



CARLA
VAN DEN BRINK

ZIJDELVELD 28A UITHOORN

Detached villa of 311 meters (and a 60 m² basement) on the Zijdelmeer
with on-site parking. An exceptional family home where character
and sustainability come together (Energy Label A+++).

*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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instelling
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THE VILLA

A remarkable family home of approximately 311 m², situated directly on the Zijdelmeer, offering a stunning unobstructed view of the water, five or six bedrooms, multiple living areas, and an architecturally landscaped garden. It also features a 60-square-meter basement with a generous headroom of 2.47 meters.

This charming detached villa is situated in a truly beautiful location on the Zijdelmeer in Uithoorn, on a spacious lot of 711 m². The deep, beautifully landscaped garden borders directly on the water and offers an exceptionally sweeping view over a wide

bend of the Zijdelmeer. A place where tranquility, privacy, and nature reign supreme, while all daily amenities and the city are within easy reach.

The villa consists of two harmoniously connected sections. The front section was completely rebuilt in 2016 in a charming, timeless architectural style that beautifully complements the original, exceptionally well-maintained rear section. The result is an attractive and versatile home with a surprisingly spacious layout, where authentic character meets contemporary luxury and comfort.



It's ideal for a large family, a combination of living and working from home, or a multigenerational household where different generations need their own space. At the same time, the open kitchen serves as the natural heart of the home: a warm place to gather.

The home is also exceptionally future-proof in terms of sustainability. The villa features an A+++ energy efficiency rating, solar panels, and a geothermal heat pump. All bedrooms are equipped with air conditioning. Parking is available on the property, which also includes an electric vehicle charging station.

SURROUNDINGS

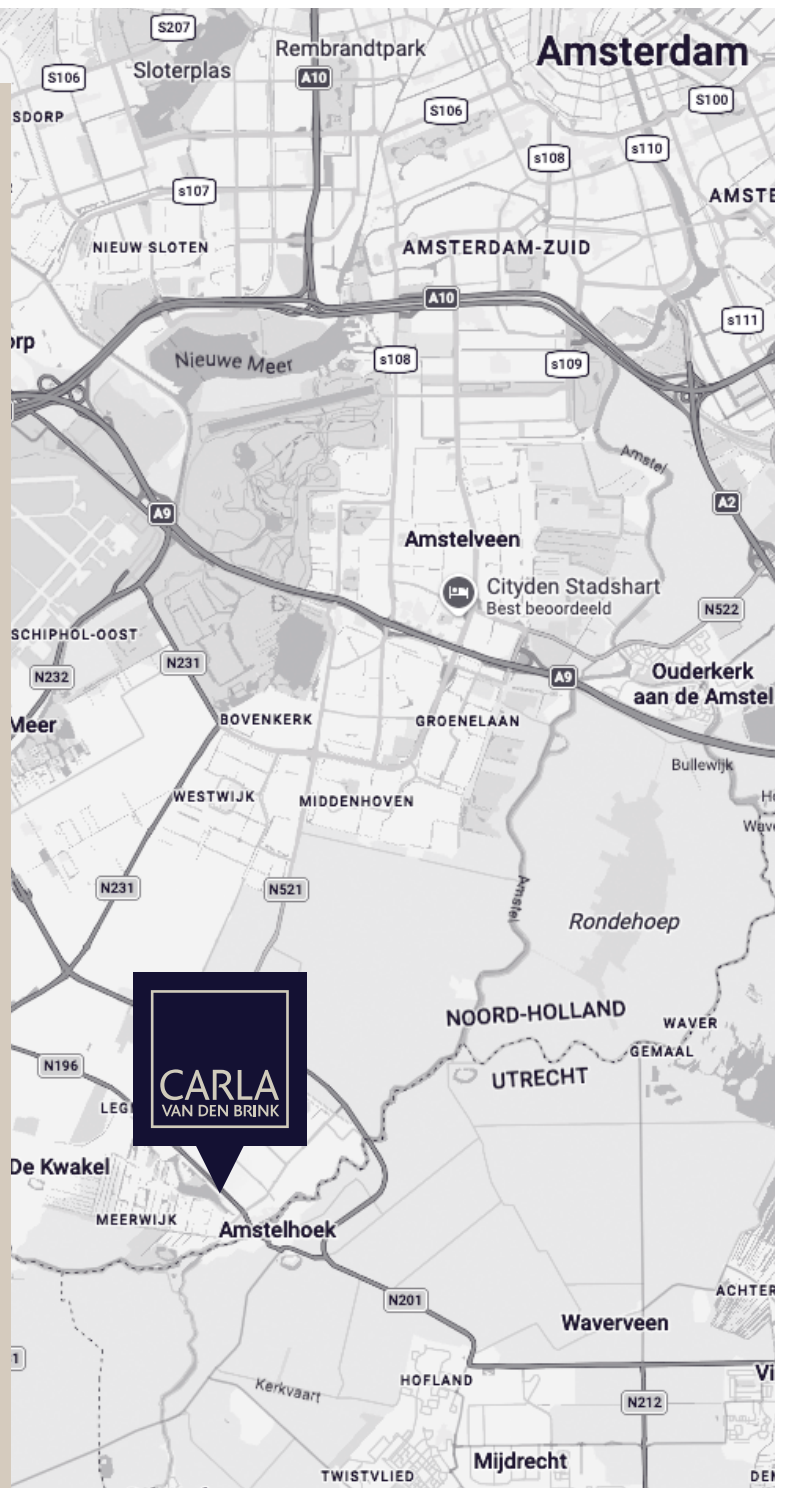
Rural living with Amsterdam within easy reach; the Zijdelmeer is one of Uithoorn's most distinctive and green locations. The lake and the surrounding nature reserve form a unique environment with rich flora and fauna, beautiful hiking trails, and plenty of opportunities to enjoy the outdoors.

Here, you can live in complete tranquility, surrounded by water and greenery, while the lively center of Uithoorn is just a short distance away.

Uithoorn offers an attractive and diverse range of amenities. In the charming old village center, you'll find a wide variety of restaurants, cafés, and outdoor seating areas, many of which are beautifully situated along the Amstel River. There are also various shops, supermarkets, and specialty stores, including those in the Zijdelwaard and Amstelplein shopping centers.

For families, Uithoorn is a particularly pleasant place to live. There are several elementary schools, high schools, childcare facilities, and numerous sports clubs. The immediate surroundings also offer plenty of opportunities for those who enjoy hiking, biking, and recreation. The Amstel River, the surrounding polder landscape, and the nearby Westeinderplassen make outdoor life here particularly appealing.

Accessibility is also excellent. Amstelveen, Amsterdam, Schiphol, and Aalsmeer are easily accessible via the N201 and the surrounding highways. Furthermore, the Uithoorn Line (Tram 25) provides a direct connection via Amstelveen to Amsterdam Zuid. As a result, the home combines the best of both worlds: the space, tranquility, and nature of waterfront living, with the vibrancy of the city at a comfortable distance.



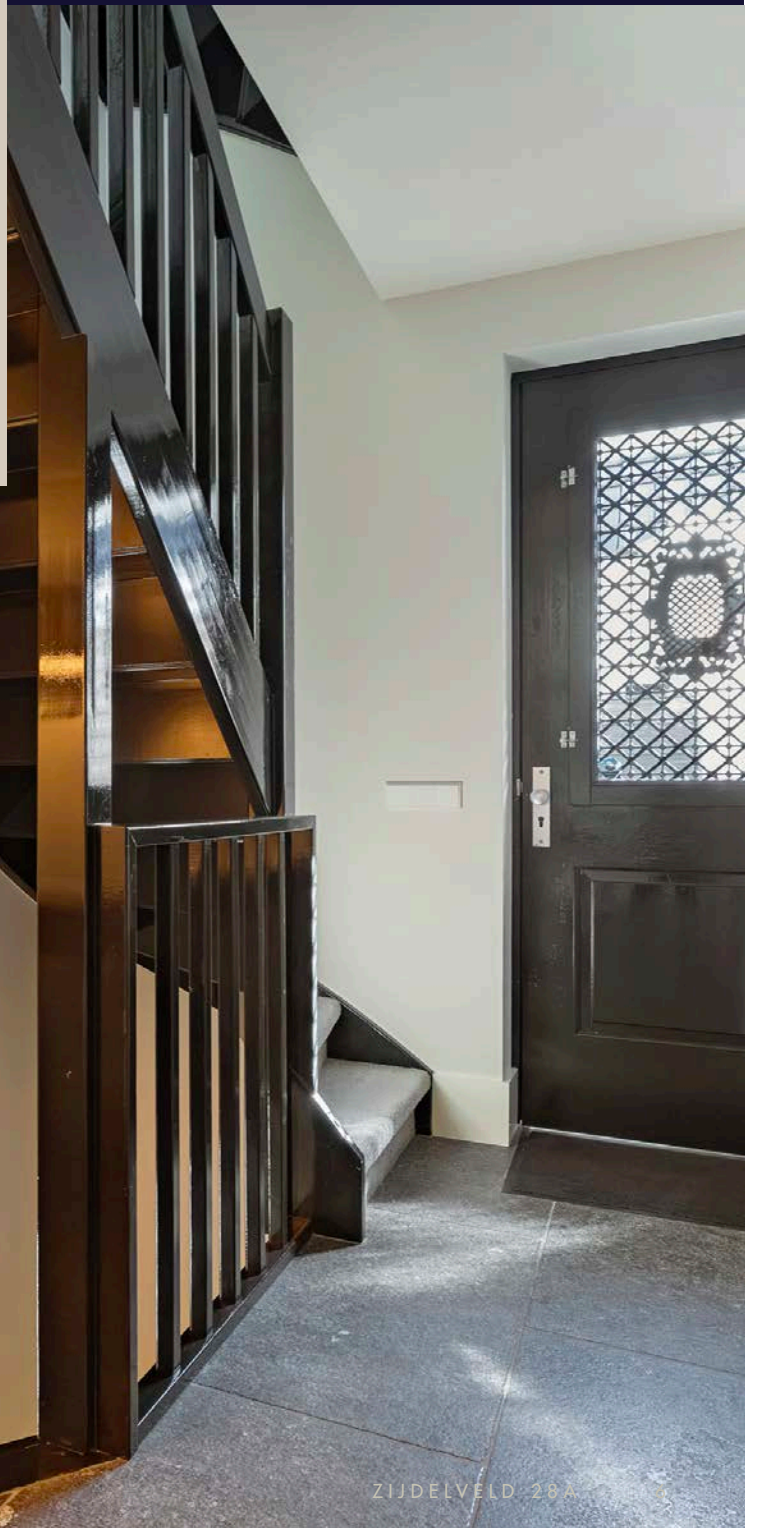
LAYOUT

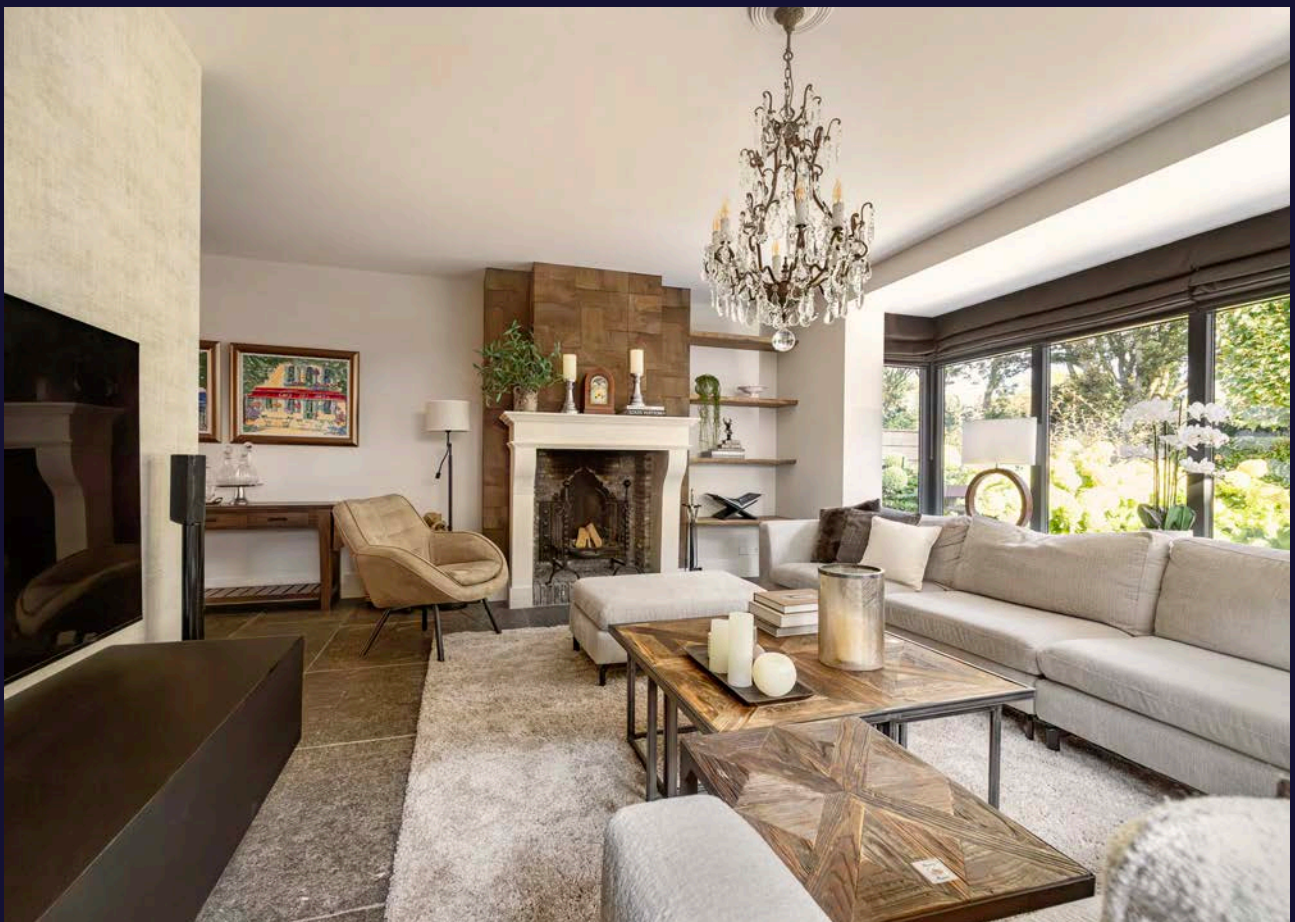
Ground Floor: inviting living spaces, each with direct access to the outdoors

After parking on the property, you enter through the charming front door into the foyer, which provides access to the various living areas, the basement, and the sleeping floors. The landing features a coat closet and a guest restroom.

The entire floor is equipped with underfloor heating and features natural stone tiles. All doors are floor-to-ceiling, and the rooms are fitted with a modern lighting plan.

The spacious living room at the front is a particularly pleasant space with a cozy fireplace and a beautiful glass bay window offering a view of the greenery in the front yard.



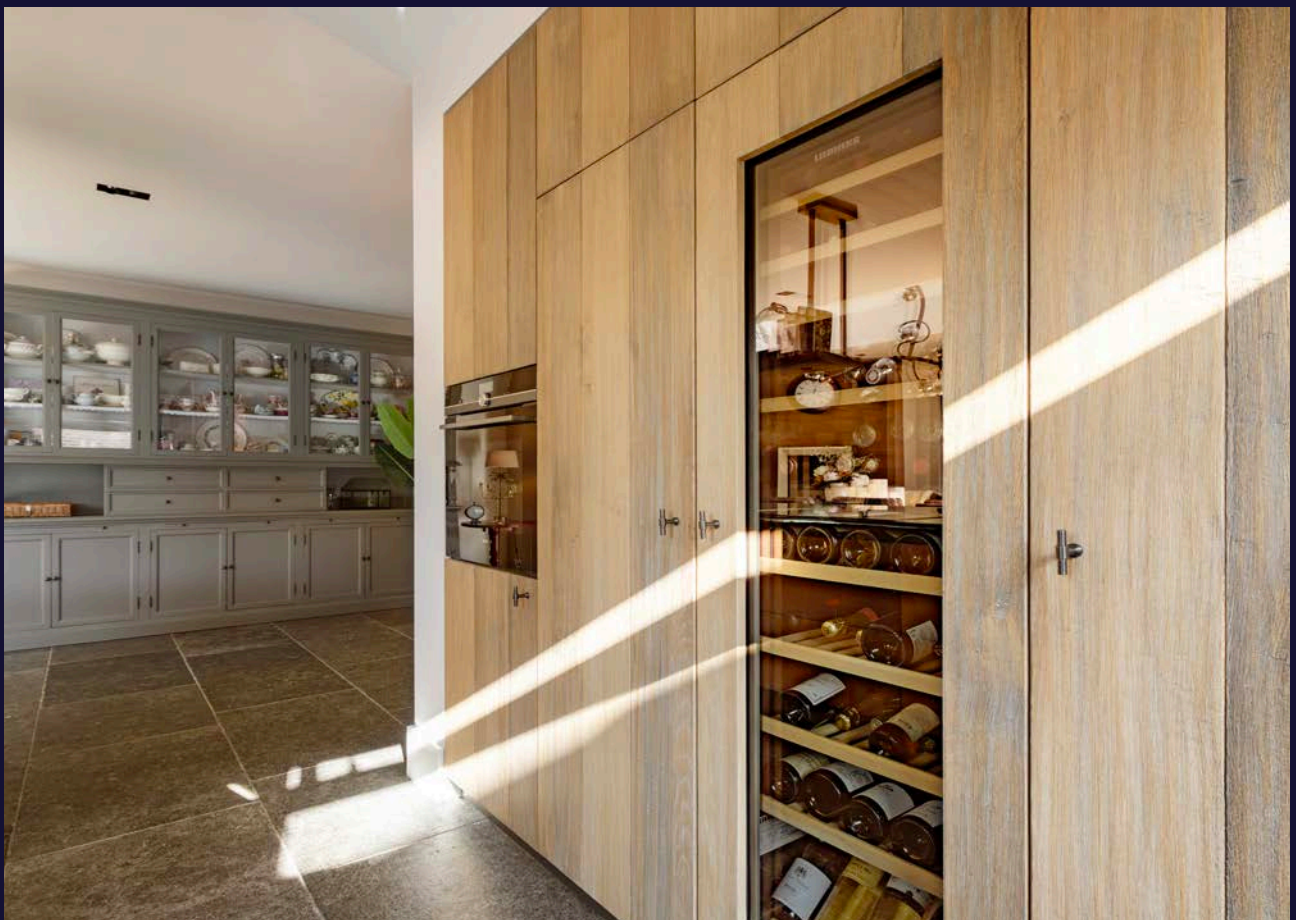
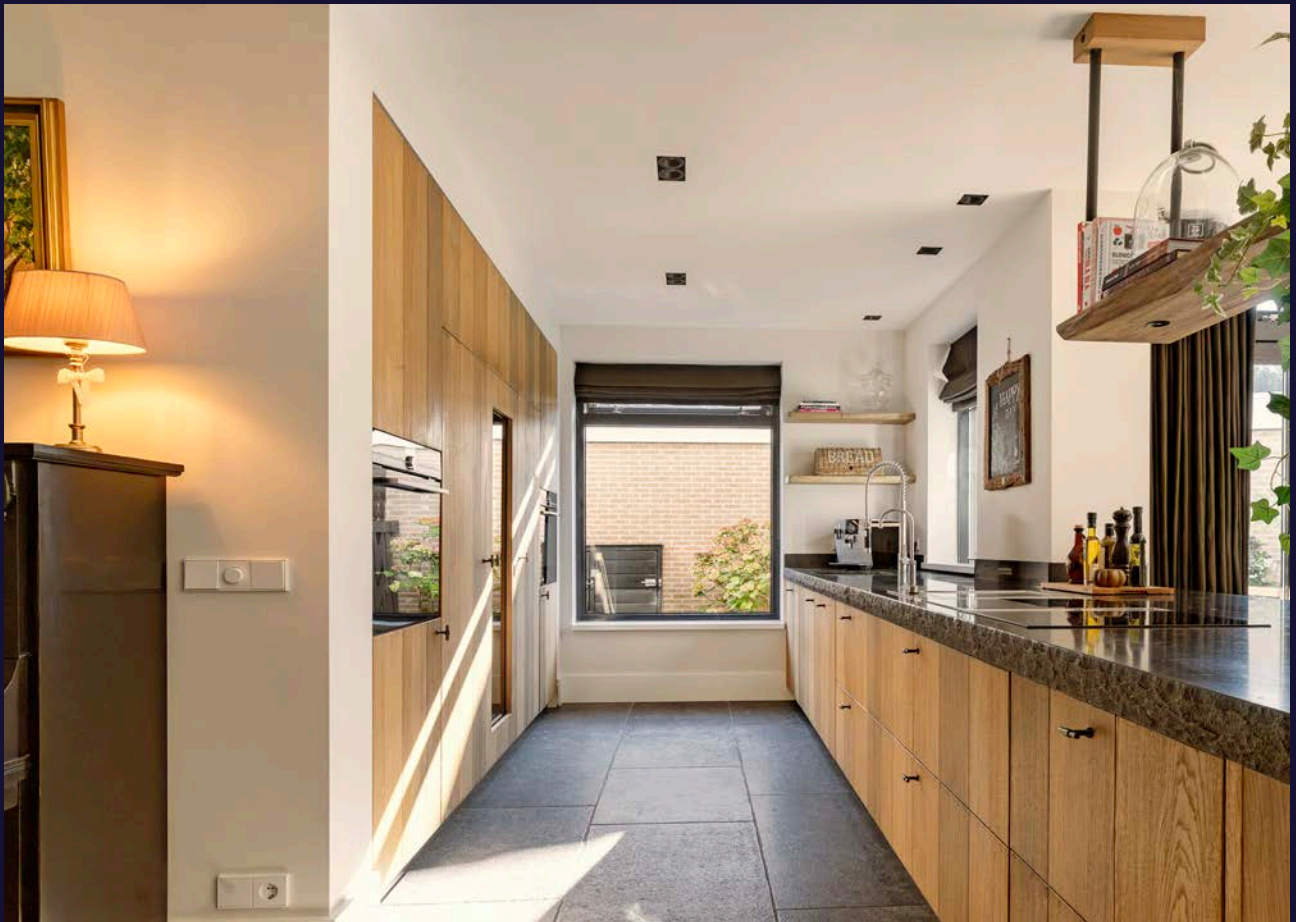






Centrally located in the house is the spacious, country-style open kitchen, equipped with a full range of built-in appliances, including a wine cooler, a large Liebherr refrigerator, and a freezer. It also features a Siemens combination oven/microwave, a Bora induction cooktop with a Teppanyaki plate, and plenty of storage space. The kitchen, featuring a Belgian bluestone countertop by Tinello, opens directly onto the dining area, creating a cozy and open living space.

A unique feature is the large skylight above the dining area, equipped with sunshades, which provides beautiful natural light. Because the side facade faces south and features numerous windows and doors, sunlight streams in throughout the day.





THE KITCHEN, FEATURING A
BELGIAN BLUESTONE COUNTERTOP
BY TINELLO, OPENS DIRECTLY ONTO
THE DINING AREA, CREATING A
COZY AND OPEN LIVING SPACE.



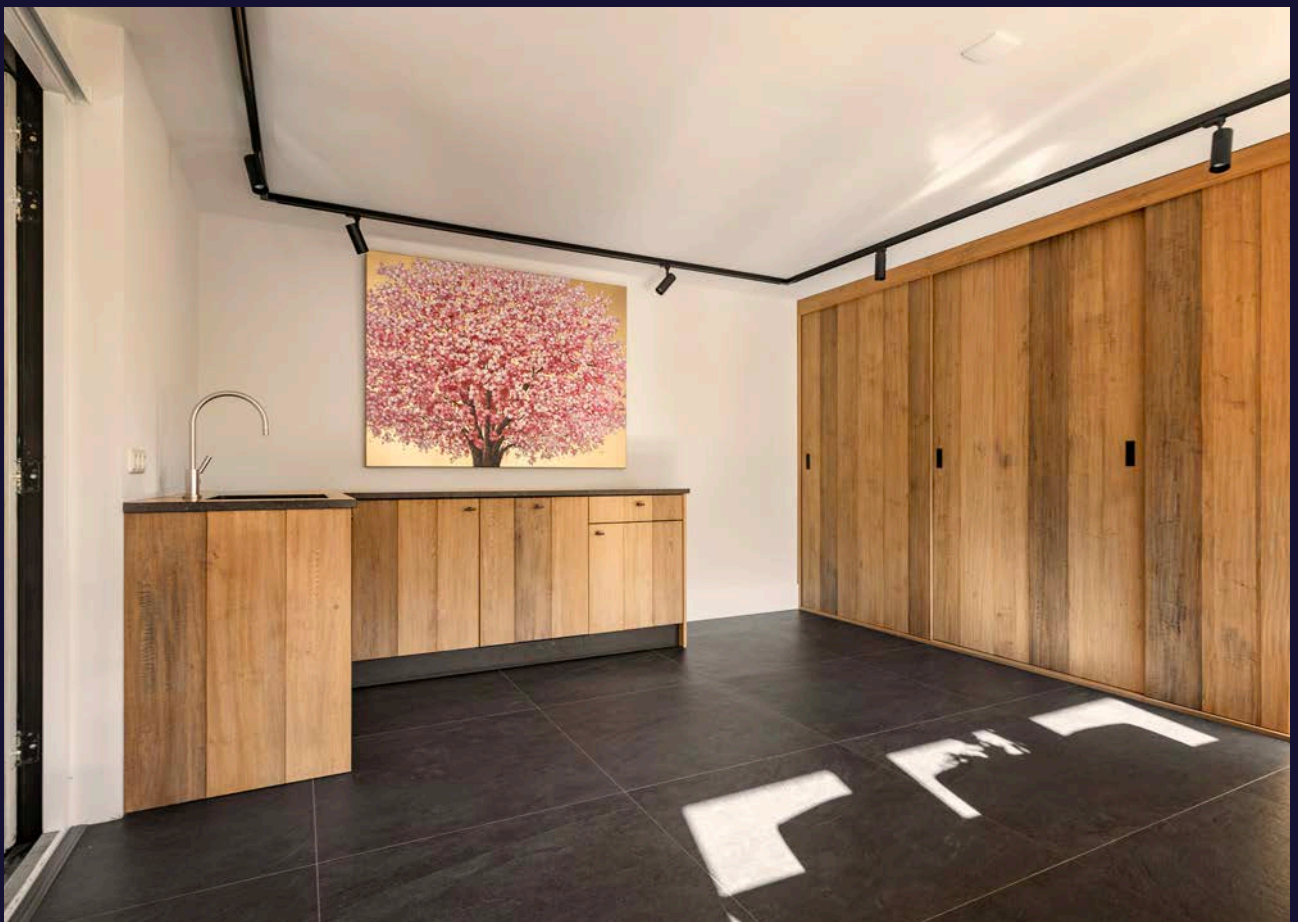


Through the central living areas, the front section of the house is directly connected to the original rear section. Here you'll find a second, cozy sitting room that serves perfectly as a TV or family room. It's a pleasant, more informal space where children can retreat or where you can relax in peace and quiet.

Adjacent to this is a spacious multifunctional room, currently used as a laundry room but also ideal as an office, studio, or home workspace. This room features its own pantry, a separate side entrance, and a door leading to the deep backyard. Here, an open-concept garden house has been built with a fireplace and its own kitchen, allowing you to enjoy the garden year-round. This makes it possible to create a workspace

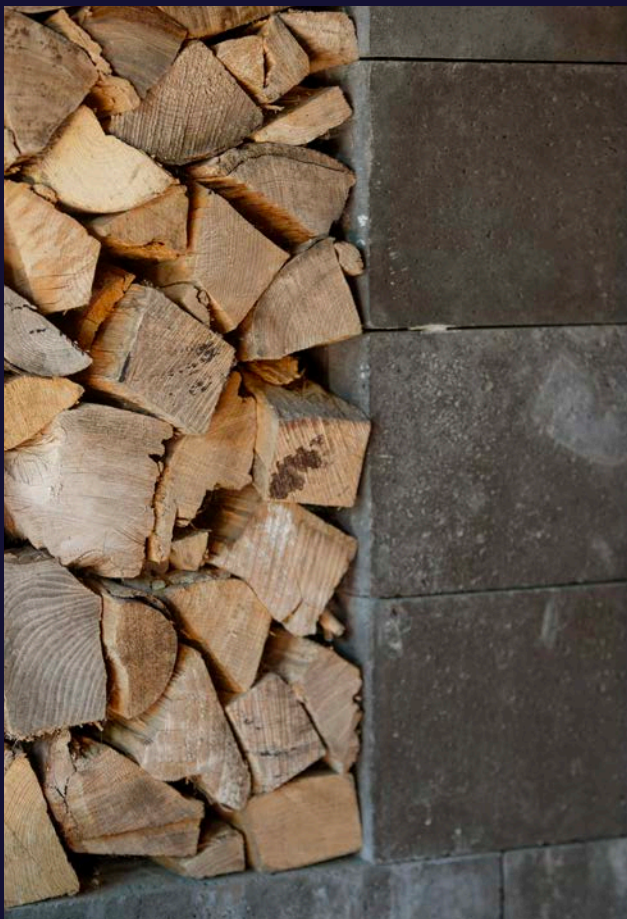
with its own entrance without compromising the family's privacy.

It is precisely this connection between the various living areas that makes the house so special. There is plenty of space to live together, but also to retreat whenever you wish. Above the original rear section, on the first floor, there is a self-contained bedroom with its own amenities, such as a pantry and a private bathroom. This room also features a spacious walk-in closet (which can also be converted into a bedroom). This unique space offers extra privacy and is ideal for an older child, guests, or a family member living in the home.



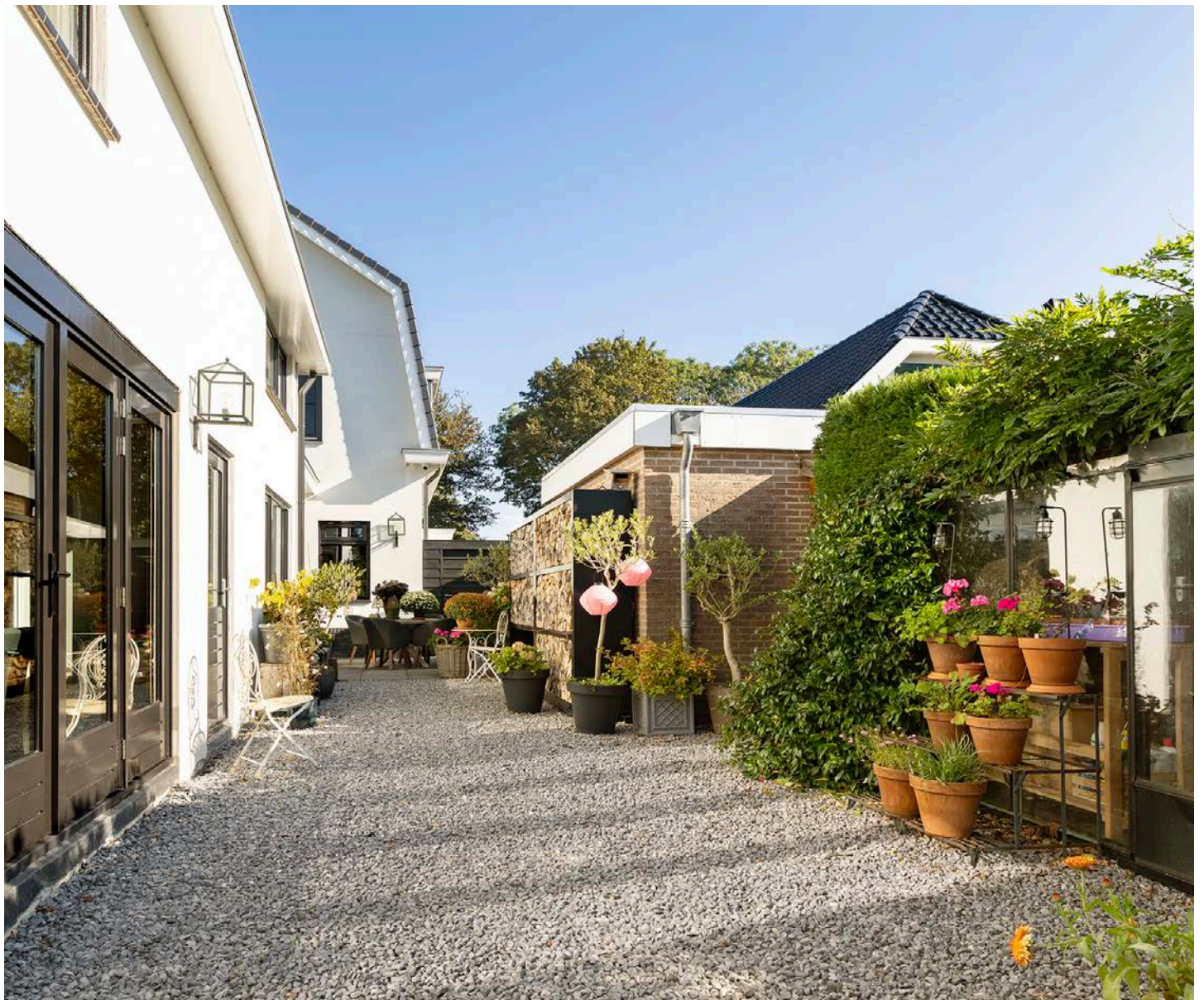






THE OPEN-
CONCEPT GARDEN
HOUSE HAS BEEN
BUILT WITH A
FIREPLACE AND ITS
OWN KITCHEN,
ALLOWING YOU TO
ENJOY THE GARDEN
YEAR-ROUND.





THE GARDEN

The architecturally designed and exceptionally well-maintained garden extends from the house all the way to the shore of the Zijdelmeer. The combination of carefully selected plants and various terraces has created an outdoor space with a particularly pleasant atmosphere.

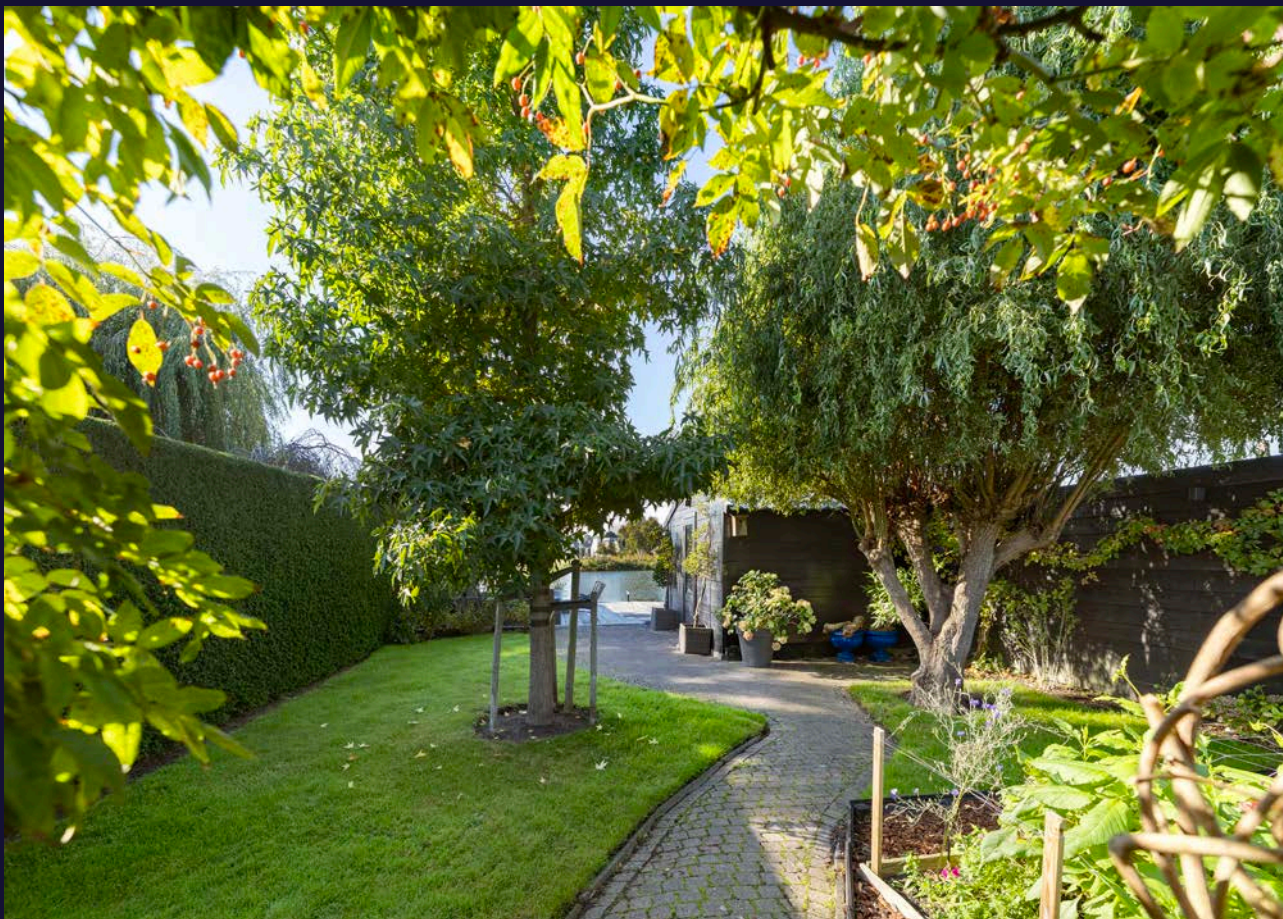
Scattered throughout the garden are several seating areas, ensuring that you can find a delightful spot in the sun or shade at any time of day.

A special feature is the spacious, covered yet open gazebo. This charming outdoor space serves as an extension of the house and allows you to enjoy the garden year-round. It also features a fully equipped outdoor kitchen, ideal for long summer evenings,

lavish dinners, and cozy moments with family and friends.

At the far end of the garden lies the wooden deck, right on the water's edge. Here, a truly magnificent and unobstructed view unfolds over the wide bend of the Zijdelmeer. The location provides a special sense of space and freedom, and the view of the water, the surrounding nature, and the ever-changing seasons never grows tiresome.

Whether it's a quiet morning with coffee by the water, a sunny afternoon in the garden, or a long summer evening with friends, this place offers an exceptional outdoor experience.

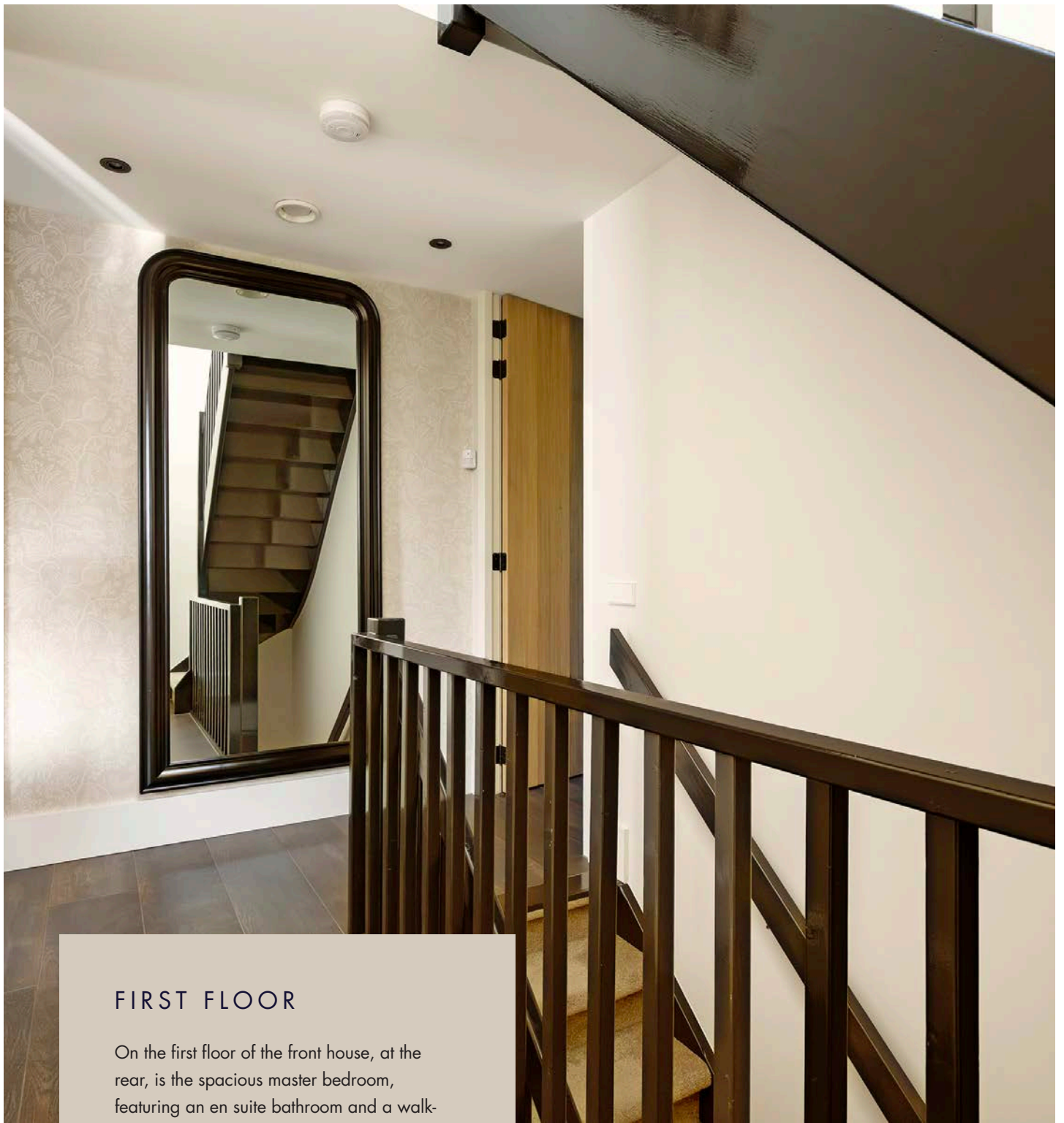




A GREEN OASIS
RIGHT ON THE
ZIJDDELMEER



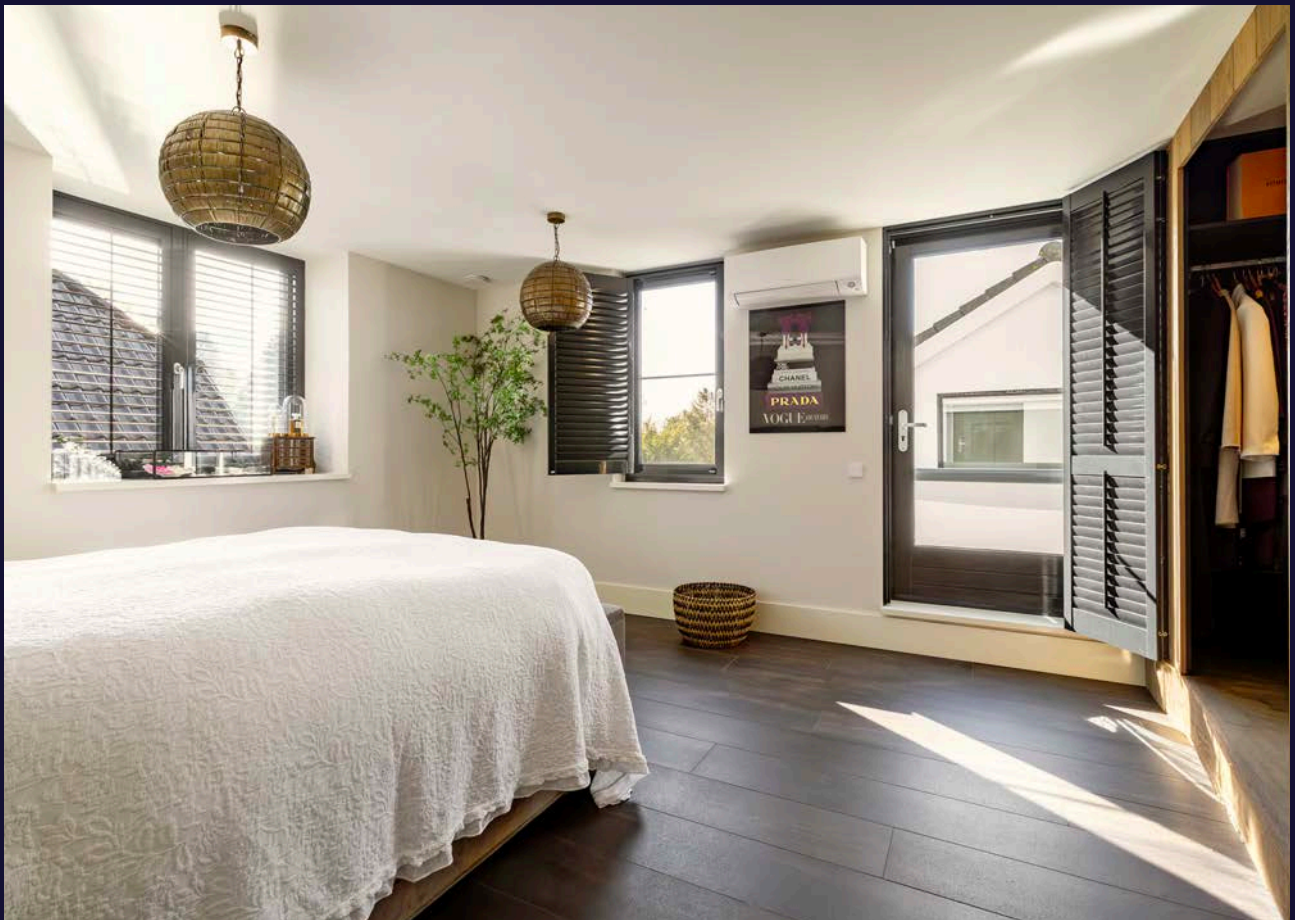




FIRST FLOOR

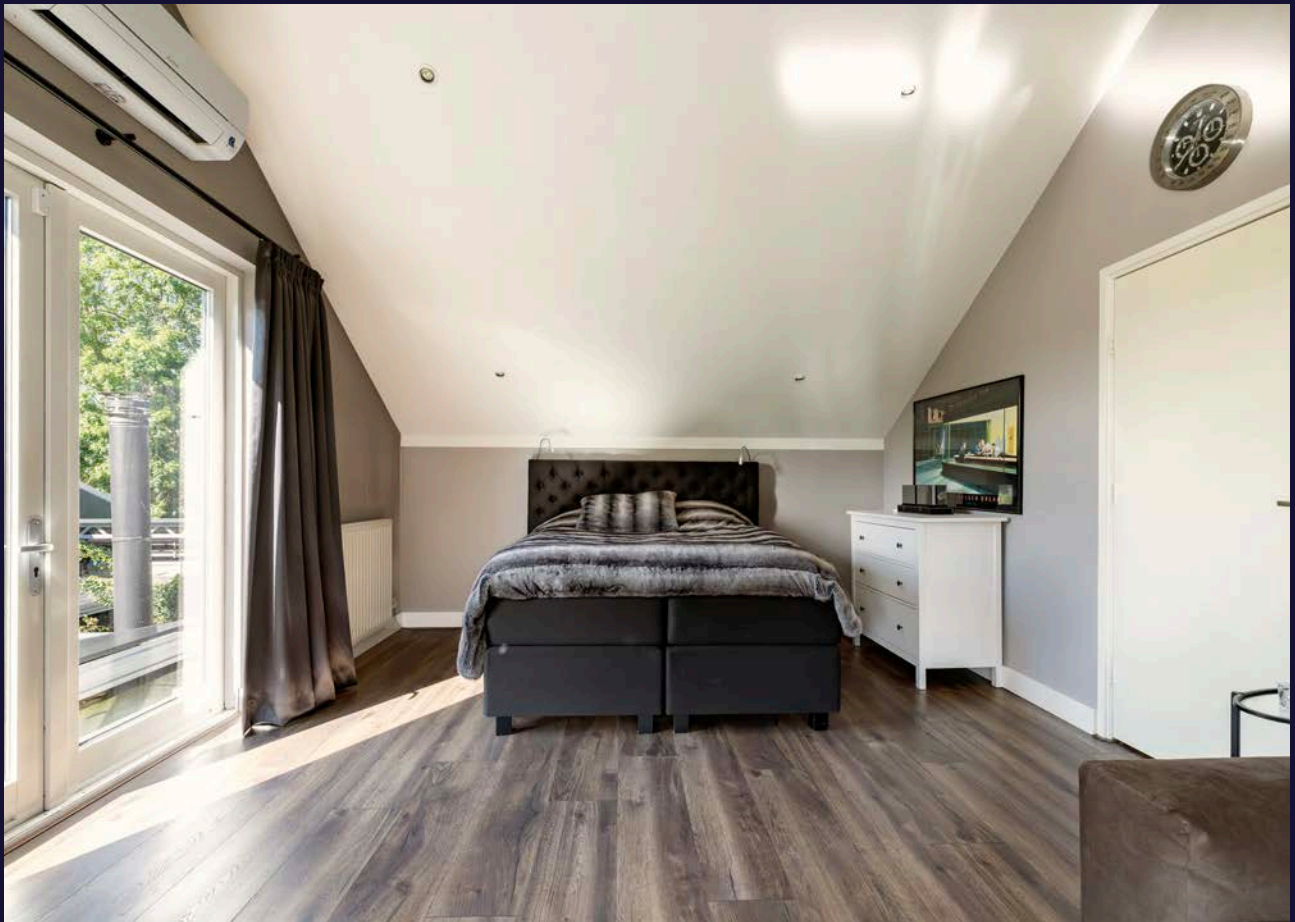
On the first floor of the front house, at the rear, is the spacious master bedroom, featuring an en suite bathroom and a walk-in closet. It is a comfortable and peaceful private space within the home. The bathroom is equipped with a walk-in shower, toilet, bathtub, and built-in sink.

At the front is a second spacious bedroom, which, thanks to its practical layout and built-in closets, is also perfectly suited as an office or study.













SECOND FLOOR

Here you'll find two spacious bedrooms. Here too, there's the option to create a separate living or sleeping area; currently, there's a sitting room at the front of the house and a bedroom with an en suite bathroom at the back. The numerous Velux windows let in plenty of sunlight, but thanks to the good insulation and air conditioning, the space here also stays nice and cool.







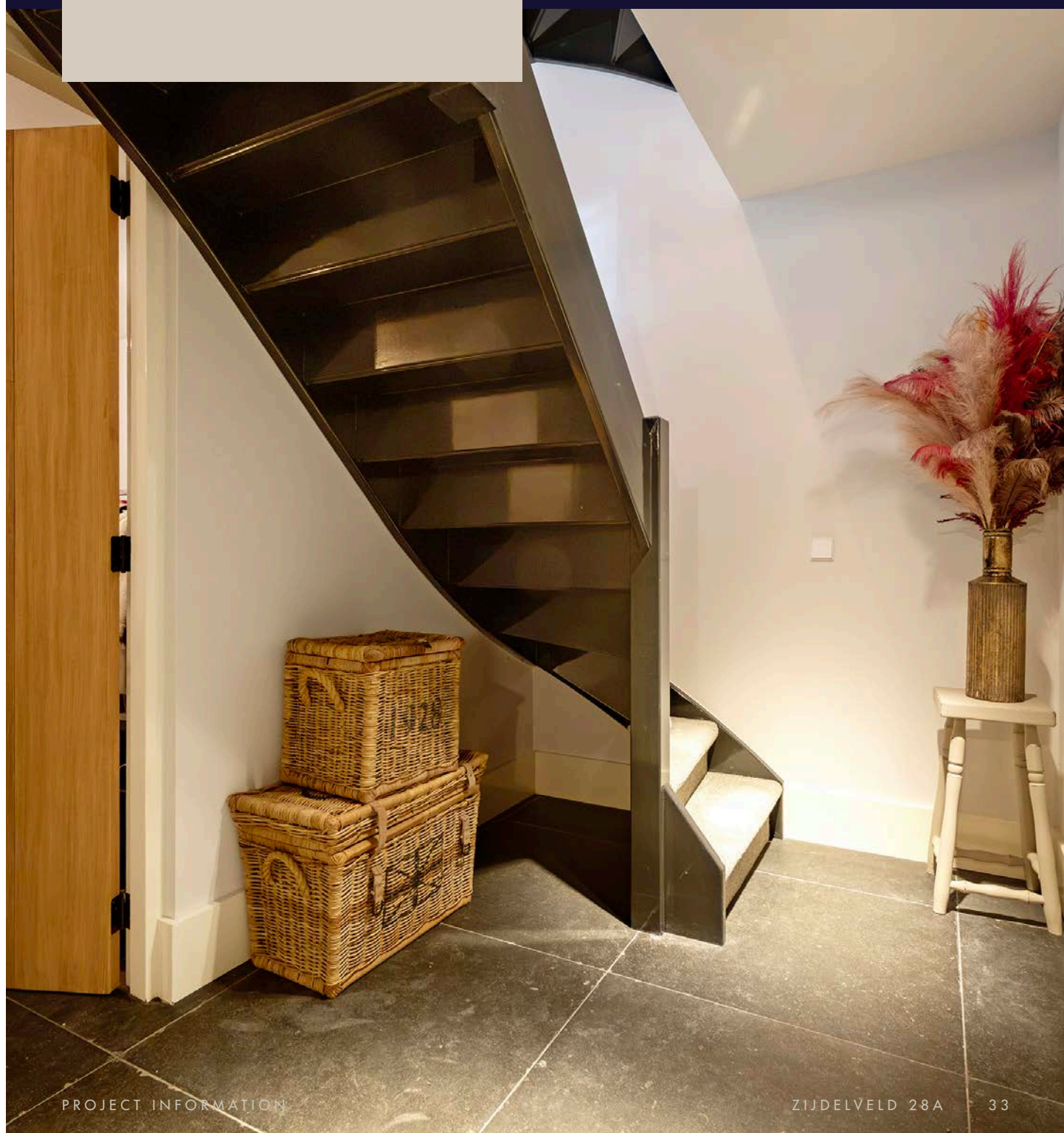


HERE TOO, THERE'S THE OPTION TO CREATE A SEPARATE LIVING OR SLEEPING AREA; CURRENTLY, THERE'S A SITTING ROOM AT THE FRONT OF THE HOUSE AND A BEDROOM WITH AN EN SUITE BATHROOM AT THE BACK.

BASEMENT

Beneath the front section of the house is an exceptionally spacious basement, accessible from the central hallway.

This level offers plenty of practical storage space but is also ideally suited for a variety of uses, such as a private gym, hobby room, playroom, or a quiet workspace. It is a valuable addition to the villa's already generous living space.







THERE IS
ON-SITE PARKING
WITH AN ELECTRIC
CHARGING
STATION.





PARTICULARITIES

- Detached villa with a living area of approximately 311 m² and 60 m² in the basement.
- Situated on a spacious lot of 711 m², directly on the Zijdelmeer.
- Stunning unobstructed views across a wide bend of the lake.
- The front section was completely rebuilt in 2016 in a charming style that complements the rear section.
- The original rear section is excellently maintained and has been renovated where necessary.
- Energy efficiency rating A+++, solar panels, air conditioning, and a geothermal heat pump.
- Five or six bedrooms and multiple living and workspace areas.
- Several kitchens and pantries, multiple side entrances, and options for independent use of parts of the home.
- Spacious 60 m² basement with versatile uses thanks to its 2.47-meter ceiling height.
- Architecturally landscaped garden with various terraces.
- Covered, open-concept garden house with a fully equipped outdoor kitchen.
- Wooden deck by the water with panoramic views.
- On-site parking with an electric charging station.
- Excellent access to Amsterdam, Amstelveen, and Schiphol.

GROUND FLOOR



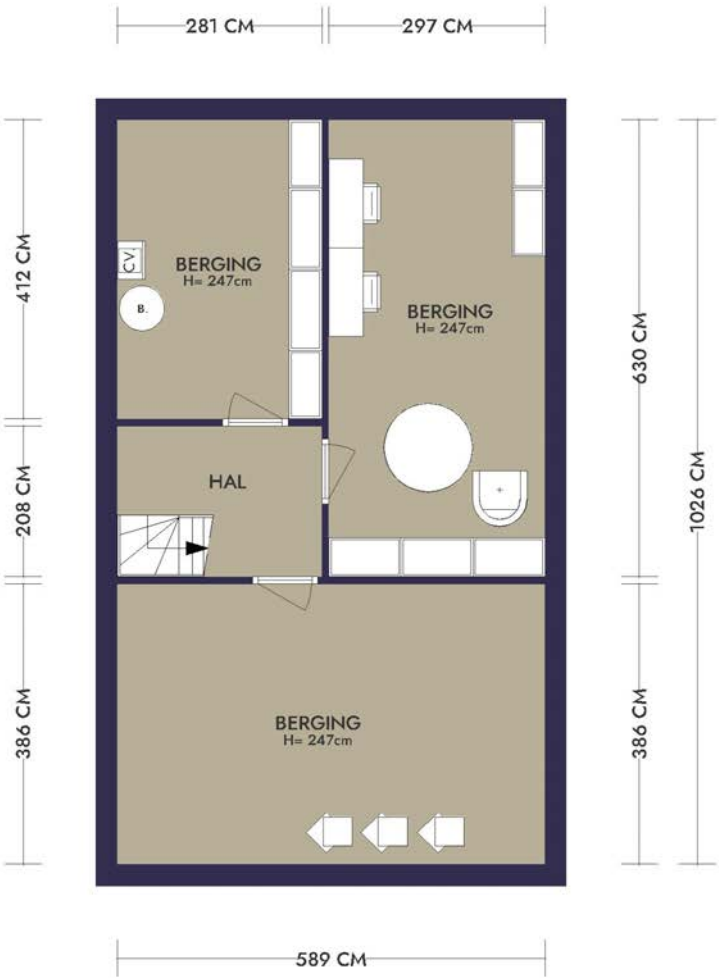
FIRST FLOOR



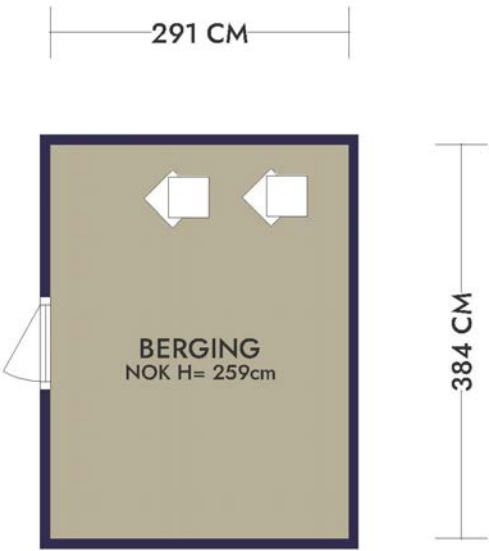
SECOND FLOOR



BASEMENT



STORAGE



PLOT



SPECIFICATIONS

OBJECT

Type	Villa
Type	Detached house
Year of construction	2016
Current use	Living space
Current destination	Living

OUTDOOR SPACE

Architect-designed garden of approx. 625 m², with several terraces, a covered garden pavilion with outdoor kitchen and a wooden deck on the water. The deck offers a stunning, unobstructed view across the Zijdelmeer.

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	311 m ²
Number of rooms	12
Number of bedrooms	6
Content	1293 m ³
Other indoor space	60 m ²
Exterior space	24 m ²

CADASTRAL

Municipality	Uithoorn
Section	B
Plot number	9716

MUNICIPALITY

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

