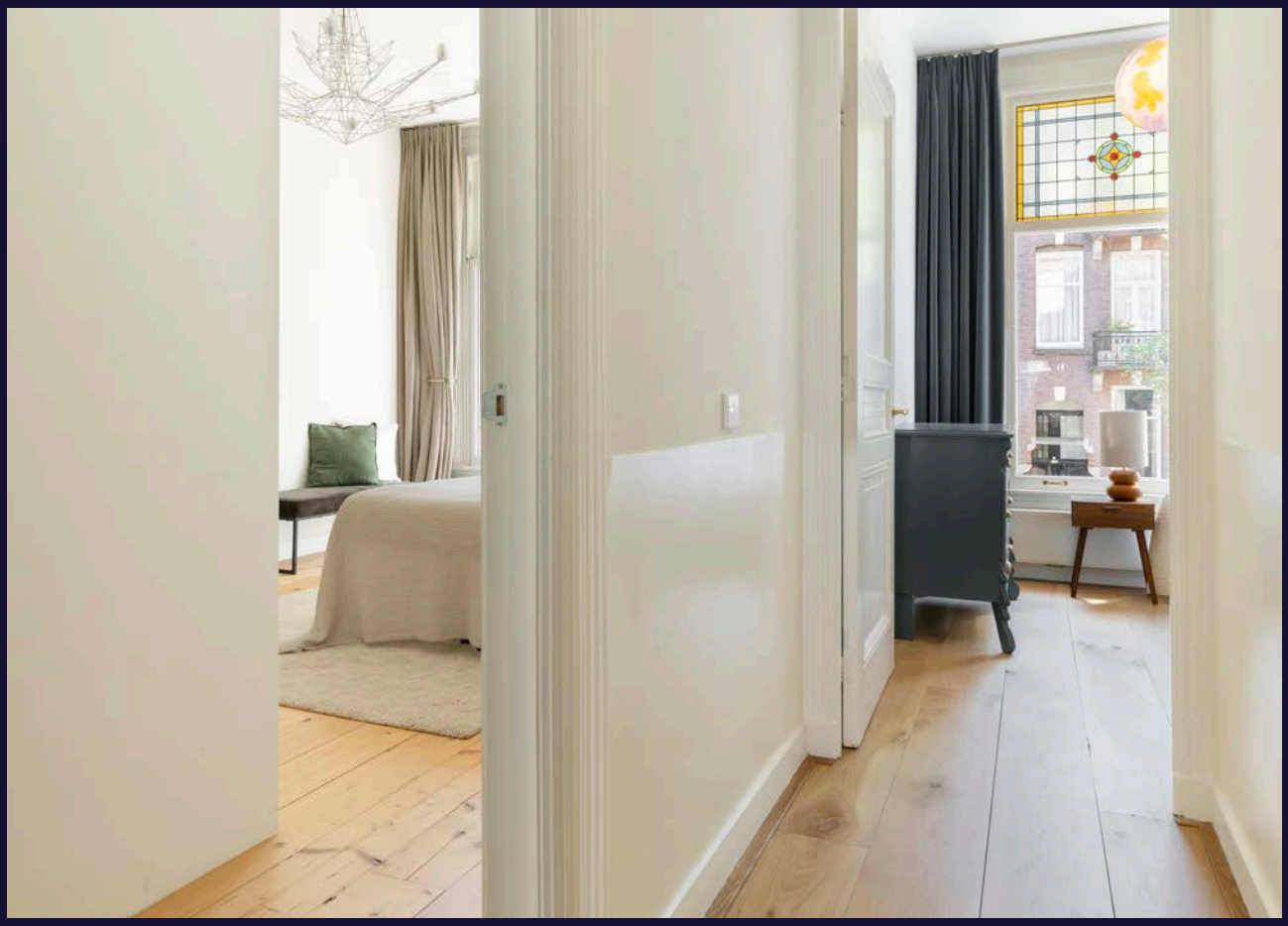


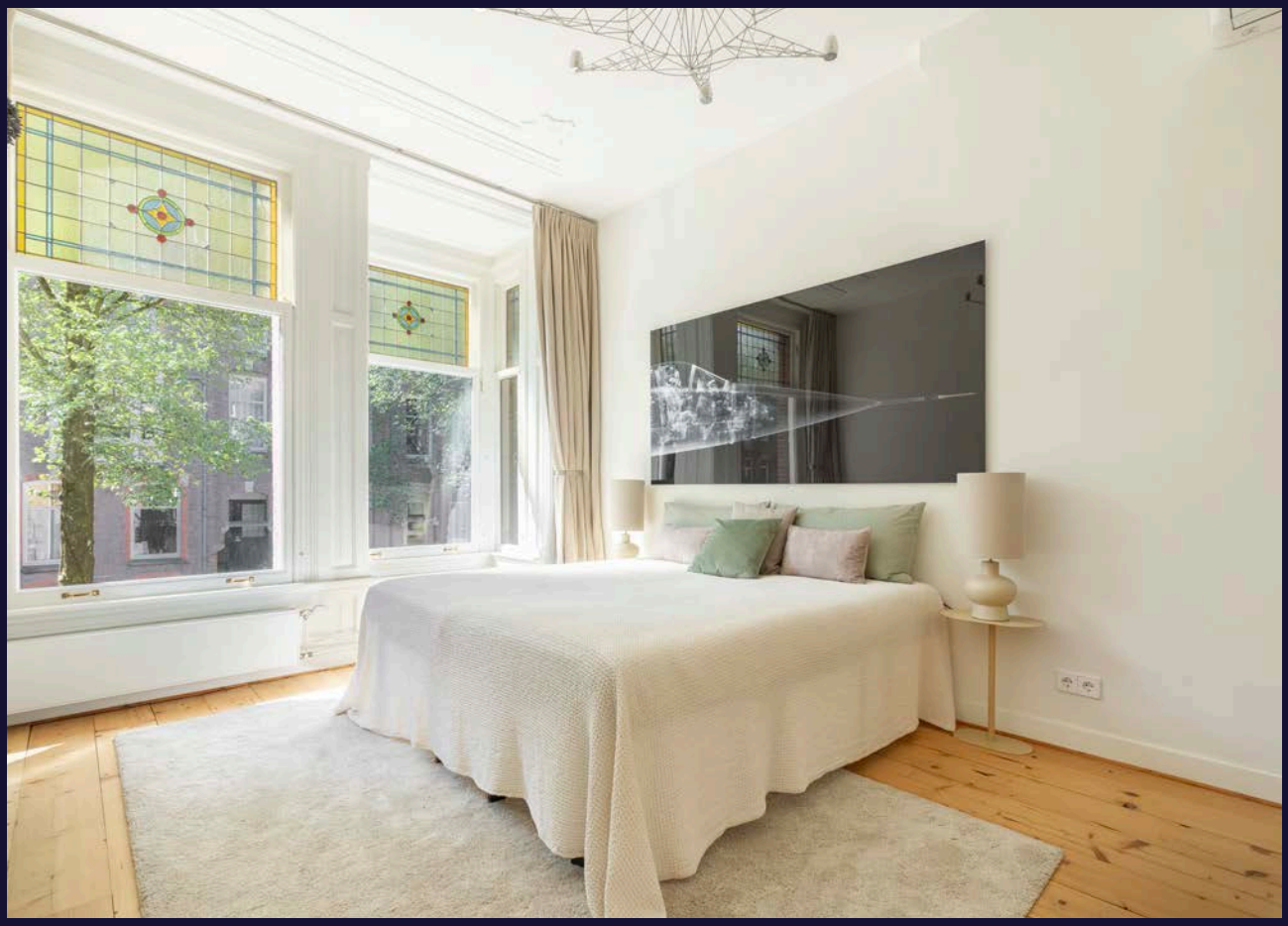




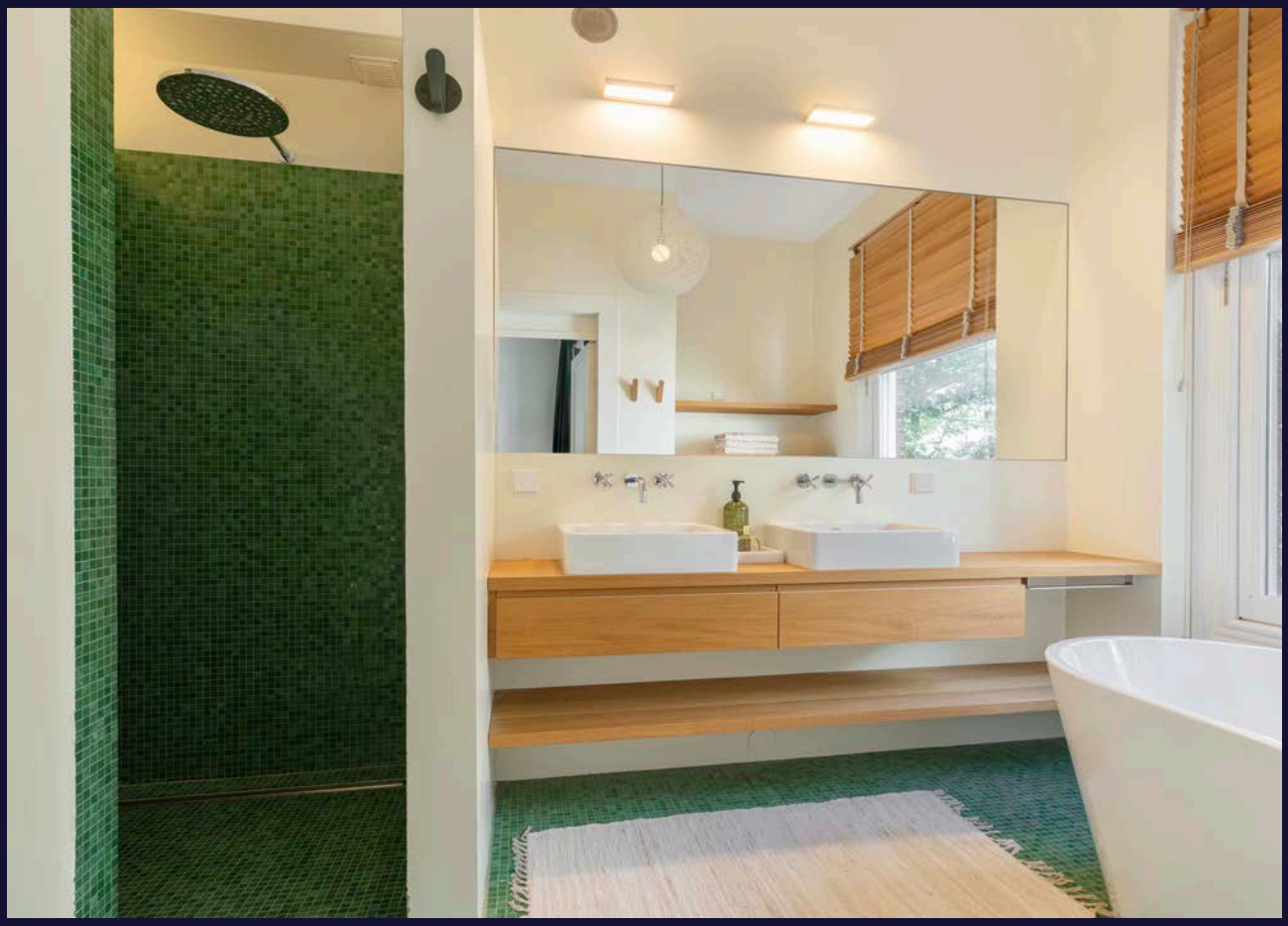


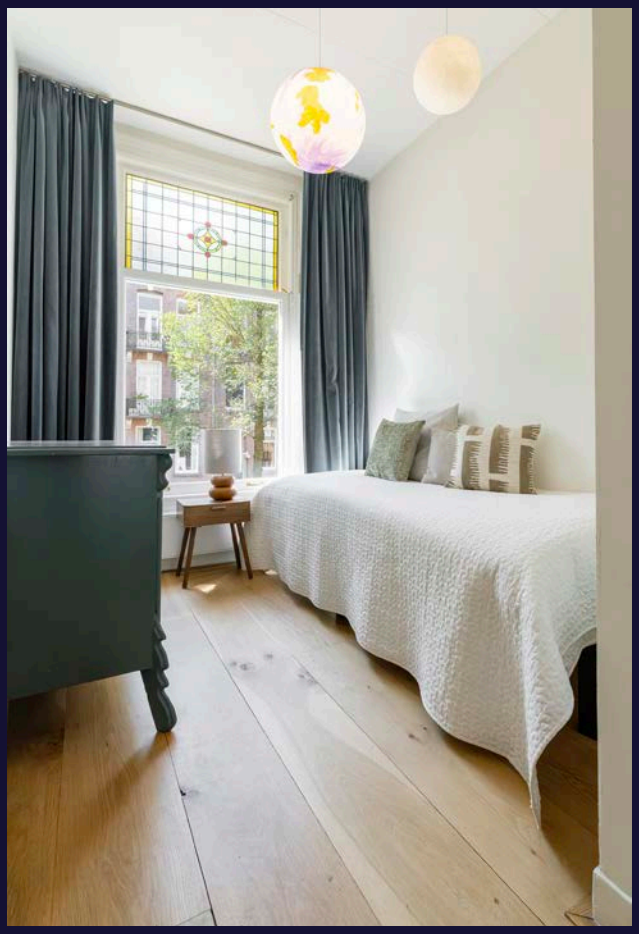






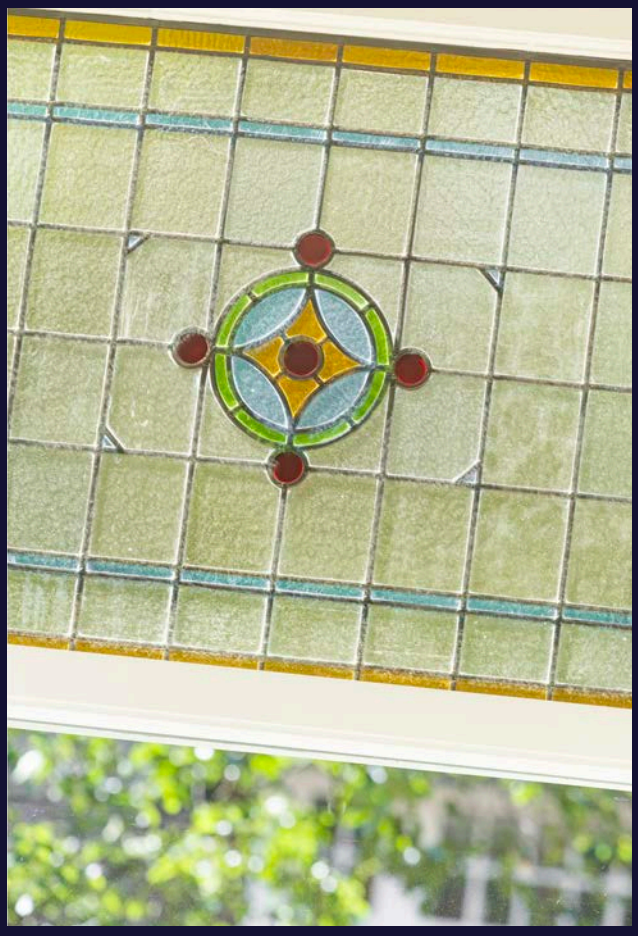






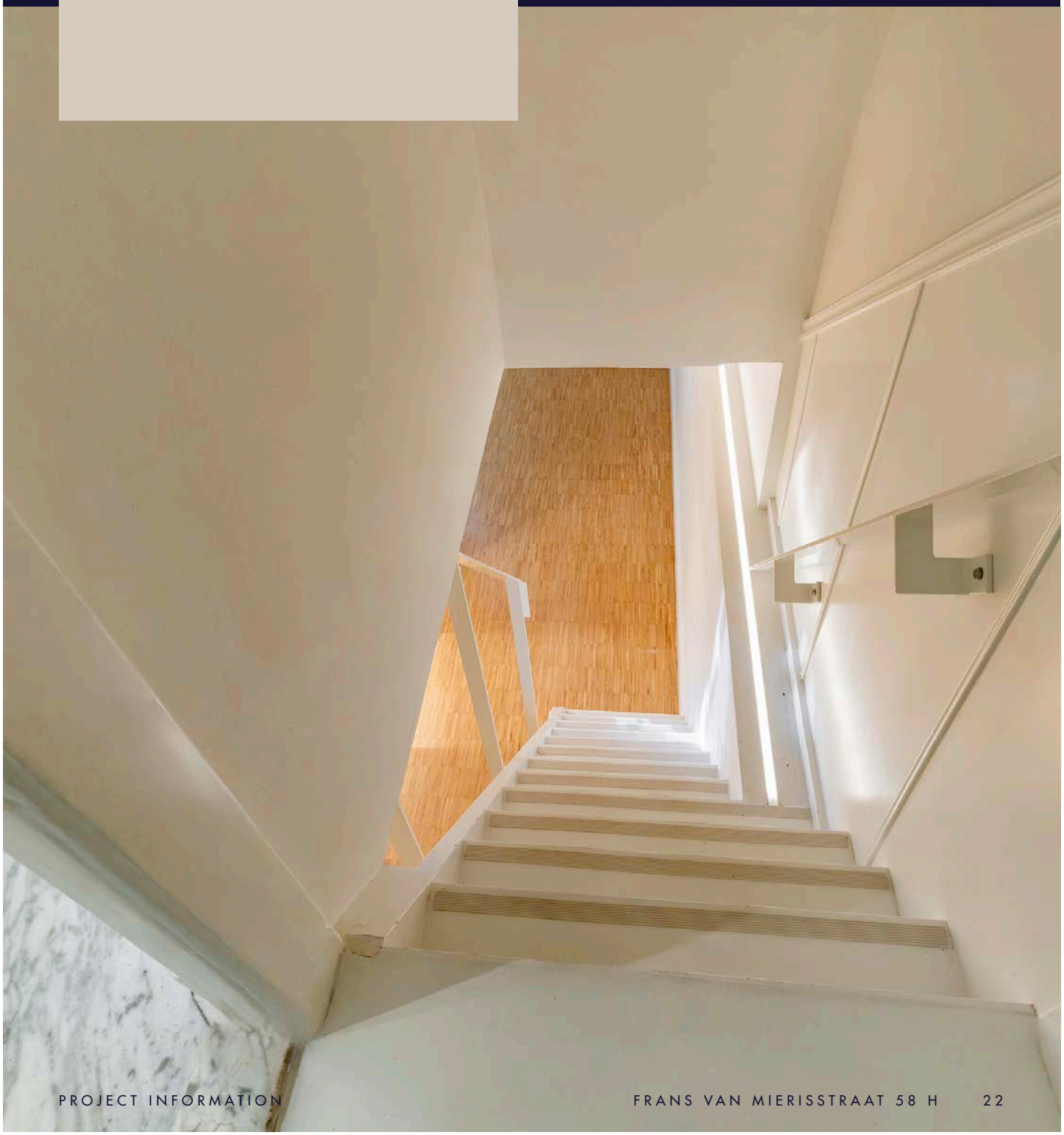
ALL BEDROOMS ARE OF A GOOD SIZE AND ARE EQUIPPED WITH AIR CONDITIONING.



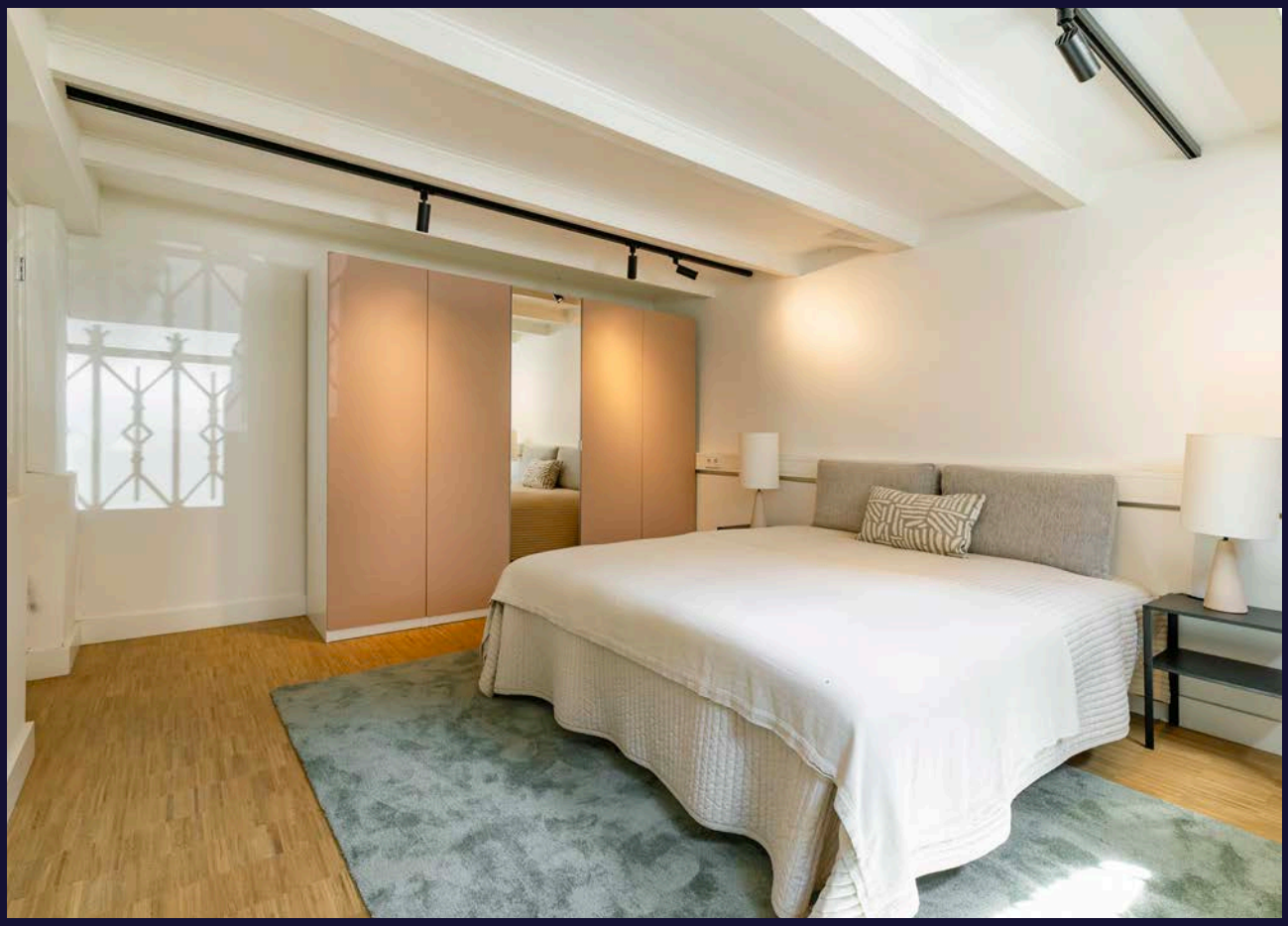


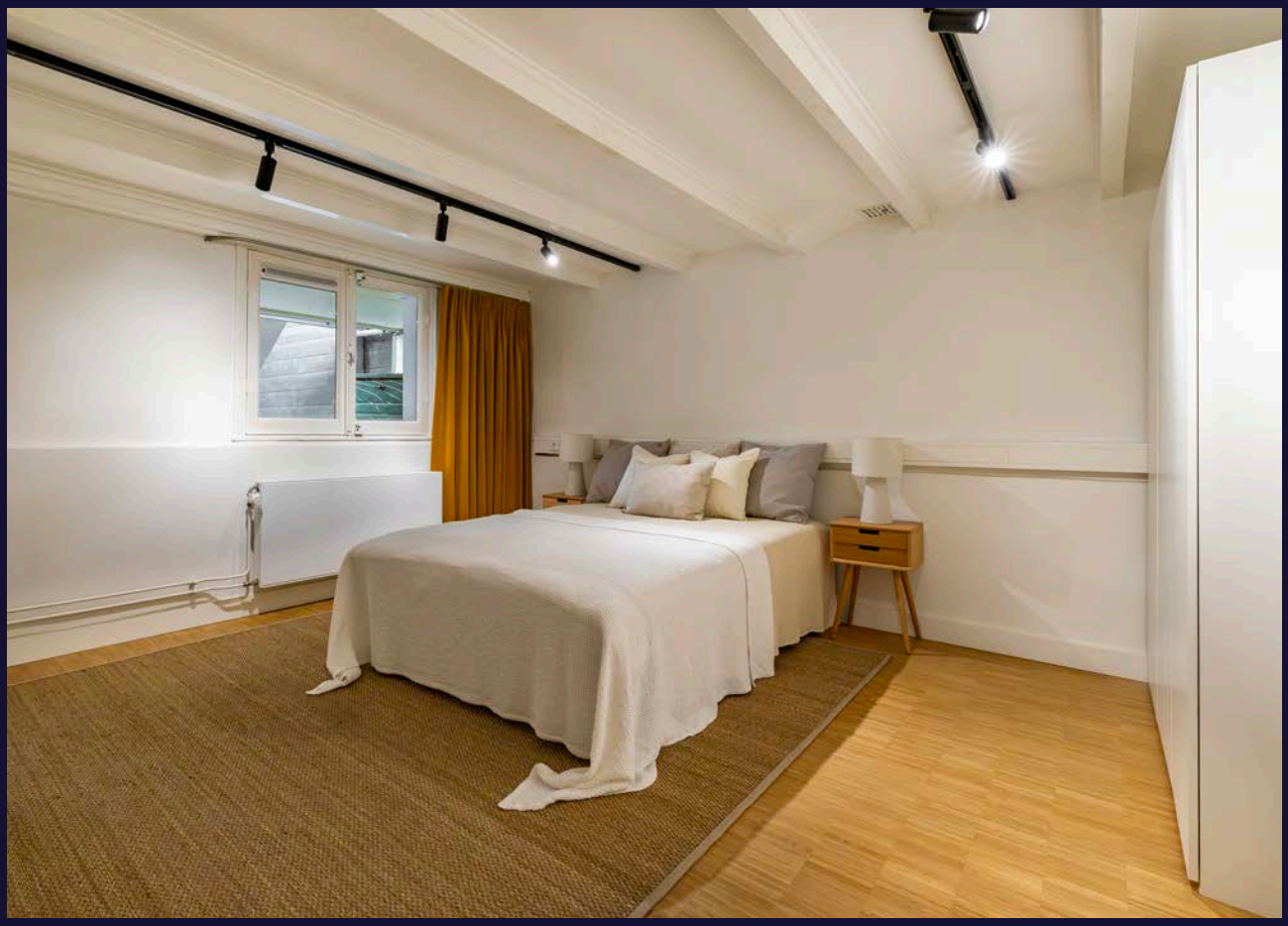
SOUTERRAIN

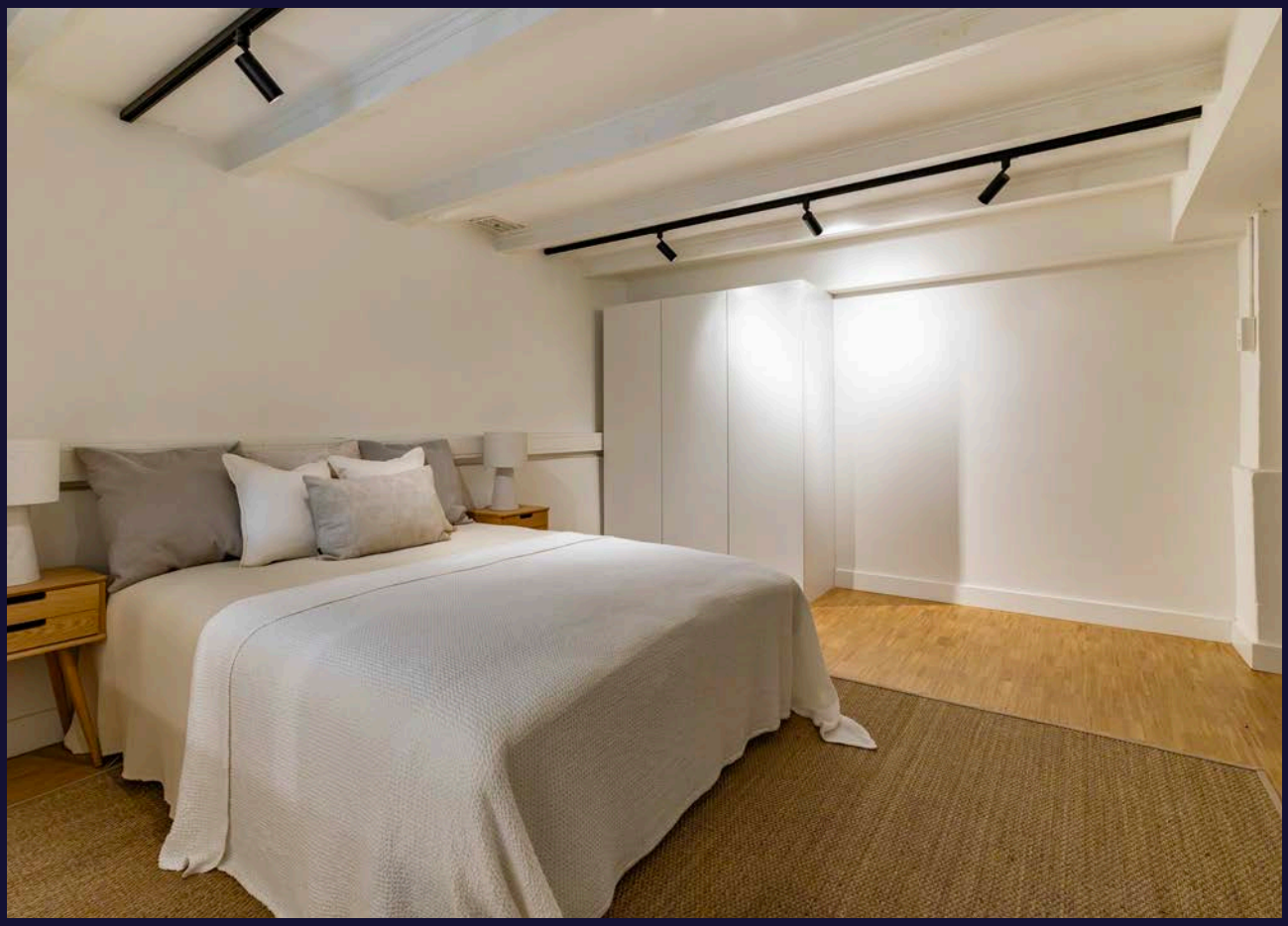
At the front of the souterrain is a spacious bedroom. At the rear is a second bedroom, with windows overlooking the garden. The third, smaller bedroom is also located at the rear. This floor further comprises a large bathroom with shower, a pleasant laundry room and a storage room beneath the entrance of the house. The souterrain is also characterised by its high ceilings.

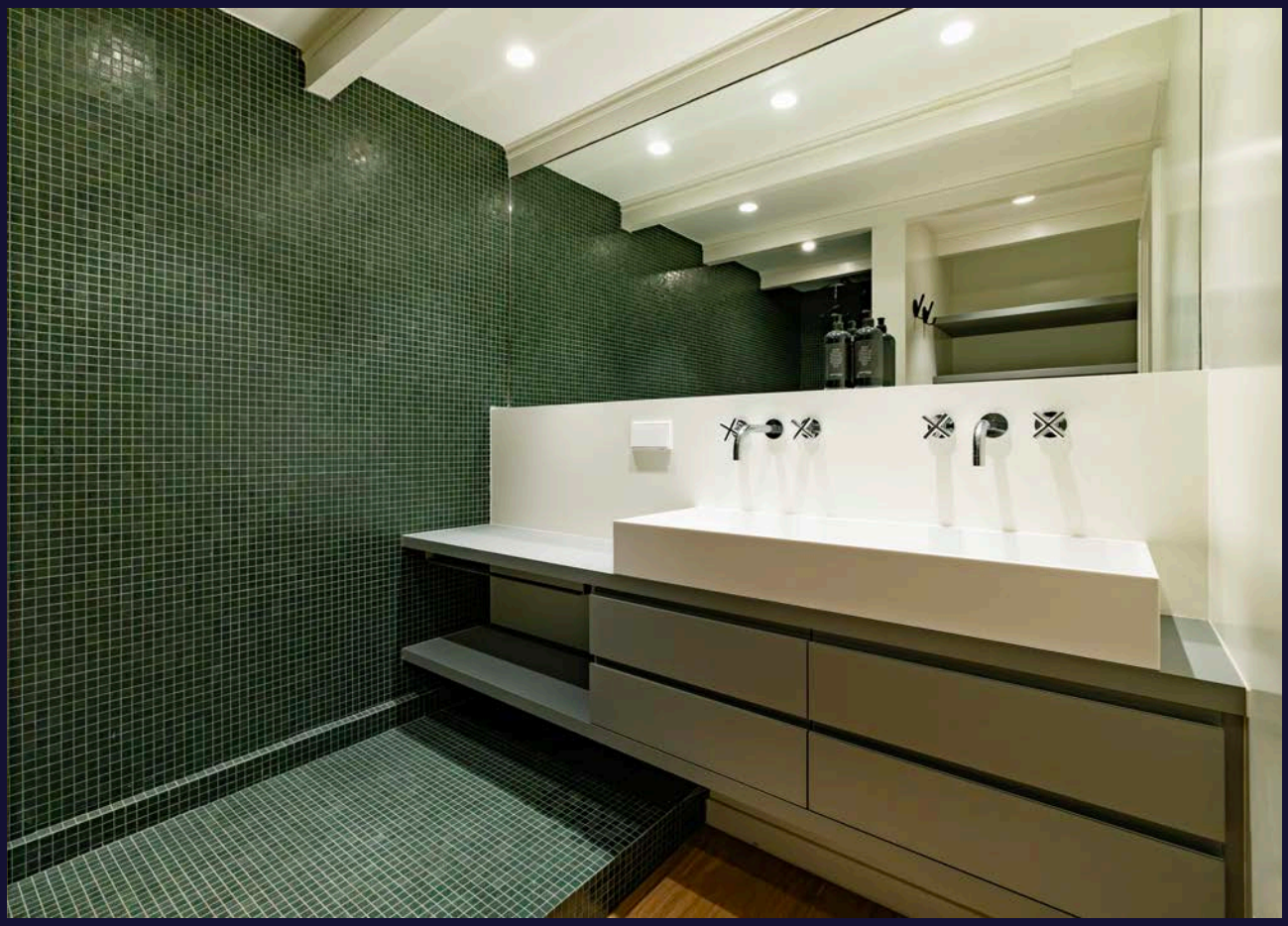






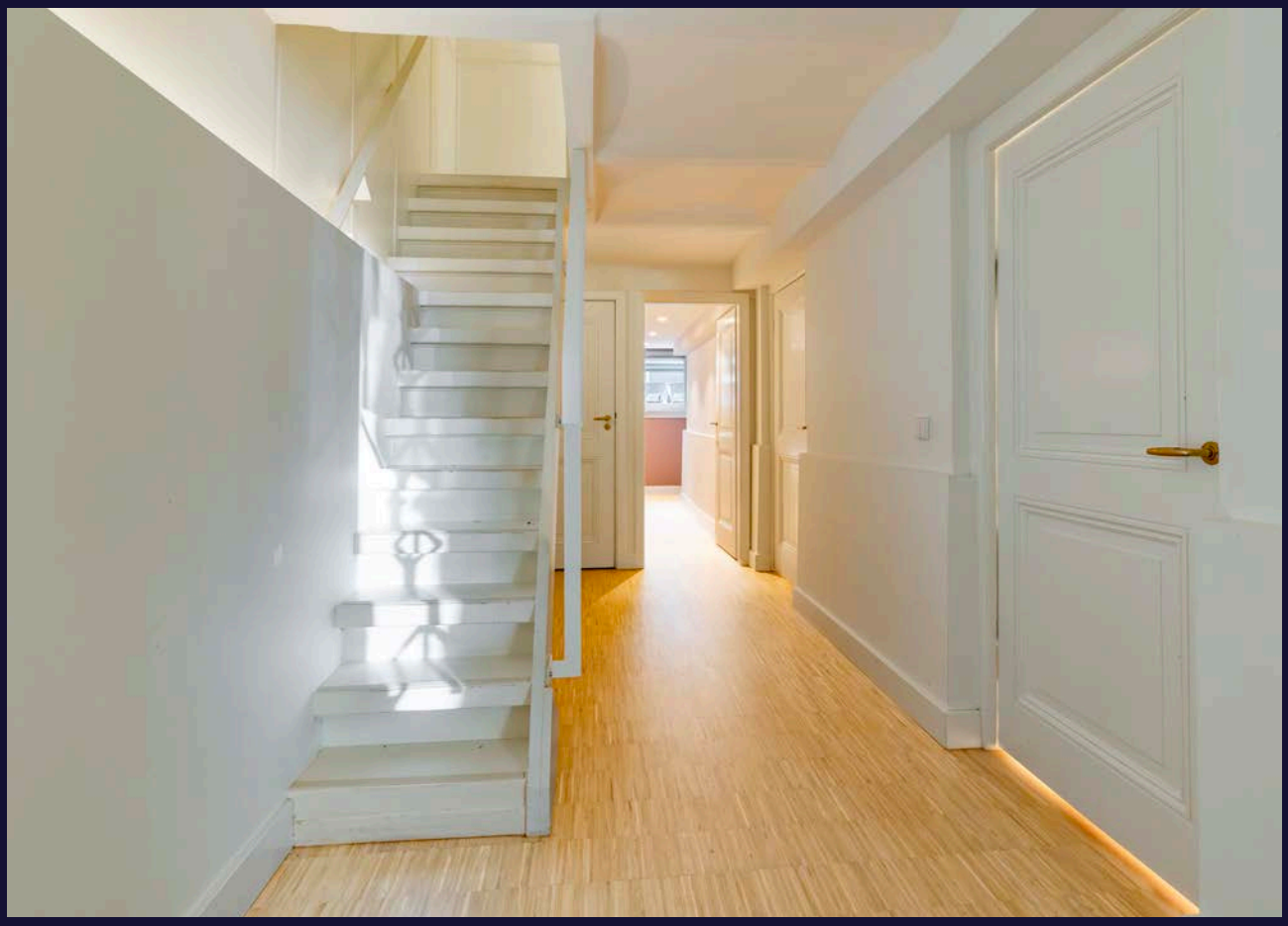


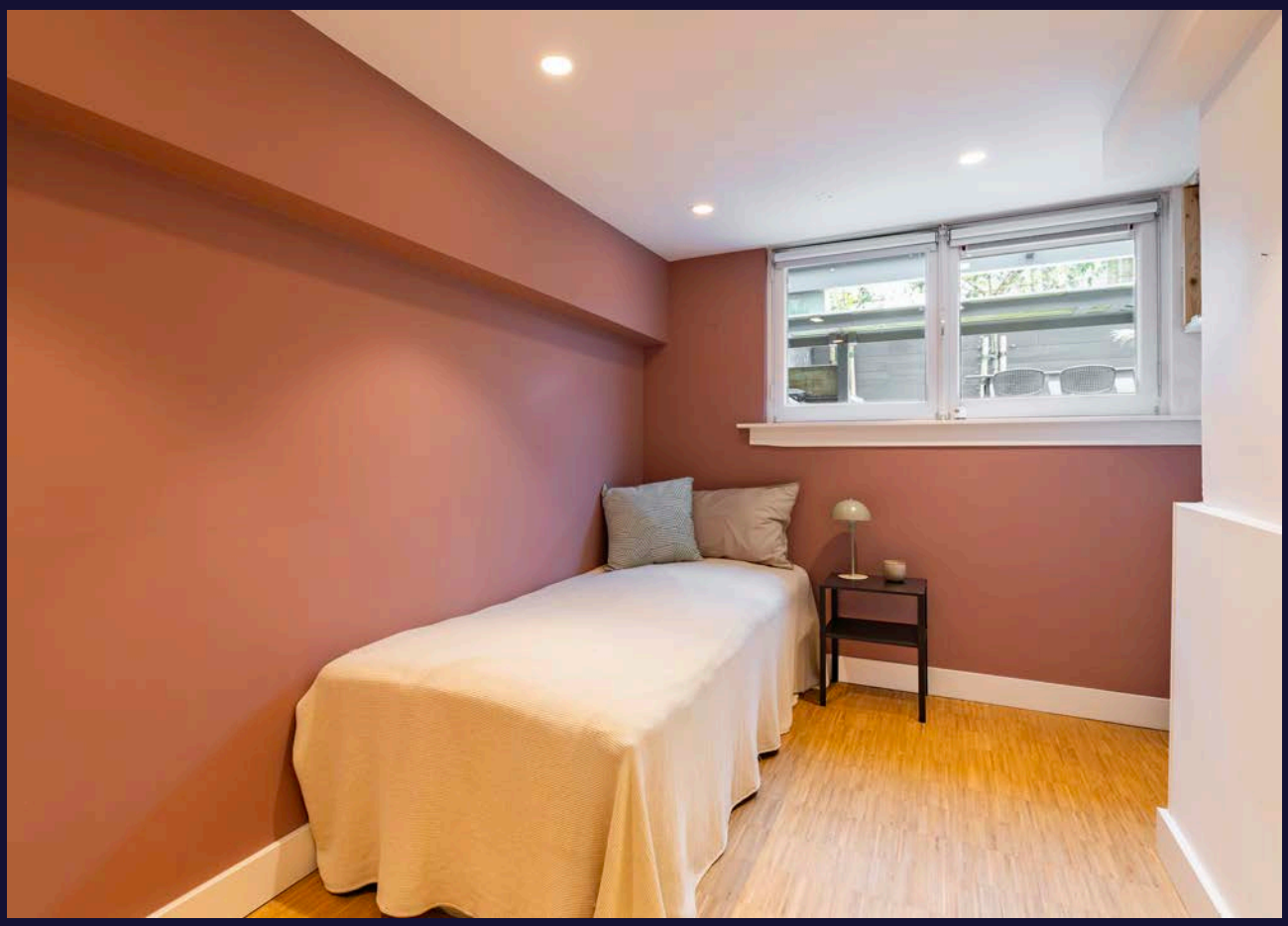
















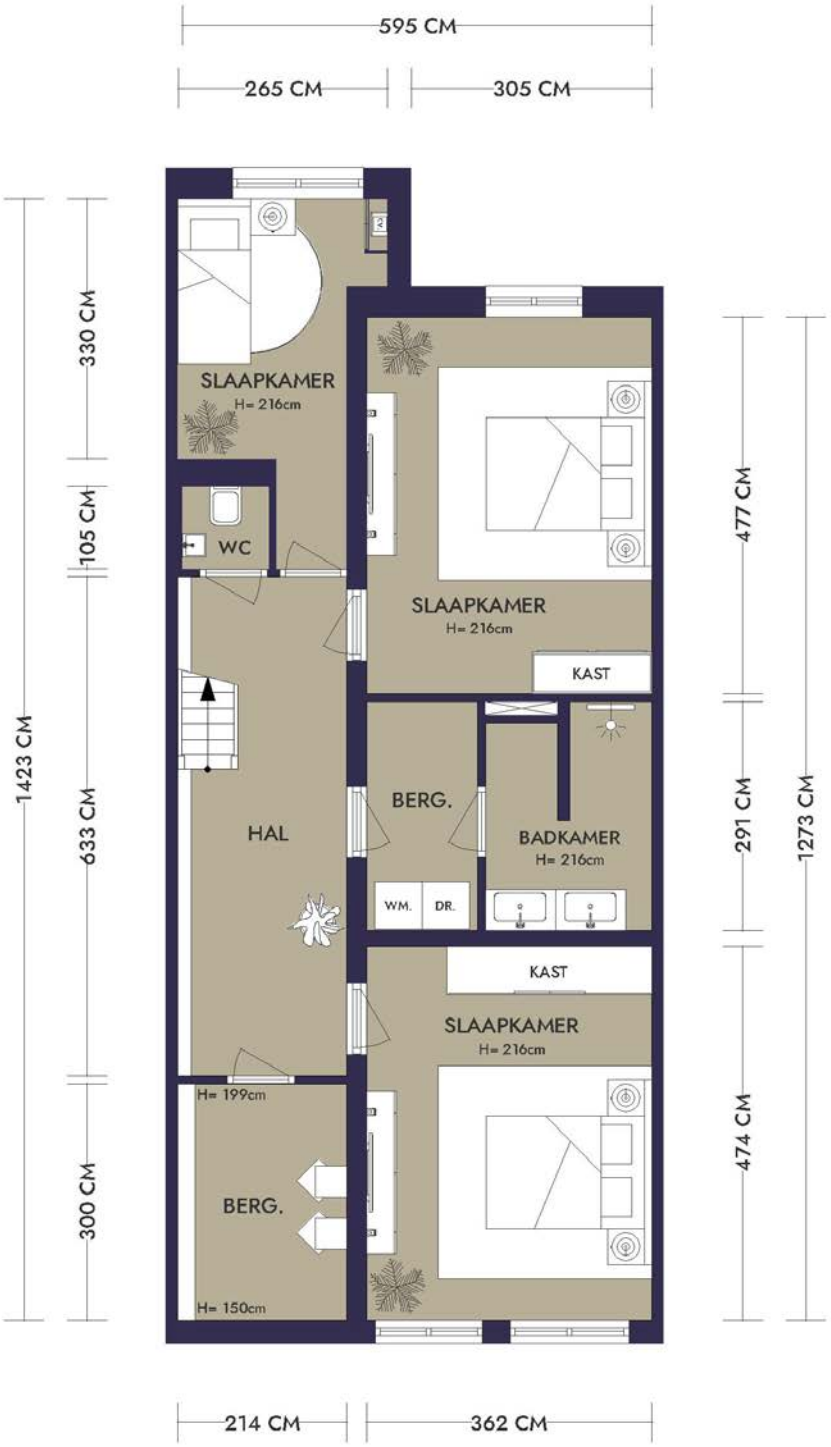
THIS FLOOR FURTHER COMPRISES A LARGE BATHROOM WITH SHOWER, A PLEASANT LAUNDRY ROOM AND A STORAGE ROOM BENEATH THE ENTRANCE OF THE HOUSE.



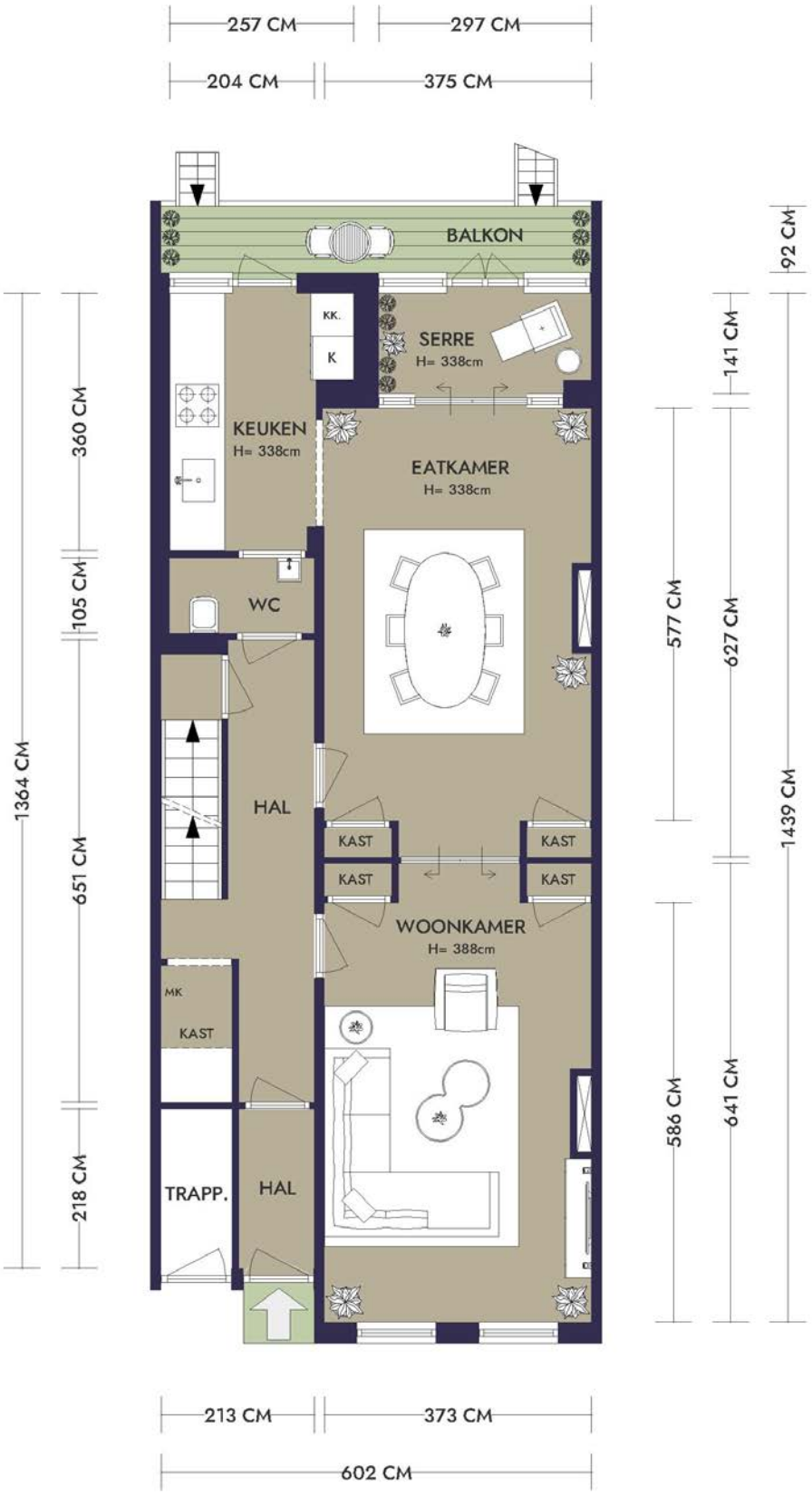
DETAILS

- Three-level ground-floor residence with terrace and garden, situated on freehold land on Frans van Mierisstraat, in the heart of Oud-Zuid;
- In accordance with NEN2580, the living area measures 233 sq m;
- The terrace and garden measure approximately 30 sq m;
- 6 bedrooms;
- 2 bathrooms;
- Master bedroom with a large balcony;
- Air conditioning in the first-floor bedrooms;
- Laundry room and storage room in the souterrain;
- Fireplace in the living room;
- Open-plan kitchen fully renovated in 2019;
- Quooker including sparkling water function, installed in 2019;
- Home automation system; lighting and heating;
- Wonderful terrace and landscaped garden;
- The homeowners' association consists of two members; the current contribution is EUR 50.00;
- Long-term maintenance plan dated 2026 available;
- Exterior painting carried out in 2020;
- Glazing: HR++;
- Energy label C;
- Extensively renovated in 2019, including the electrical installation, central heating system, plumbing, sliding windows, and kitchen;
- In the immediate vicinity of several reputable childcare facilities, primary and secondary schools, as well as international schools;
- Situated on freehold land;
- Delivery in consultation.

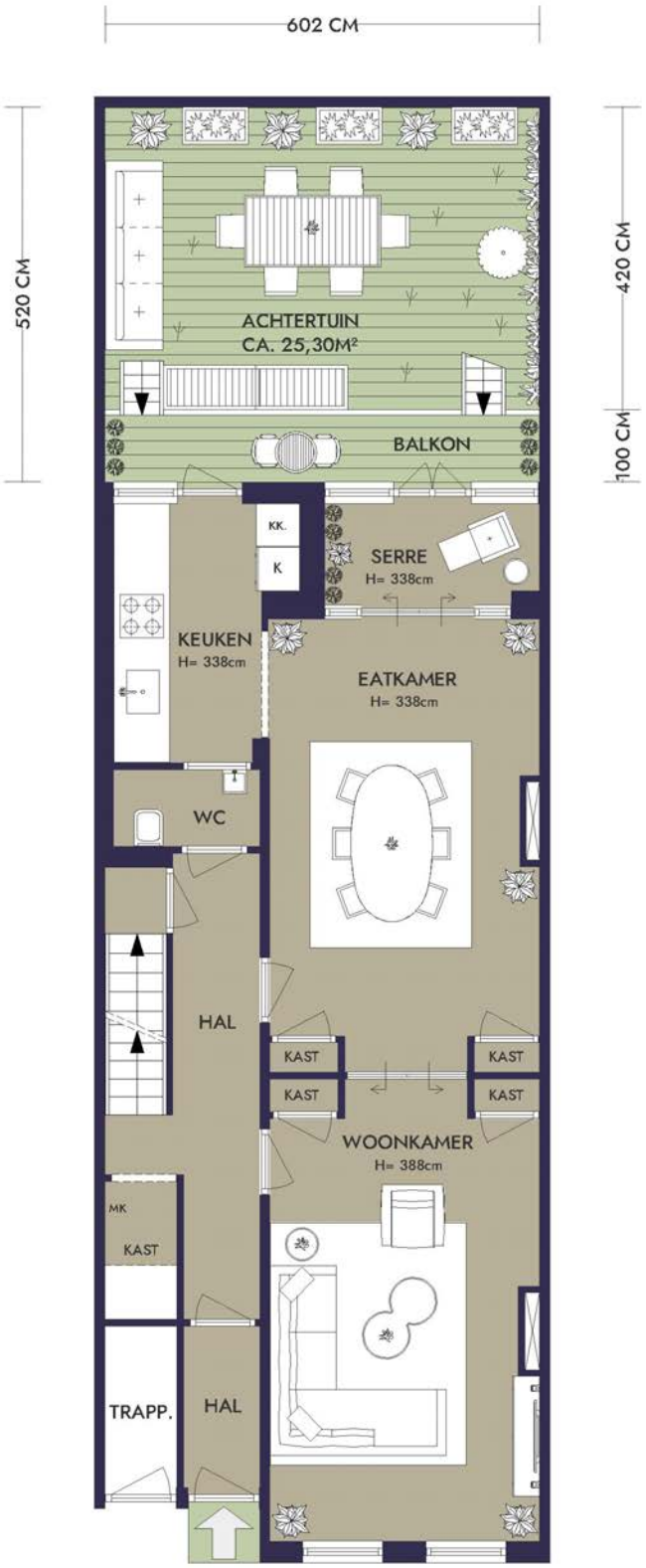
SOUTERRAIN


595 CM
265 CM
305 CM
330 CM
105 CM
633 CM
300 CM
1423 CM
477 CM
291 CM
474 CM
1273 CM
SLAAPKAMER
H= 216cm
WC
HAL
SLAAPKAMER
H= 216cm
KAST
BERG.
BADKAMER
H= 216cm
WM.
DR.
KAST
SLAAPKAMER
H= 216cm
H= 199cm
BERG.
H= 150cm
214 CM
362 CM

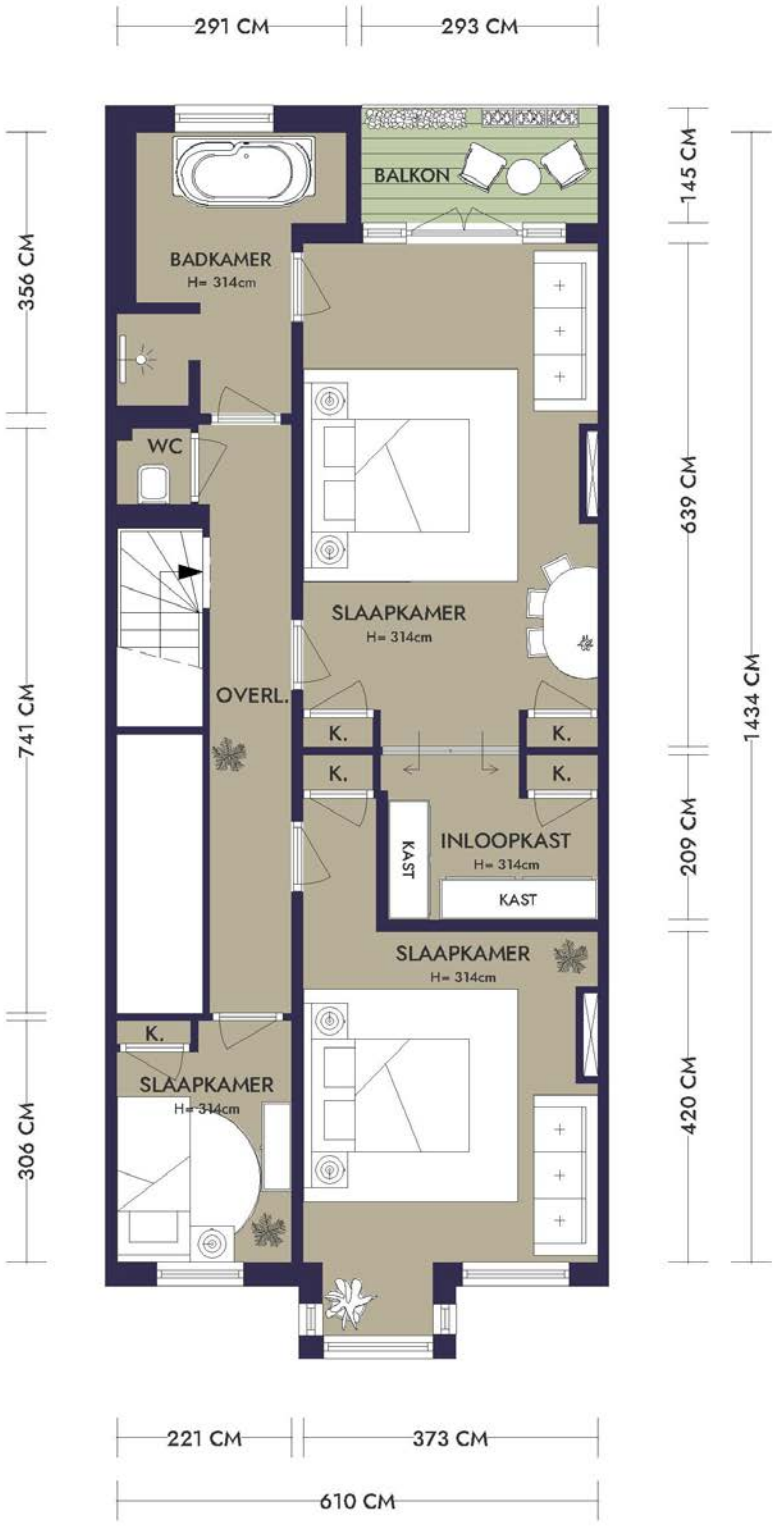
RAISED GROUND FLOOR



PLOT


602 CM
520 CM
420 CM
100 CM
ACHTERTUIN
CA. 25,30M²
BALKON
KK.
K
SERRE
H= 338cm
KEUKEN
H= 338cm
EATKAMER
H= 338cm
WC
HAL
KAST
KAST
KAST
KAST
WOONKAMER
H= 388cm
MK
KAST
TRAPP.
HAL

FIRST FLOOR


291 CM
293 CM
BALKON
145 CM
356 CM
BADKAMER
H= 314cm
WC
639 CM
SLAAPKAMER
H= 314cm
741 CM
OVERL.
K.
K.
K.
K.
1434 CM
KAST
INLOOPKAST
H= 314cm
KAST
209 CM
SLAAPKAMER
H= 314cm
K.
SLAAPKAMER
H= 314cm
306 CM
420 CM
221 CM
373 CM
610 CM

SPECIFICATIONS

OBJECT

Type	Upper-floor apartment
Type	Apartment
Year of construction	1910
Current use	Living space
Current destination	Living

OUTDOOR SPACE

Terrace and garden	±30 m^2.

DESTINATION

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

CHARACTERISTICS

Living area	233 m^2
Number of rooms	8
Number of bedrooms	6
Content	908 m^3
Other internal space	6 m^2
Building-related outdoor space	11 m^2

CADASTRAL

Municipality	Amsterdam
Section	U
Index number	A1
Share	3/5
Plot number	9388

MUNICIPALITY

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

OWNERSHIP SITUATION

+ Full ownership

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