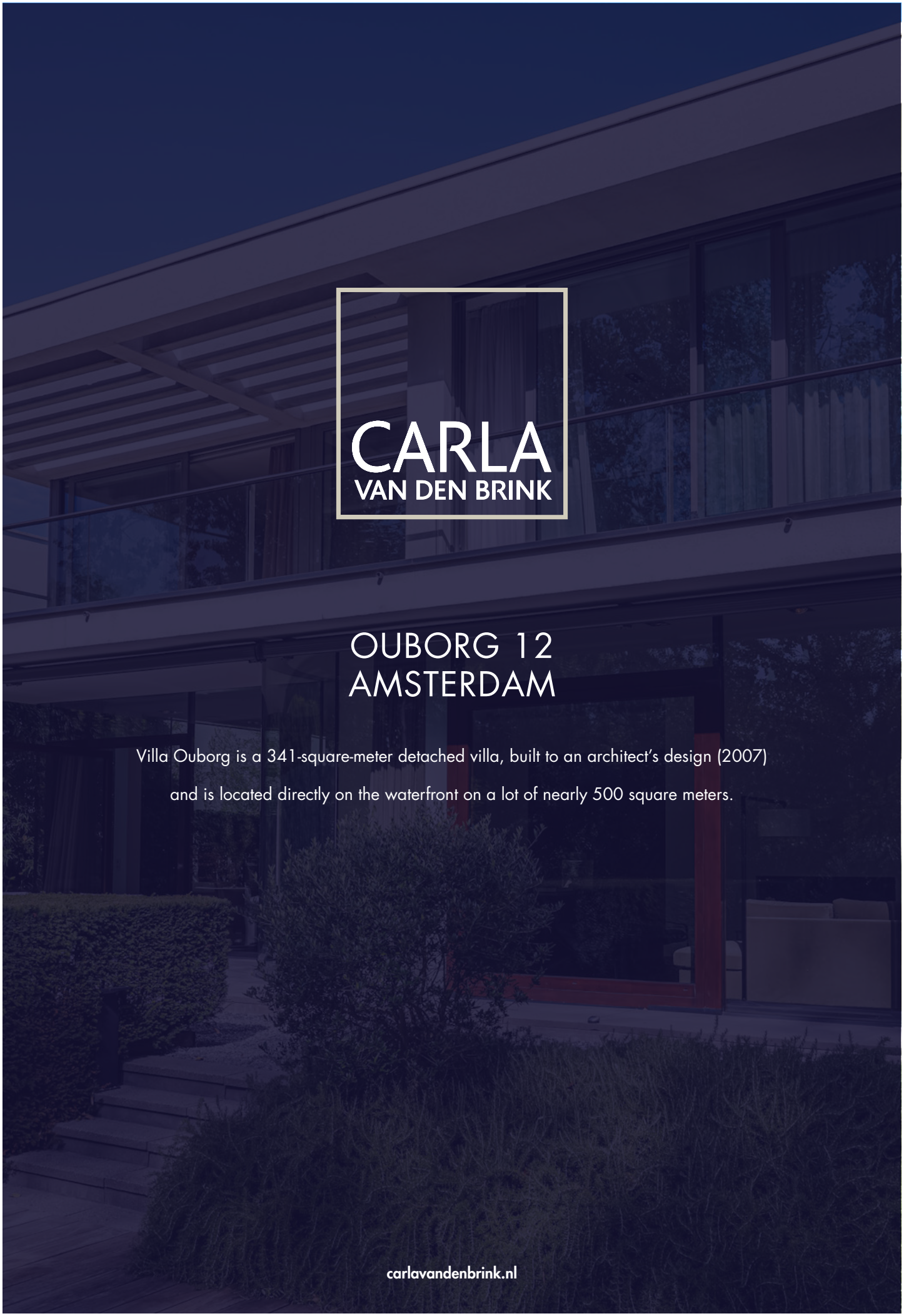


CARLA
VAN DEN BRINK

OUBORG 12
AMSTERDAM

Villa Ouborg is a 341-square-meter detached villa, built to an architect's design (2007) and is located directly on the waterfront on a lot of nearly 500 square meters.

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.



Pieter Joep van den Brink
NVM Makelaar

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carlavandenbrink.nl



THE VILLA

A 23-meter-wide glass facade blurs the boundaries between indoors and outdoors. The villa overlooks an ecological corridor. The 3.10-meter-high ceilings create an ultimate sense of spaciousness. There is an abundance of natural light and air in the rooms, with beautiful sightlines. The villa exudes an atmosphere of absolute privacy.



LOCATION

Situated in the "garden district of Amsterdam Zuid": Buitenveldert. The villa is located directly on the waterfront and along the Ecolint.

The location is a five-minute drive from the Gelderlandplein shopping center and offers access to sports facilities such as golf, tennis, field hockey, and more. The International School is a 10-minute drive away. Public amenities such as schools, public transportation, and shops are within walking distance.

ACCESSIBILITY

The villa has two private parking spaces on the property and is well-connected to major highways, train and metro stations, and is just a 12-minute drive from Schiphol Airport.




Gelderlandplein



LIVING

The entrance, featuring a “gentle staircase” leading to the first floor, is situated in a 7-meter-high foyer.

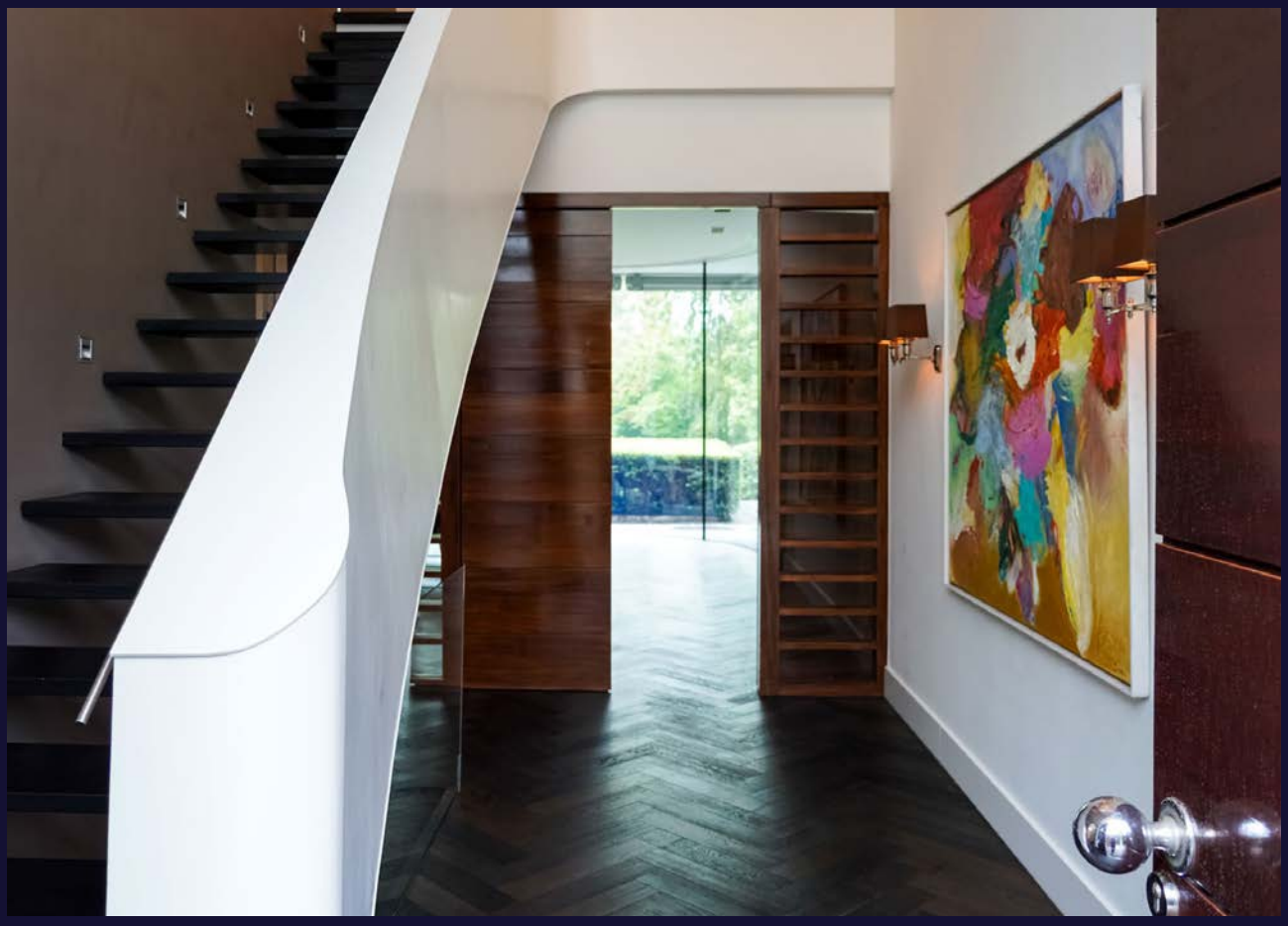
Solid wood double doors lead to a spacious south-facing living room. Here, you’ll find an unobstructed panoramic view of the garden and the water, bordering the ecological nature reserve.

The low-maintenance garden faces south, is situated directly on the water, and offers complete privacy. The garden, designed by a renowned landscape architect, provides an oasis of greenery throughout all seasons.

The two fireplaces, the oak herringbone parquet flooring, and the Lutron-controlled lighting design envelop you in warmth and ambiance. The living room, dining area, and library are semi-open and interconnected. The kitchen is fully equipped with three Miele ovens, a warming drawer, a built-in coffee machine, and many other appliances. All rooms in the villa feature radiant floor heating and are insulated to the highest standard.




12







THE GARDEN, DESIGNED BY A RENOWNED LANDSCAPE ARCHITECT, PROVIDES AN OASIS OF GREENERY THROUGHOUT ALL SEASONS.







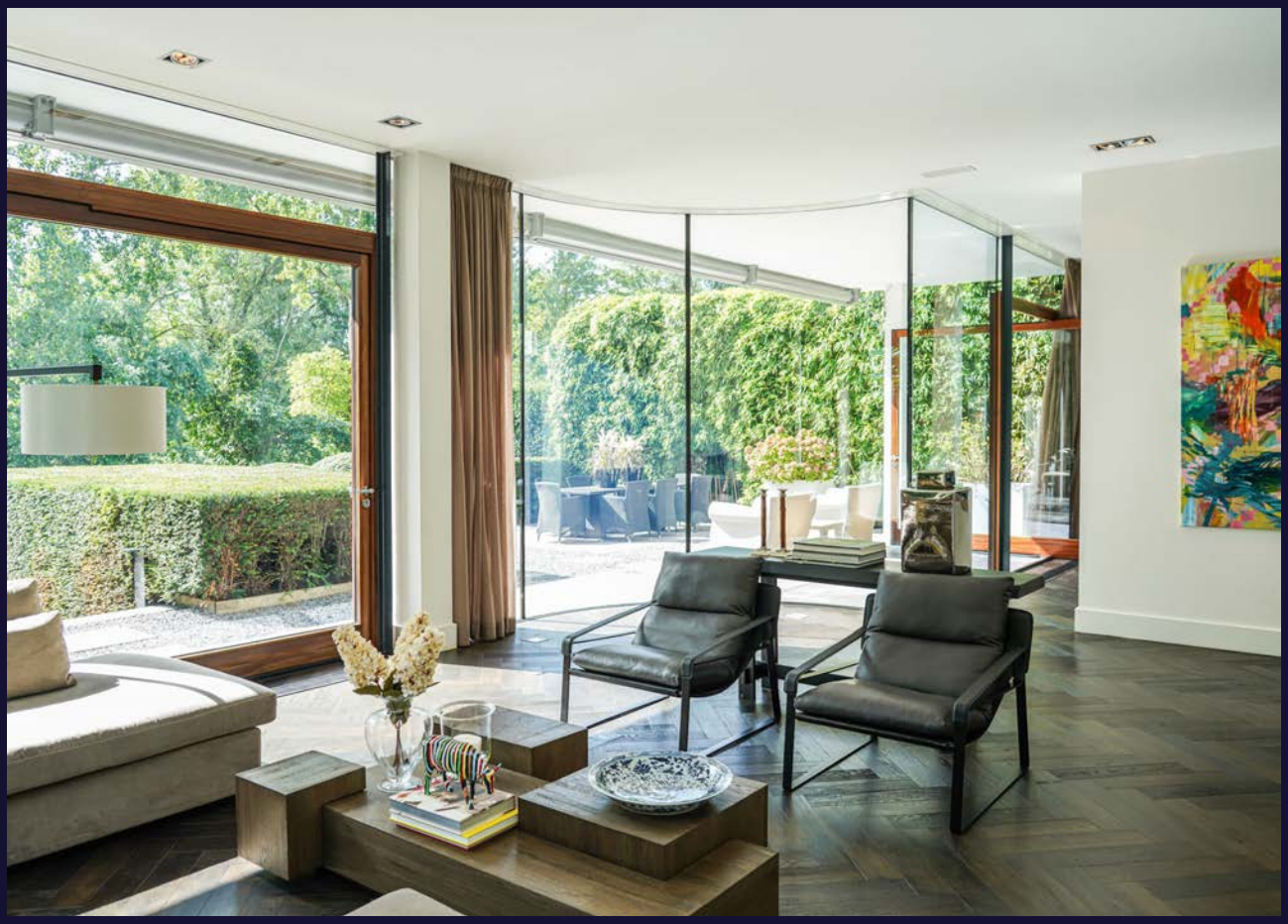




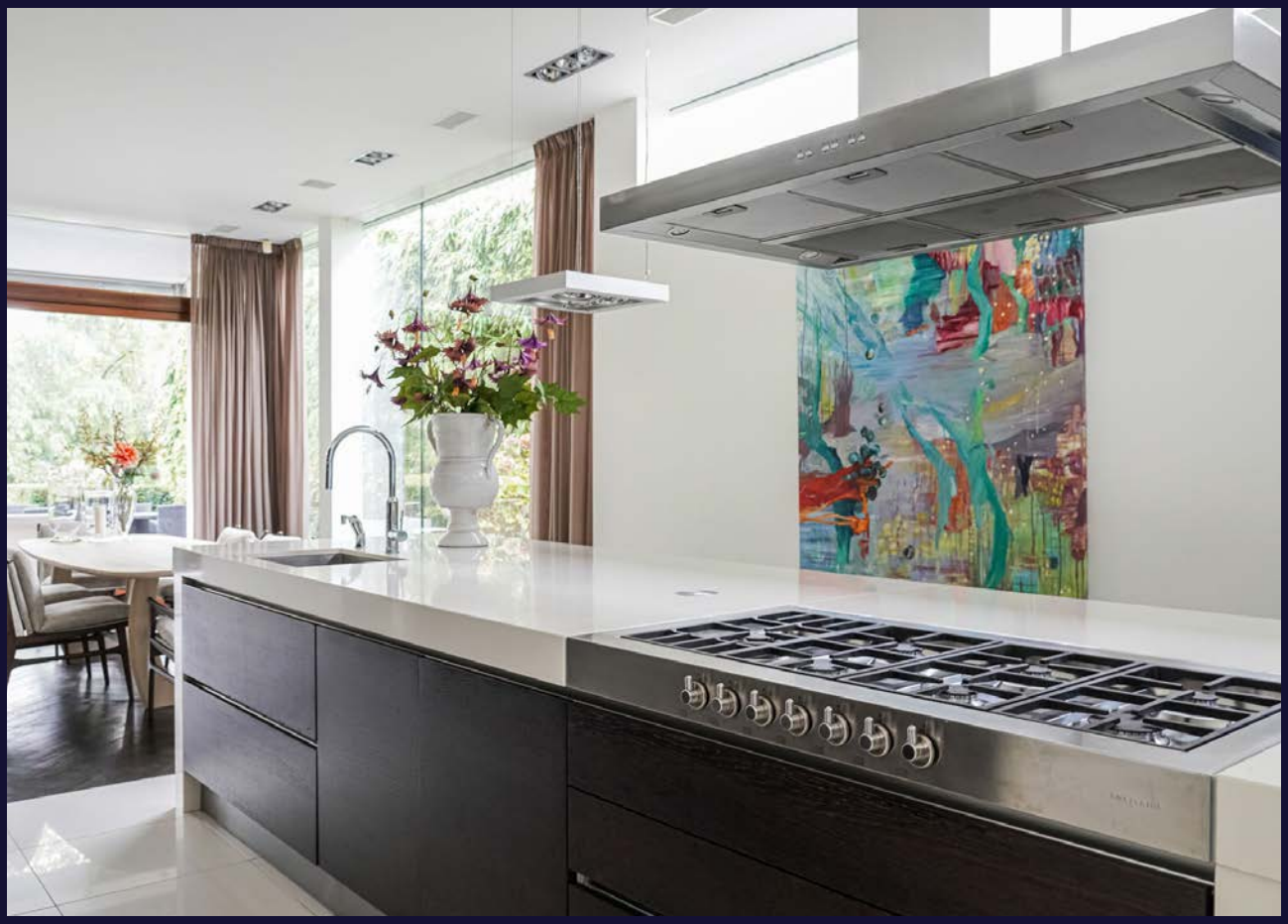
LARGE GLASS WALLS, 23 METERS WIDE, OFFER SPECTACULAR VIEWS OF THE GARDEN AND THE WATER AND ALLOW ABUNDANT NATURAL LIGHT TO FLOOD IN.













SLEEPING

The first floor features four bedrooms and three bathrooms.

The master bedroom features air conditioning, a spacious walk-in closet, and a generous terrace with sweeping views. This master bedroom has an en-suite bathroom, finished to a high standard with double sinks, a rain shower, a bathtub, a toilet, and a bidet.
Of the three additional children's bedrooms, two have their own bathrooms, built-in closets, and air conditioning.

The fourth bedroom/study can easily be equipped with air conditioning. These three bedrooms share a separate toilet.

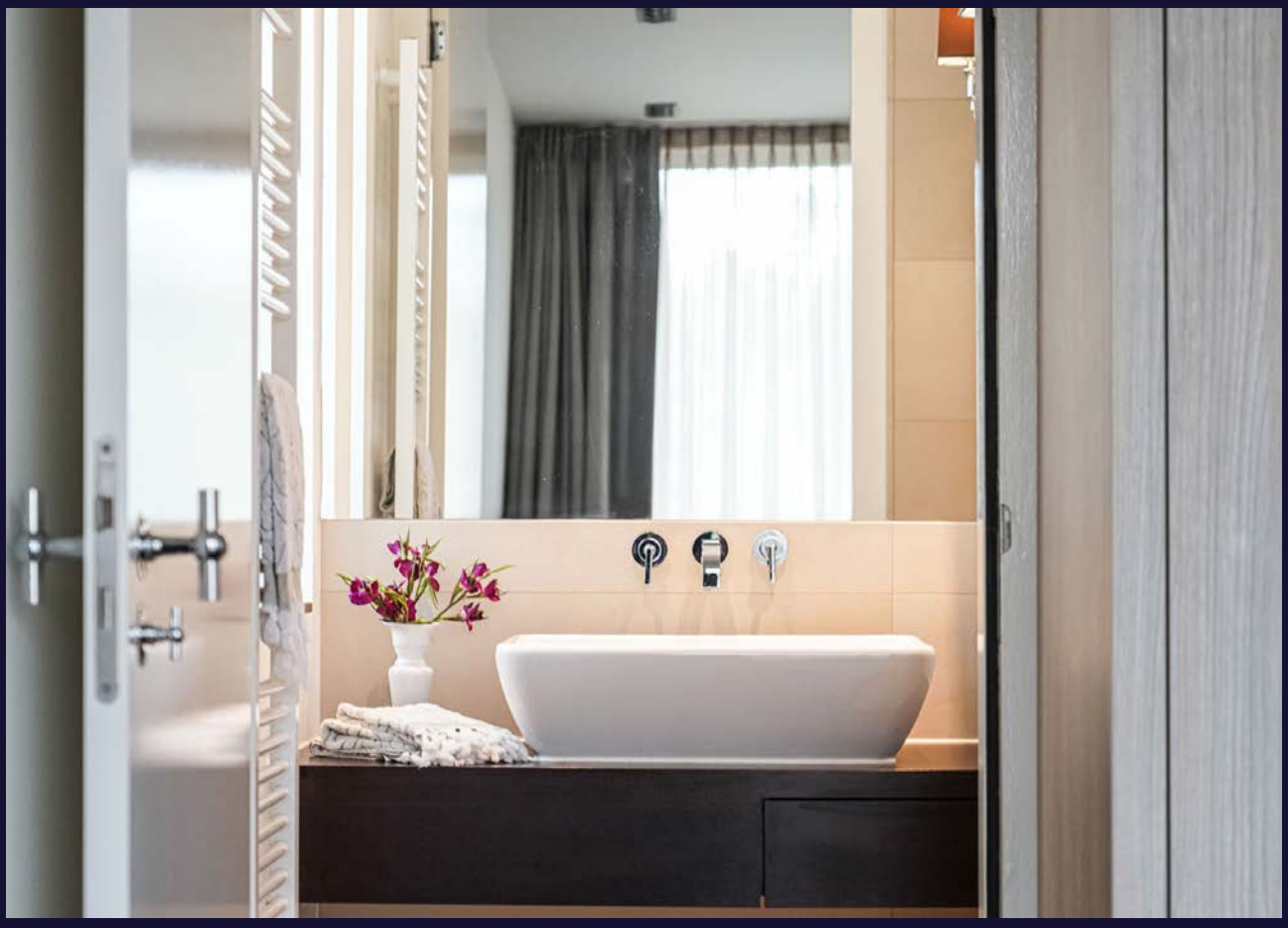






THE MASTER BEDROOM FEATURES AIR CONDITIONING, A SPACIOUS WALK-IN CLOSET, AND A GENEROUS TERRACE WITH SWEEPING VIEWS.











OFFICE AN BASEMENT

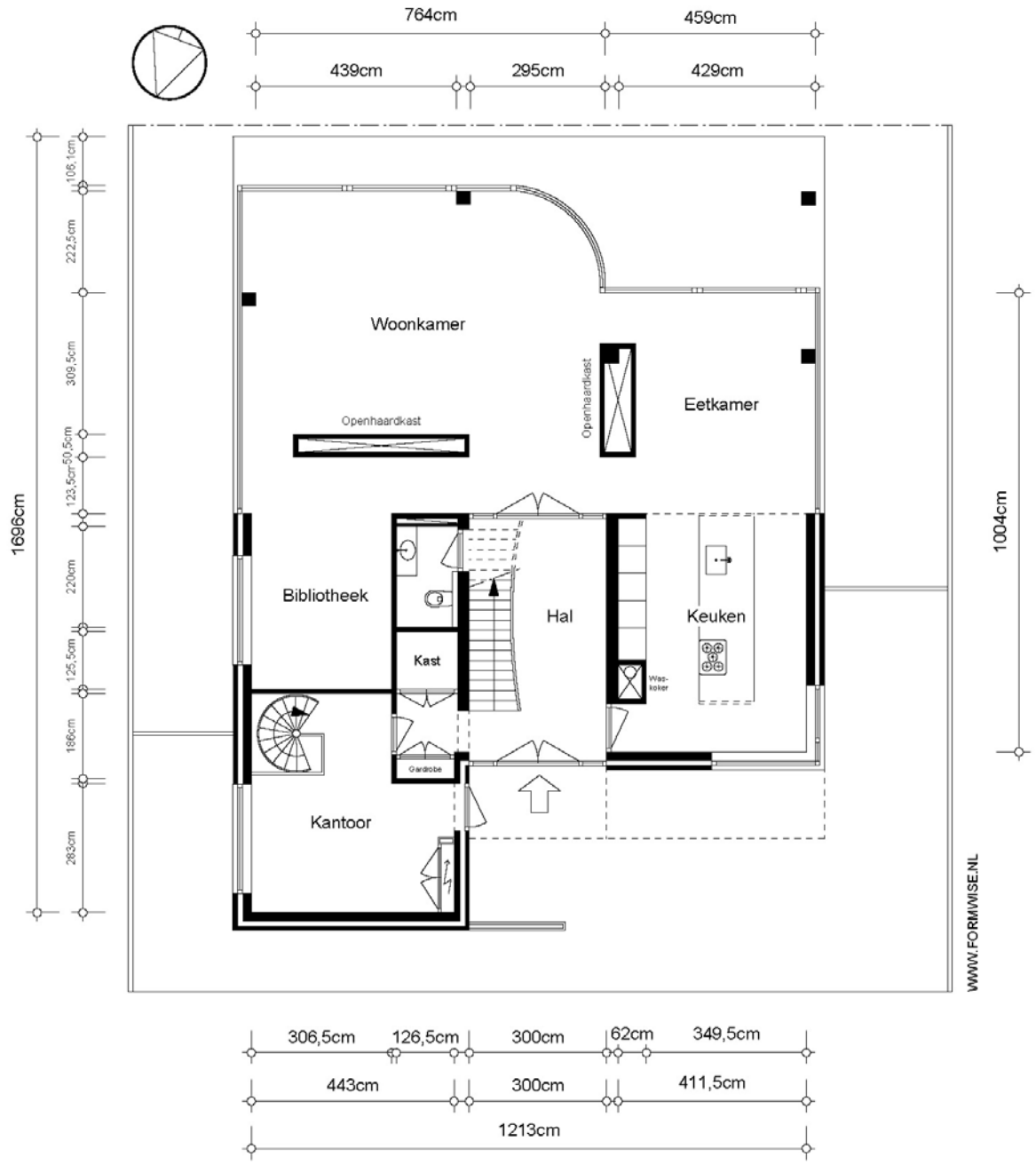
The villa also features a separate office or "nanny room" on the ground floor, which has a separate entrance from the street.

A staircase in this room leads down to the basement, which is flooded with natural light. There is a wine cellar (which could easily be converted into a fourth bathroom) and a fitness room/home theater/playroom.

MATERIALS & INSULATION

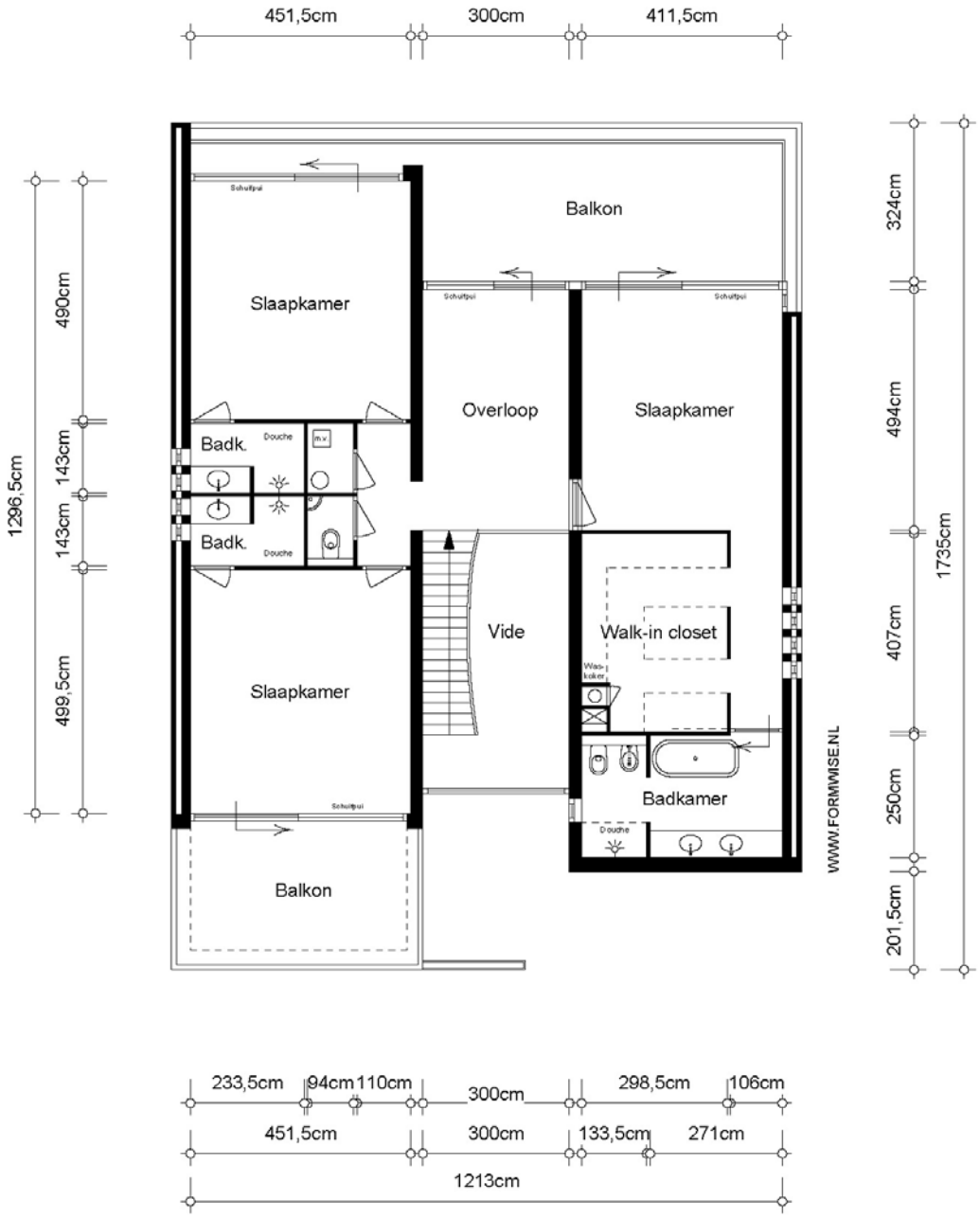
Extremely sturdy construction materials have been used, such as concrete, extra-insulated glass, and oak herringbone parquet. Underfloor heating is installed throughout the house. The house is maximally insulated (energy label A), ensuring optimal comfort and efficiency.

GROUND FLOOR



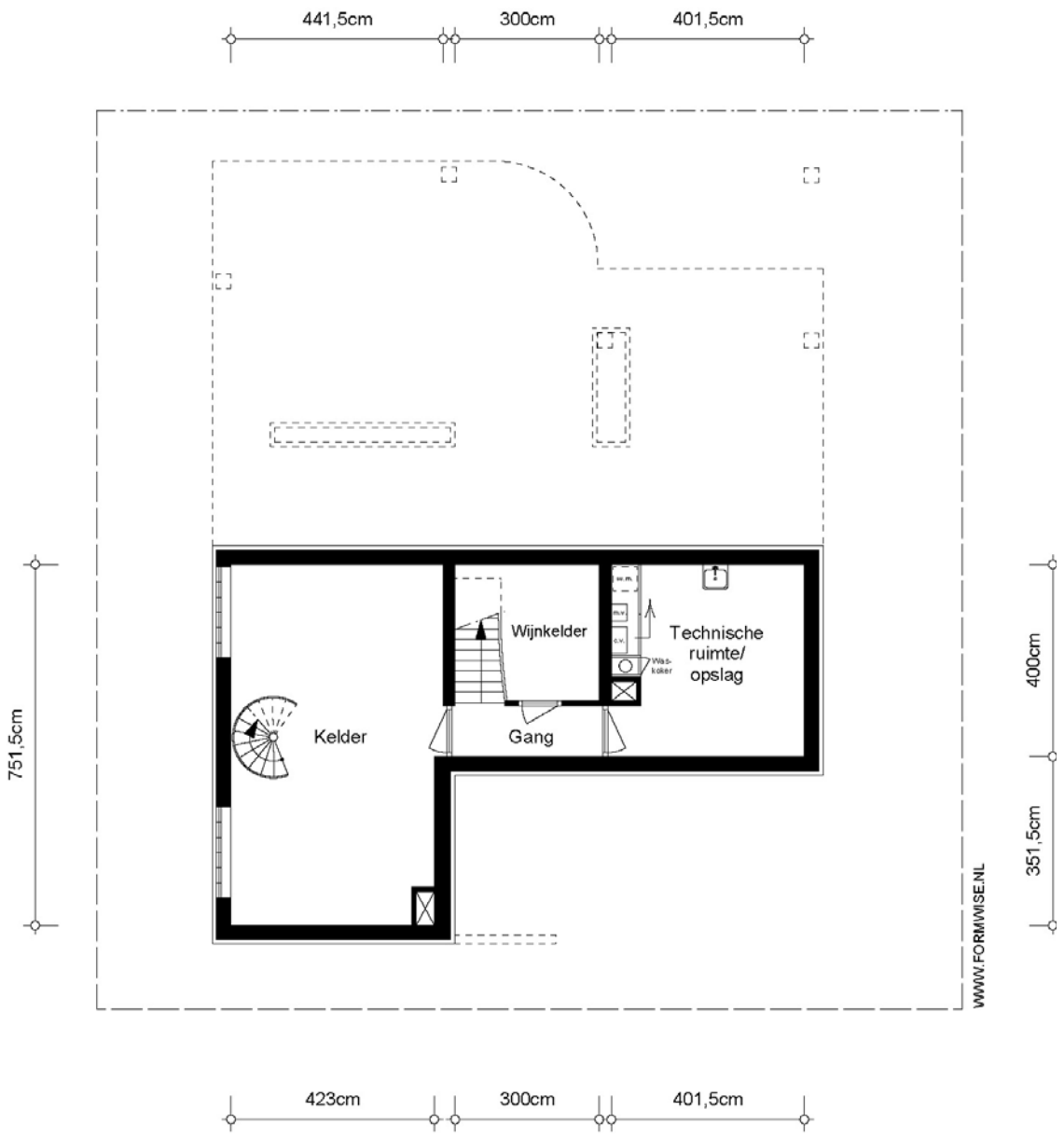
Gebruiksoppervlakte wonen	152,57 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	25,40 m2
Externe bergruimte	n.v.t.

FIRST FLOOR



Gebruiksoppervlakte wonen	123,72 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	38,35 m2
Externe bergruimte	n.v.t.

BASEMENT



Gebruiksoppervlakte wonen	62,59 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

SPECIFICATIONS

OBJECT

Type:	Villa
Type:	Detached house
Year of construction:	2007
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Surrounding garden, designed by an architect

DESTINATION

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

PARTICULARITIES

+ The villa is situated right on the waterfront
+ Adjacent to an ecological nature reserve
+ Oak herringbone parquet flooring
+ Two fireplaces
+ Underfloor heating
+ Air conditioning
+ Separate office on the ground floor with a separate entrance from the street

CHARACTERISTICS

Living area:	341 m^2
Number of rooms:	11
Number of bedrooms:	4
Volume:	1.186 m^3
Building- related outdoor space:	38 m^2

CADASTRAL

Municipality:	Amsterdam
Section:	AK
Plot Number:	656
Plot size:	448 m^2

MUNICIPALITY

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

OWNERSHIP SITUATION

+ Property subject to a ground lease.
+ Leasehold has been bought off from 2035, until that time leasehold is € 499,- per year

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