



CARLA
VAN DEN BRINK

BADHUISKADE 351
AMSTERDAM

A WORLD-CLASS STATEMENT

This penthouse is more than a home — it is a world-class lifestyle.

A rare combination of Italian elegance, international allure and urban perfection.

A place not merely to live, but to experience.

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

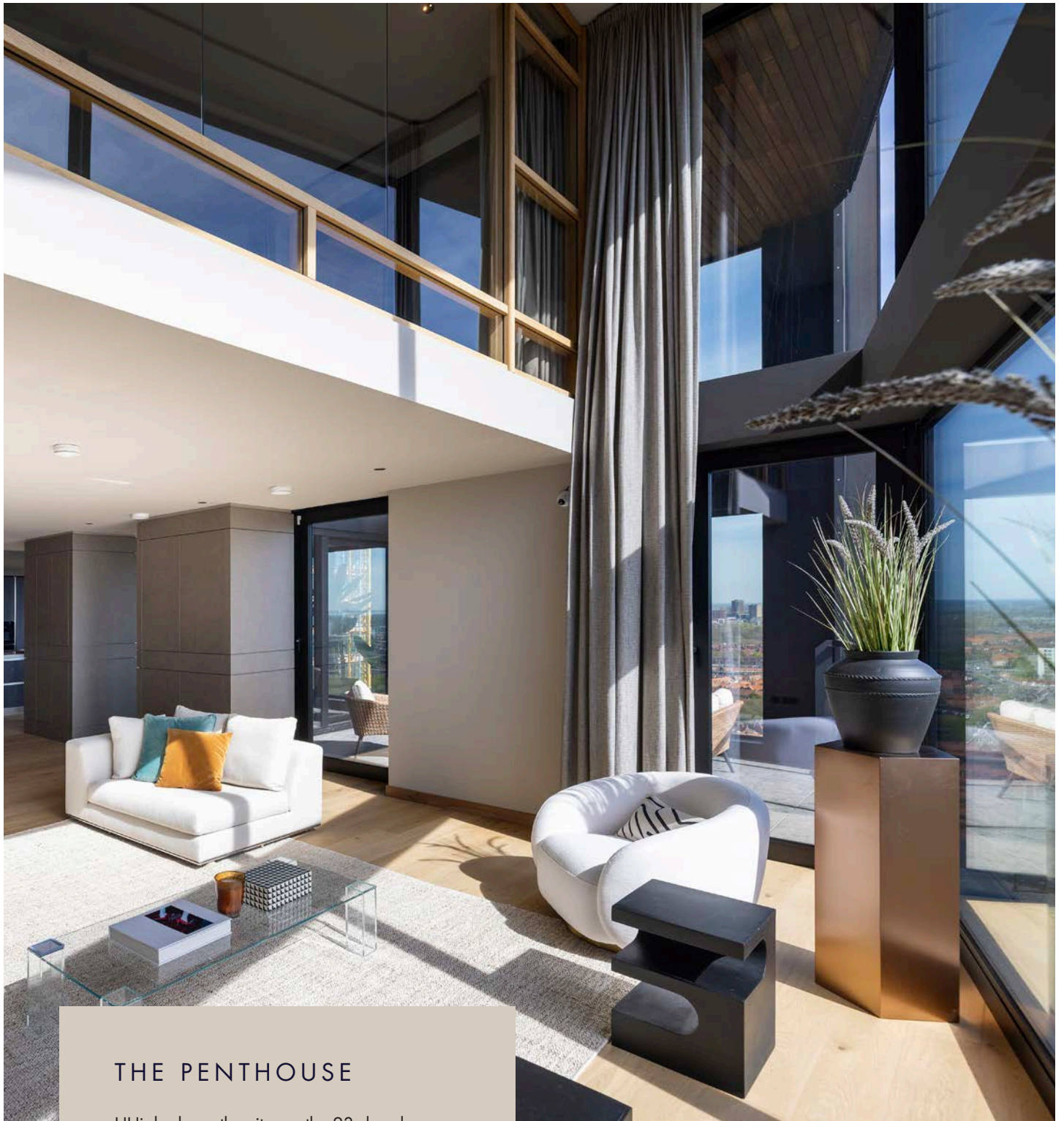
*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



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NVM Makelaar

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THE PENTHOUSE

High above the city, on the 23rd and 24th floors, this 433 m² duplex penthouse is a breathtaking architectural statement. Delivered in 2024 with unrivalled precision, craftsmanship and Italian refinement.

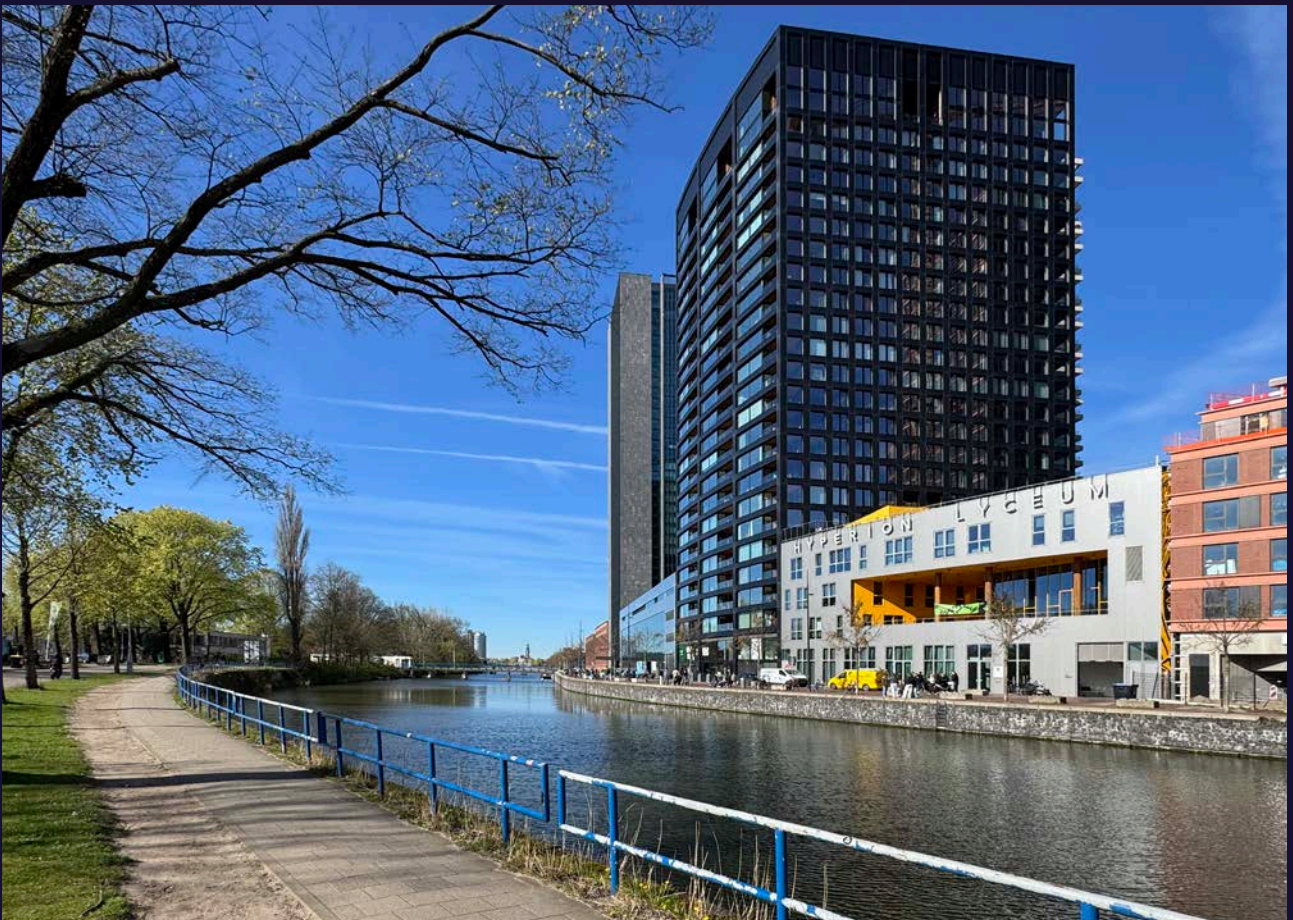
It is a residence where design, artistry and panoramic views converge at an extraordinary level of exclusivity.



LOCATION

An exceptional location on the river IJ, directly behind the iconic A'DAM Tower and the renowned EYE Film Museum.

Amsterdam Central Station is just a few minutes' ferry ride away; Noorderpark metro station offers a quick connection to the whole city and beyond via the Noord/Zuidlijn.



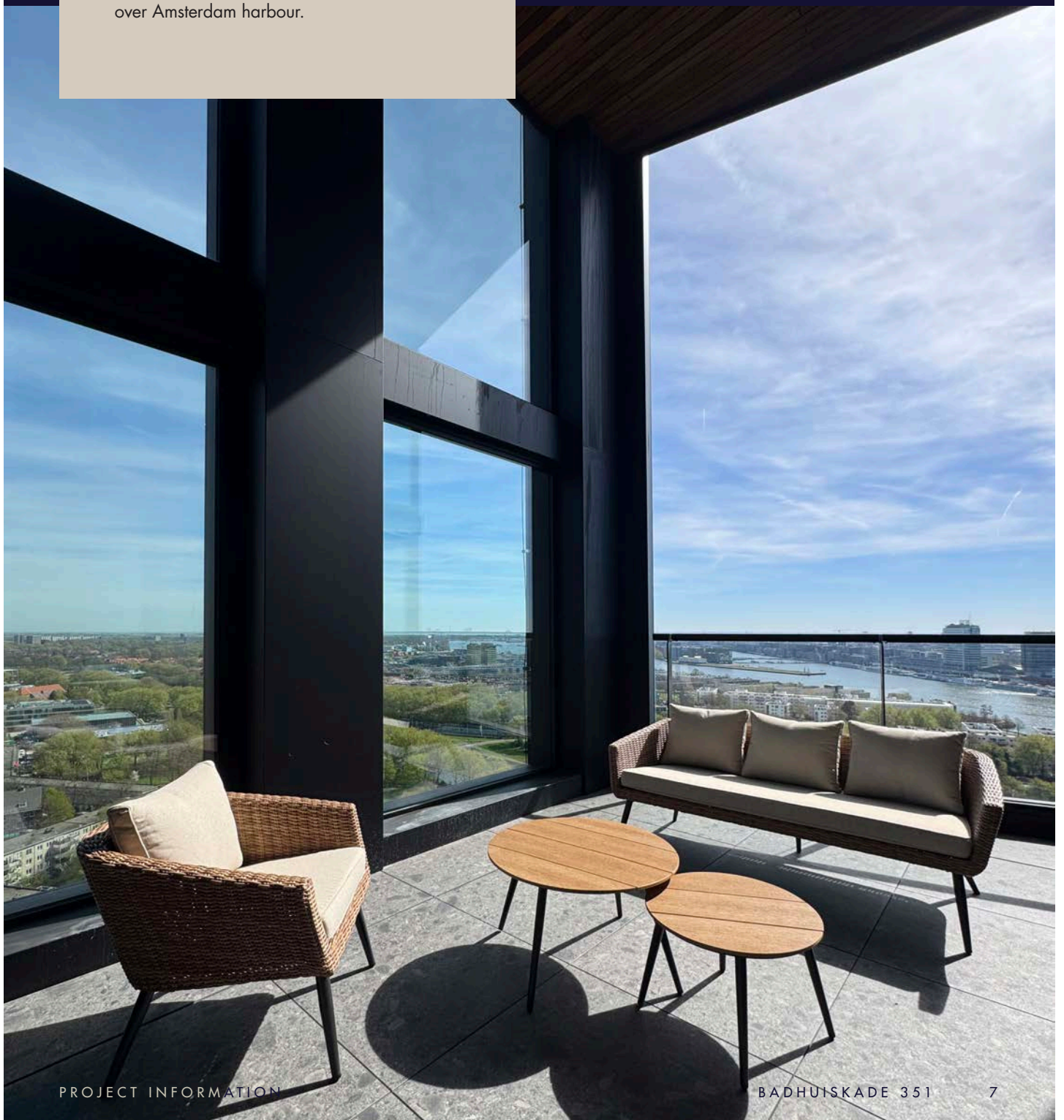


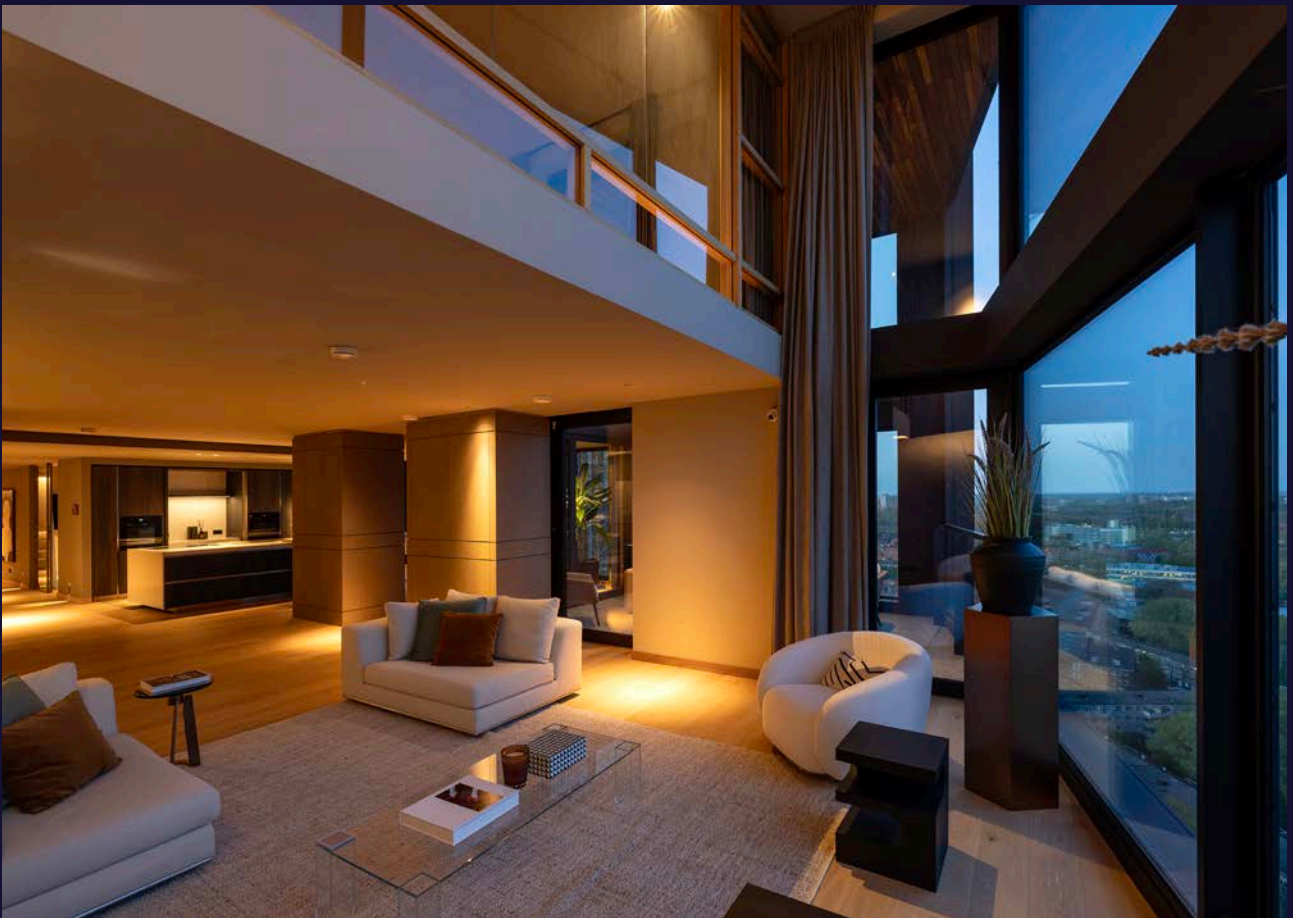
ARCHITECTURE & INTERIOR

Two independent entrances offer complete flexibility: one for the family, with a cloakroom and generous storage, and one for guests, with an elegant, welcoming wardrobe hall. Whichever entrance you choose, a world of pure elegance unfolds the moment you step inside. Floor-to-ceiling windows frame the Amsterdam skyline like living works of art, flooding every room with natural light.

The interior has been entirely custom-designed, crafted in the Italian tradition and finished with carefully selected materials — predominantly Italian — of exceptional quality. Every element, from the hardwood floors to the hand-polished walls, radiates refinement and skill.

Entering through the family entrance, a guest cloakroom sets the tone for elegance before revealing a grand dining room with views over Amsterdam harbour.



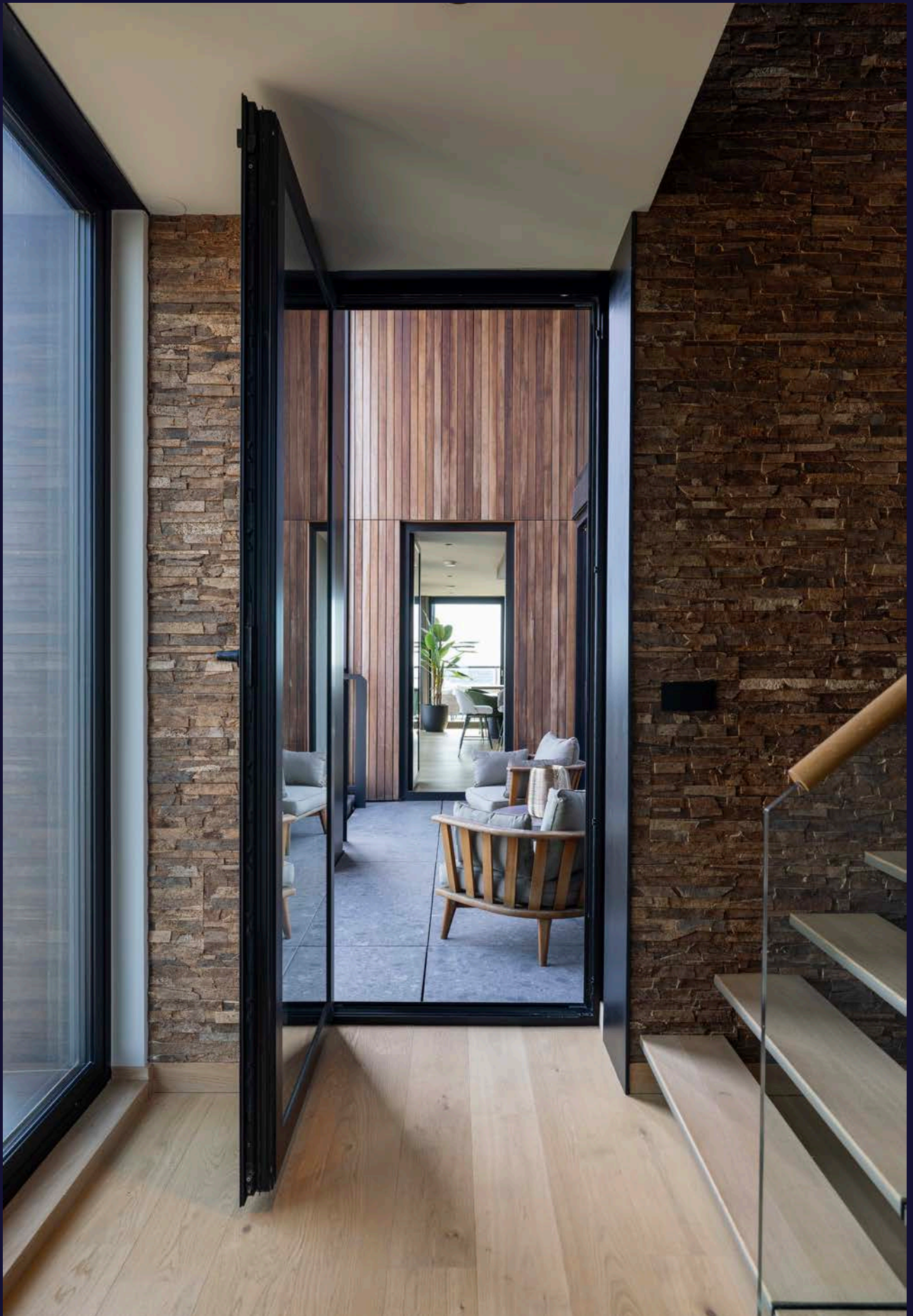


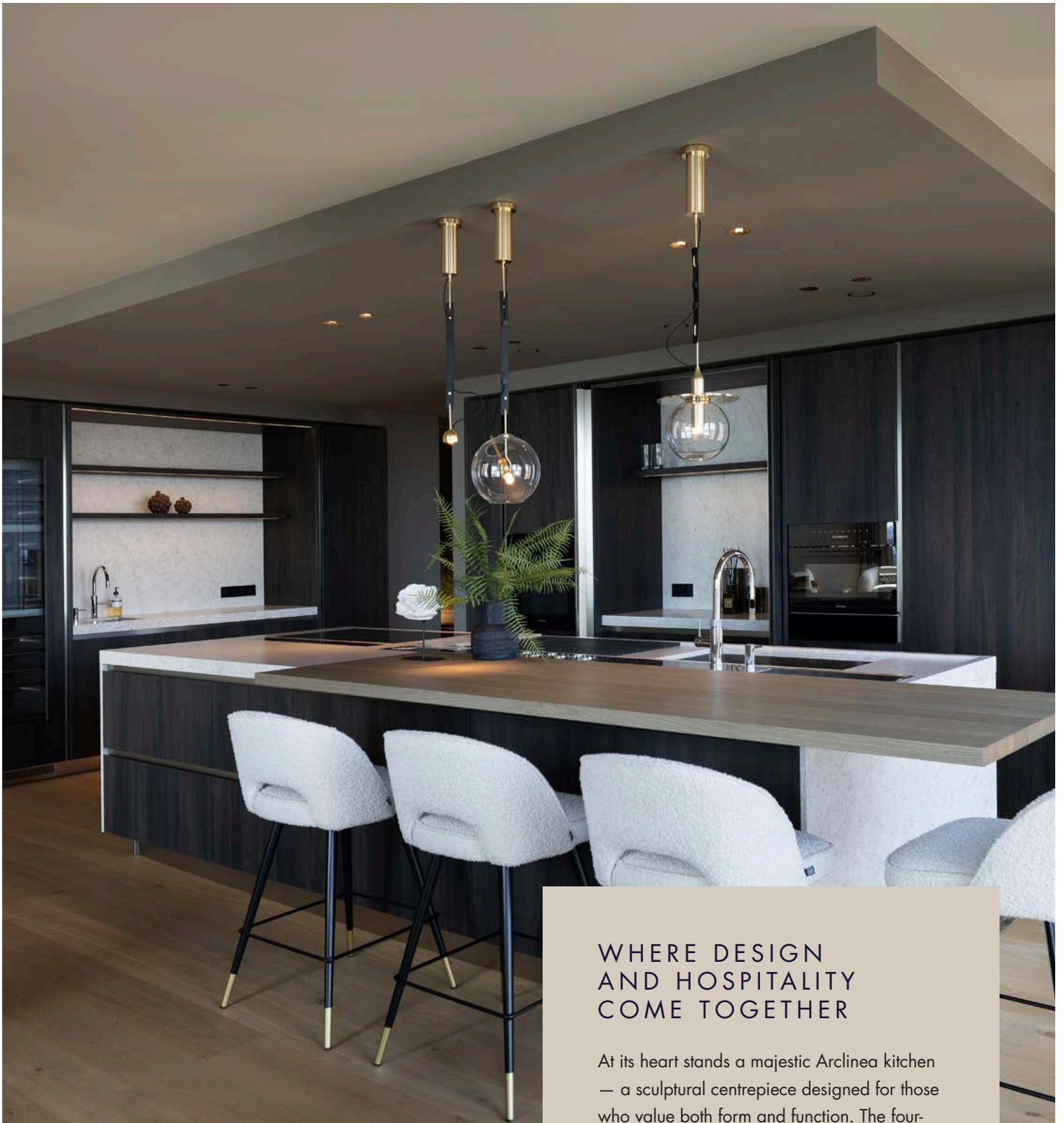




LARGE WINDOWS
STRETCHING
FROM FLOOR TO
CEILING FRAME
THE AMSTERDAM
SKYLINE.







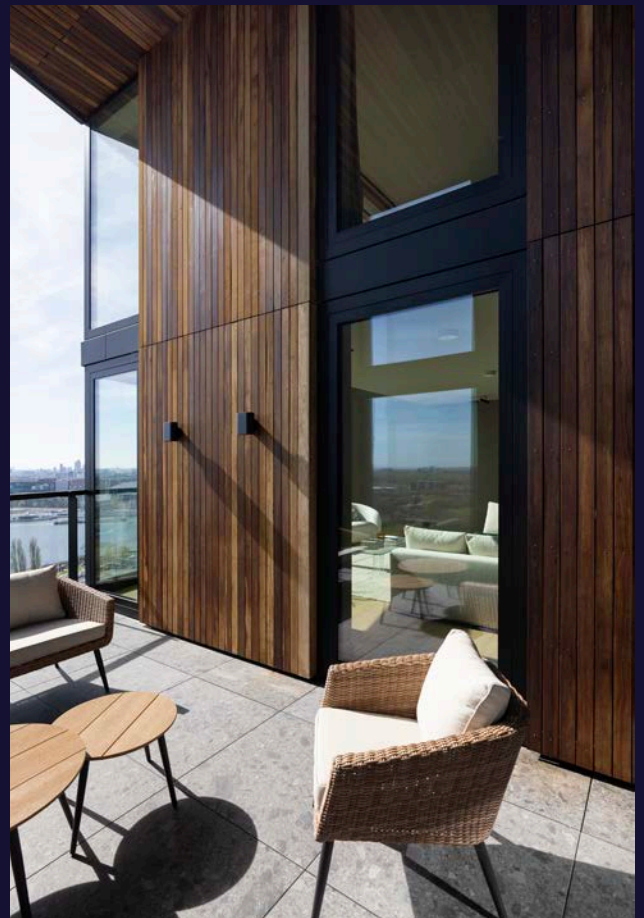
WHERE DESIGN AND HOSPITALITY COME TOGETHER

At its heart stands a majestic Arclinea kitchen — a sculptural centrepiece designed for those who value both form and function. The four-metre kitchen island, equipped with premium Miele appliances, doubles as a convivial table for informal meals or aperitifs.

A dedicated bar with a Miele wine cabinet and ice maker completes this social space, illuminated by bespoke lighting that exudes serene luxury.













THE MAJESTIC
ARCLINEA KITCHEN
IS THE SCULPTURAL
CENTREPIECE.



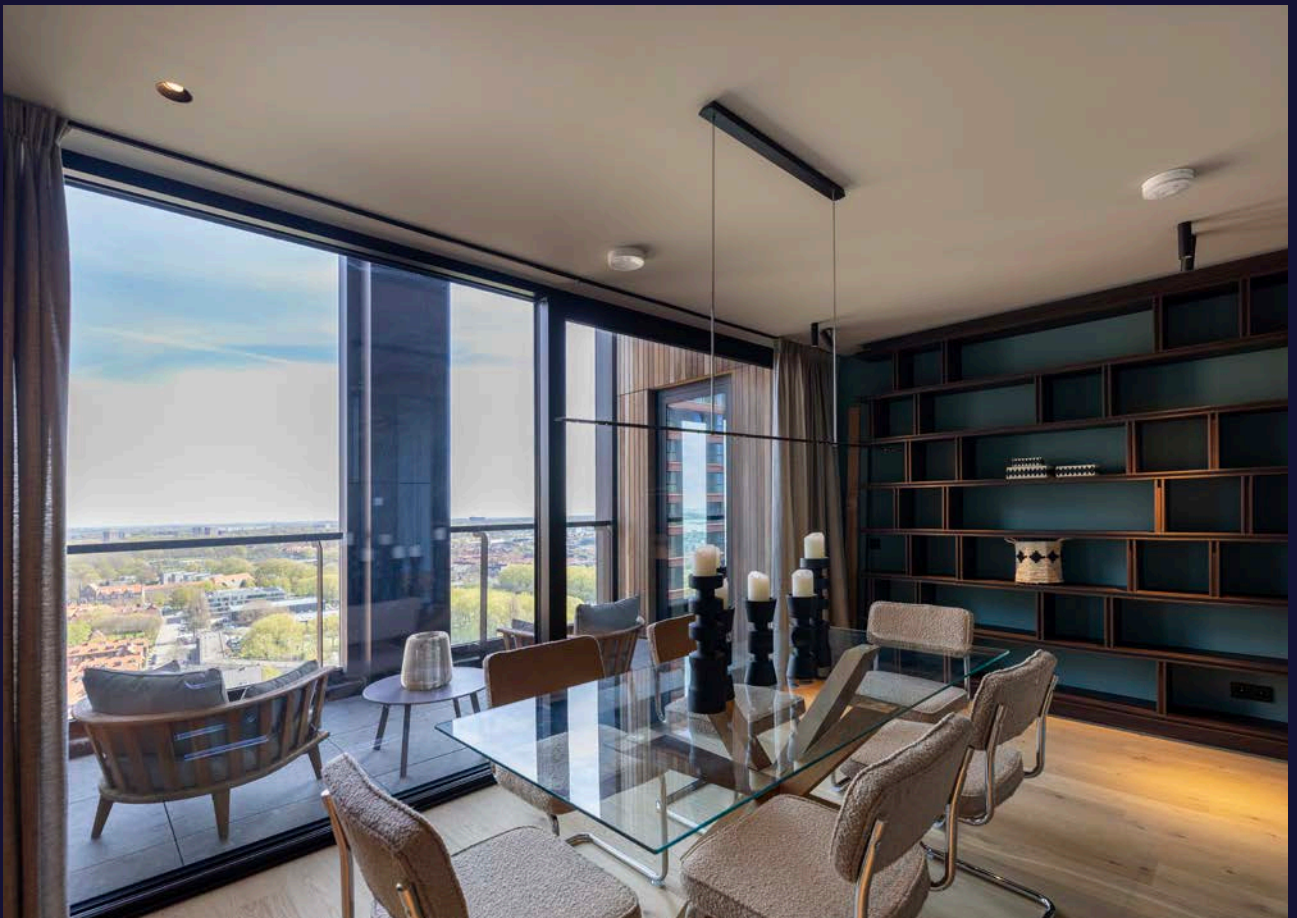
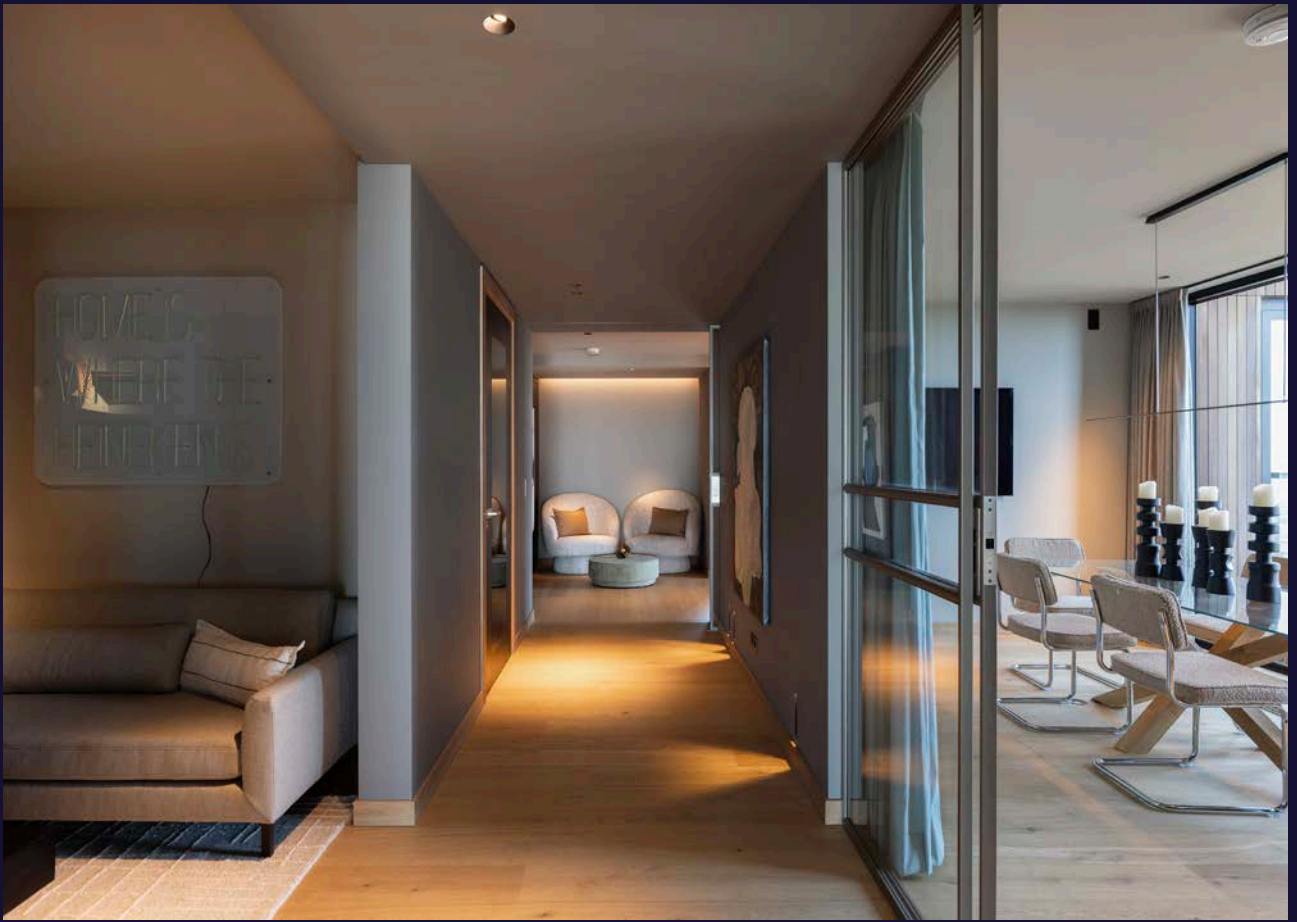
ENTERTAINMENT AND EVERYDAY COMFORT.

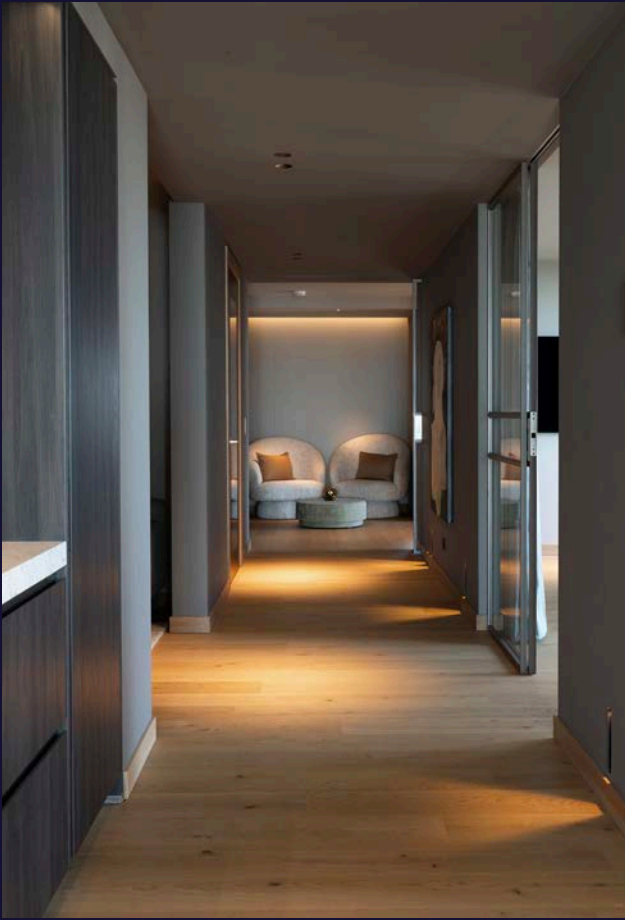
Adjacent, a television lounge provides an intimate setting for relaxed family moments. Beyond it, a home office features a custom-built wooden bookcase that flows seamlessly into a library corner.

An elegant wine room accommodates over 400 bottles across two separate coolers — a dream for any collector.

Further along, the guest entrance and a second cloakroom lead to a generous living room with an integrated home cinema and bespoke cabinetry — a space conceived for both refined entertainment and everyday comfort.

Two large covered terraces extend from the dining and living areas, perfect for al fresco dining or sunset aperitifs, complemented by a smaller terrace adjoining the home office.



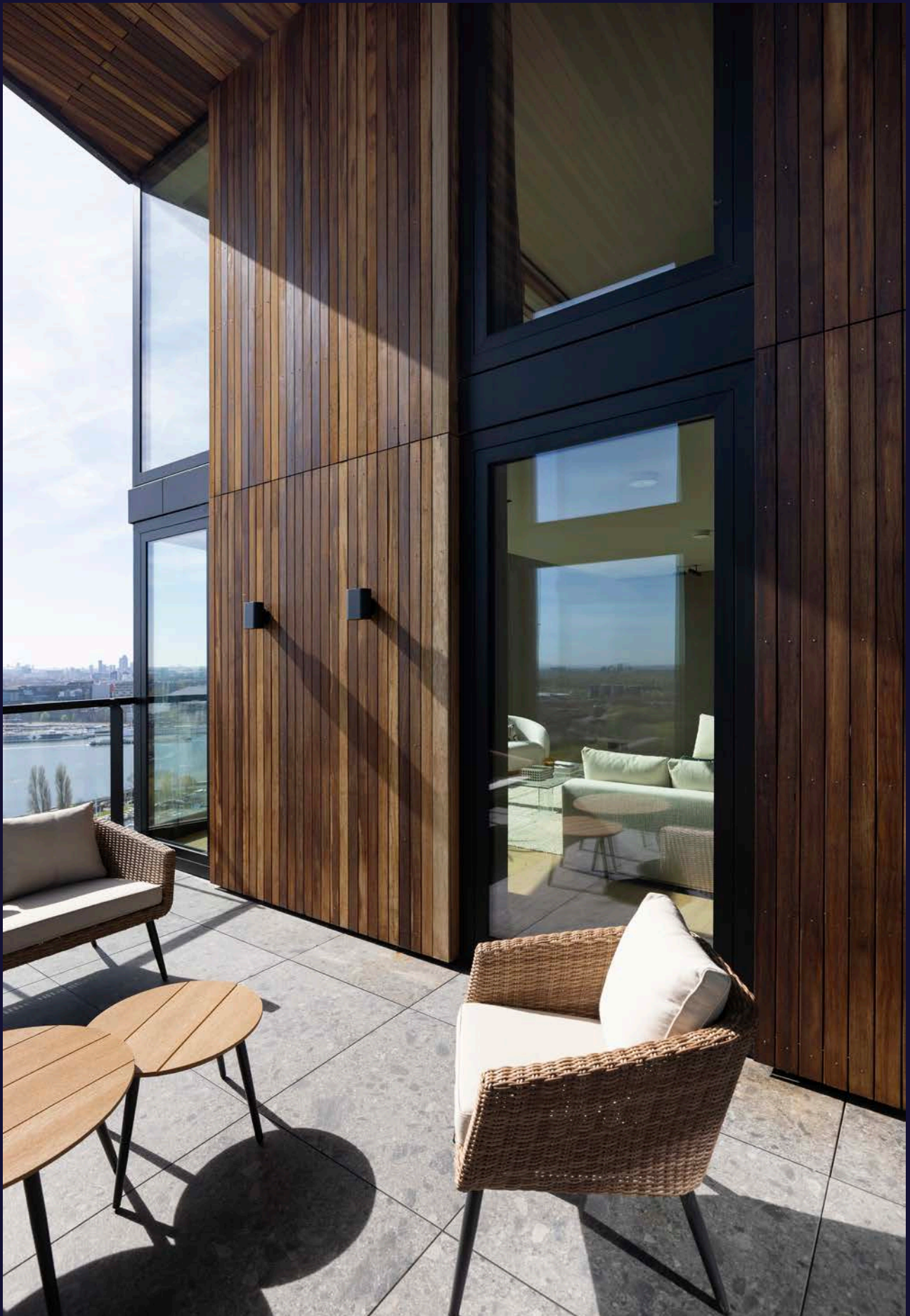


THE BESPOKE
WOODEN
BOOKCASE FLOWS
SEAMLESSLY
INTO A LIBRARY
NOOK.





THE TERRACES
ARE IDEAL FOR
DINING AL FRESCO
OR ENJOYING AN
APERITIF AT SUNSET.





THE TV CORNER
PROVIDES A COSY
SETTING FOR
RELAXING FAMILY
MOMENTS.





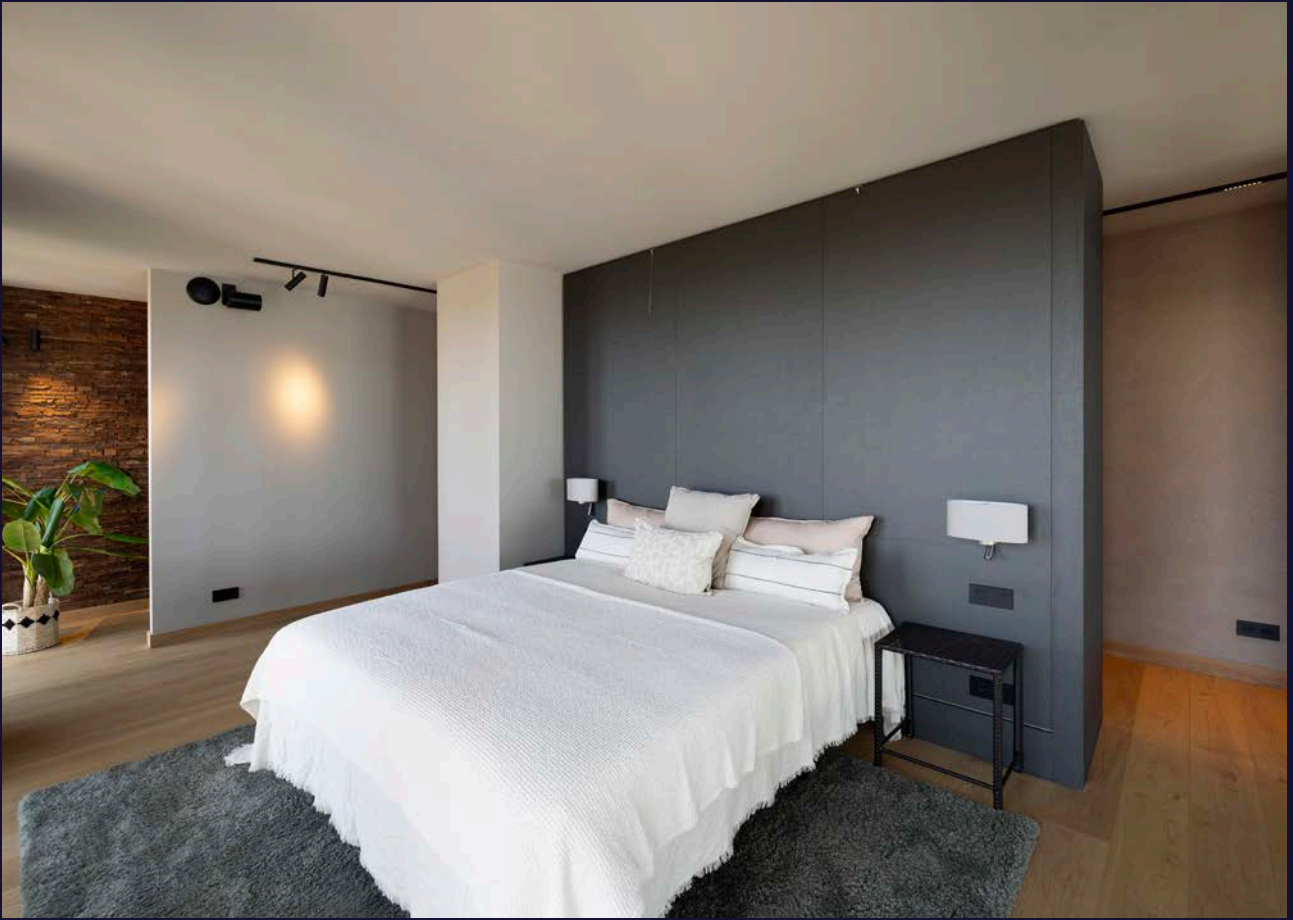
PRIVATE WING

The upper floor is entirely devoted to tranquillity and privacy.

The master suite spans the full width of the level and features a couture-style walk-in wardrobe and a luxurious en-suite bathroom with Bocci lighting, double vanities, a walk-in shower and a sauna.

The views over Amsterdam harbour are simply breathtaking.

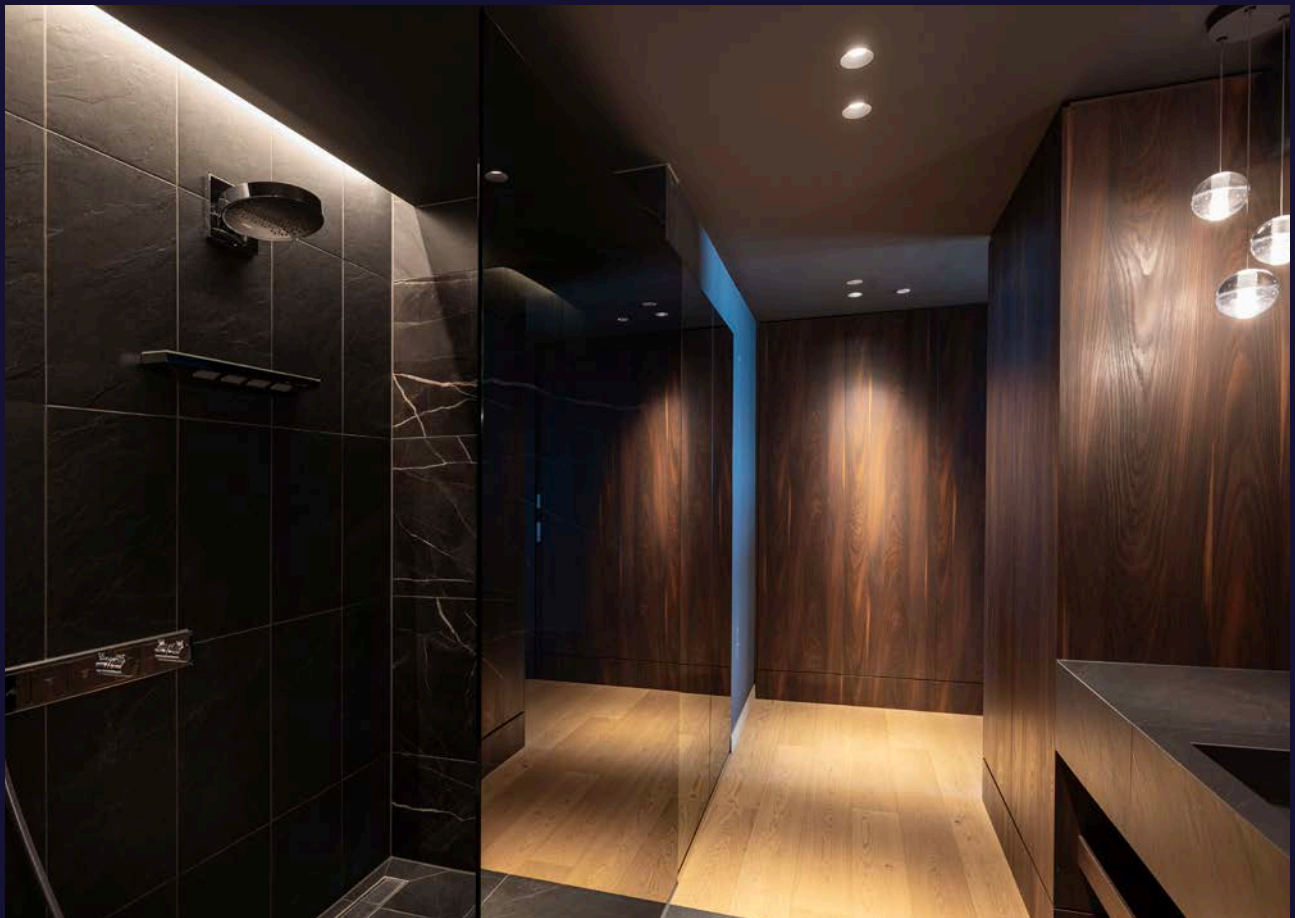








THE LUXURIOUS EN-SUITE BATHROOM FEATURES BOCCI LIGHTING, DOUBLEWASH-BASINS, A WALK-IN SHOWER AND A SAUNA.







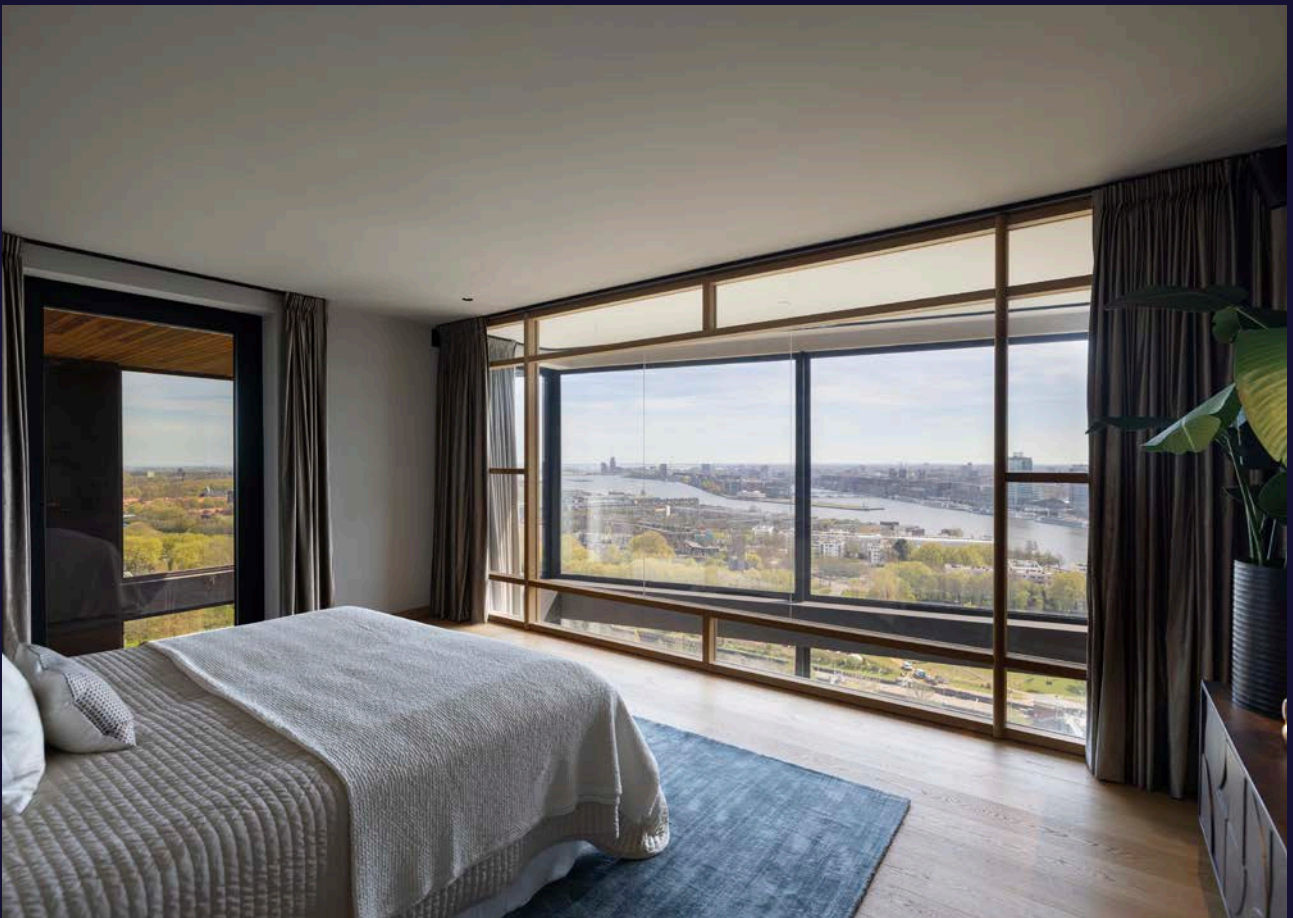
There are two more bedrooms — one currently dressed for children with charming Fornasetti wallpaper — share an exquisitely appointed bathroom with double vanities, walk-in shower and freestanding bath. Each room commands panoramic views over the city and water.

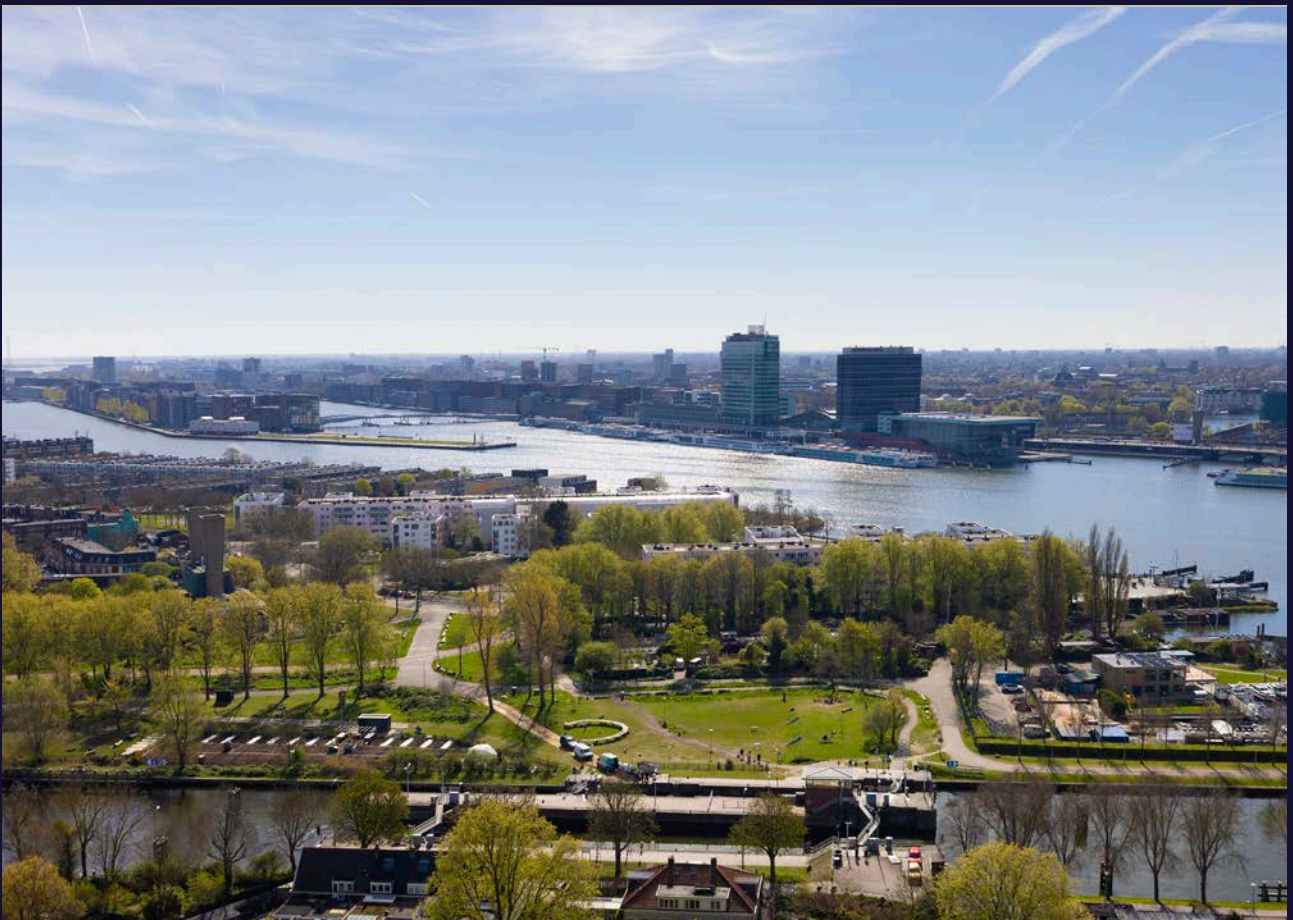
A second corner suite has its own walk-in wardrobe and an elegant blue bathroom with walk-in shower, offering unobstructed views of the western sunset.

The floor is completed by a spacious utility room and a laundry room with sink and custom-built shelving.



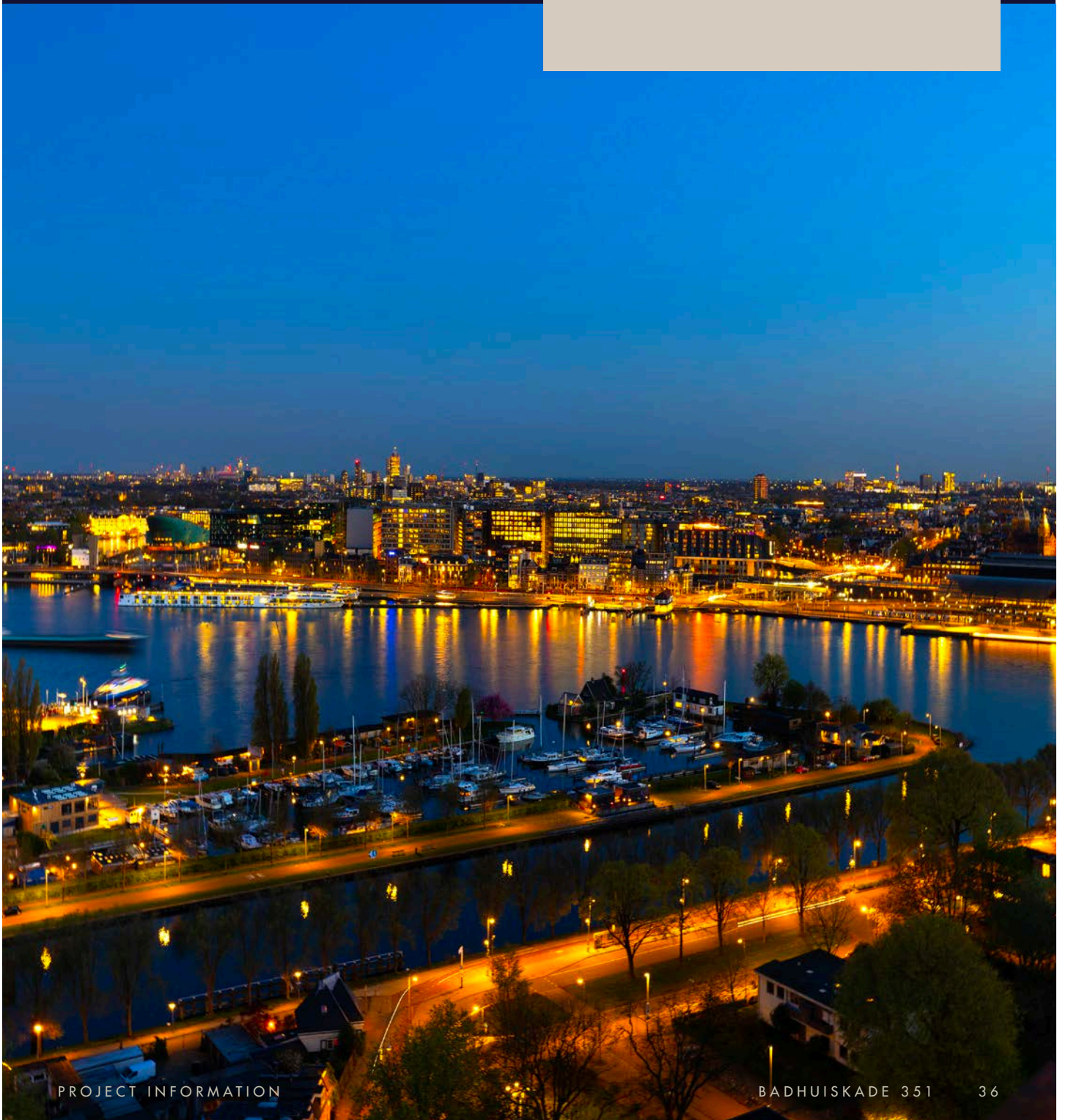
THIS FLOOR ALSO
FEATURES A UTILITY
ROOM AND A
LAUNDRY ROOM
WITH BESPOKE
SHELVING.





VIEWS & OUTDOOR LIVING

Every room offers a different masterpiece of the Amsterdam skyline, with sweeping views to the north, east and west. Three generous terraces invite moments of calm or celebration — from private dinners at sunset to vibrant gatherings under the stars.

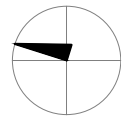
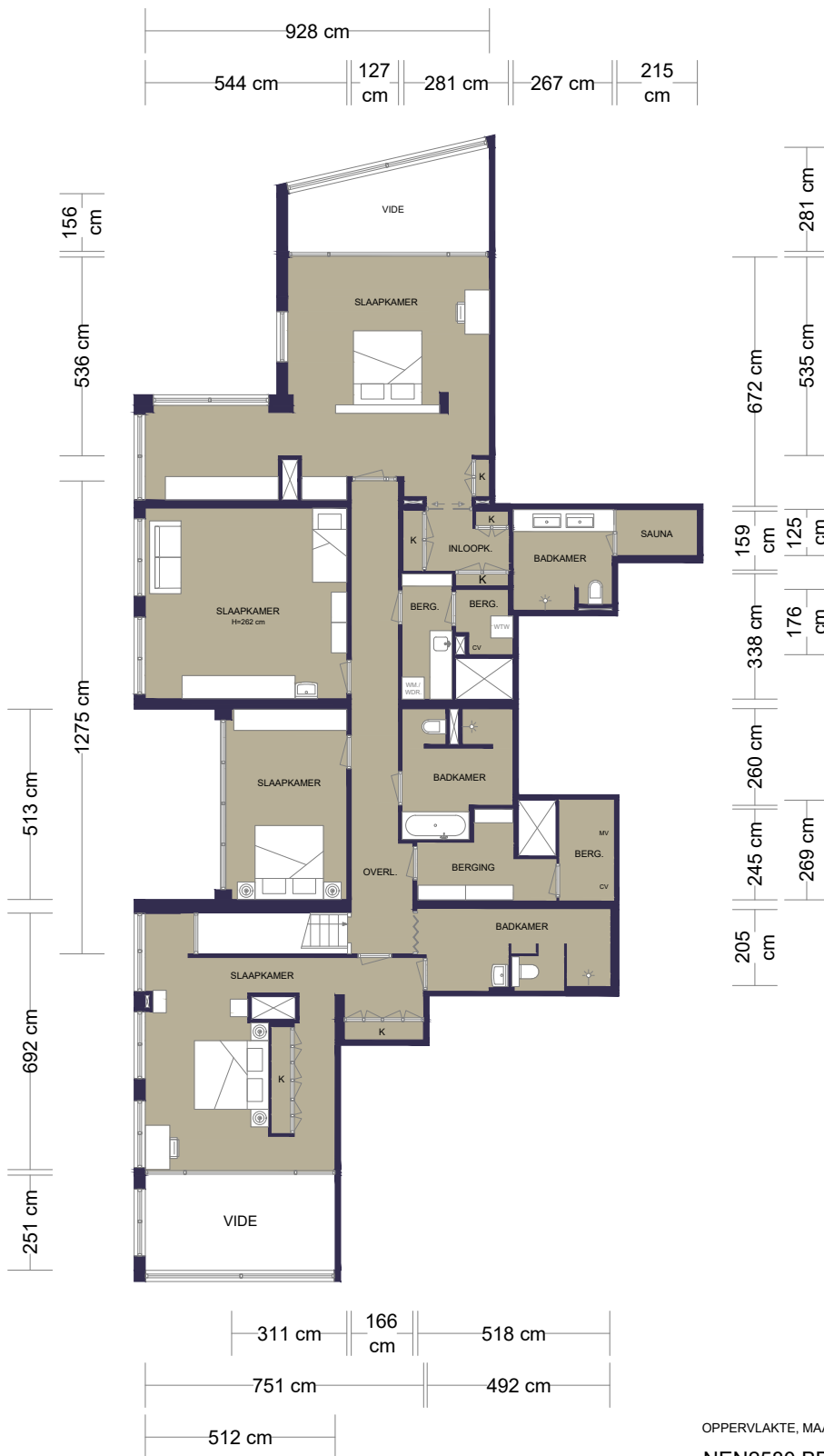




TECHNOLOGY & COMFORT

- + Full home automation system controlling lighting, temperature and security
- + Underfloor heating and cooling throughout
- + Verisure security system with 24/7 monitoring and cameras covering the entire property
- + Multiple wi-fi hotspots for seamless connectivity
- + Sonos speakers in every room, including the bathrooms
- + All systems are discreetly integrated, contributing to an effortless sense of comfort, security and refinement.

24TH FLOOR

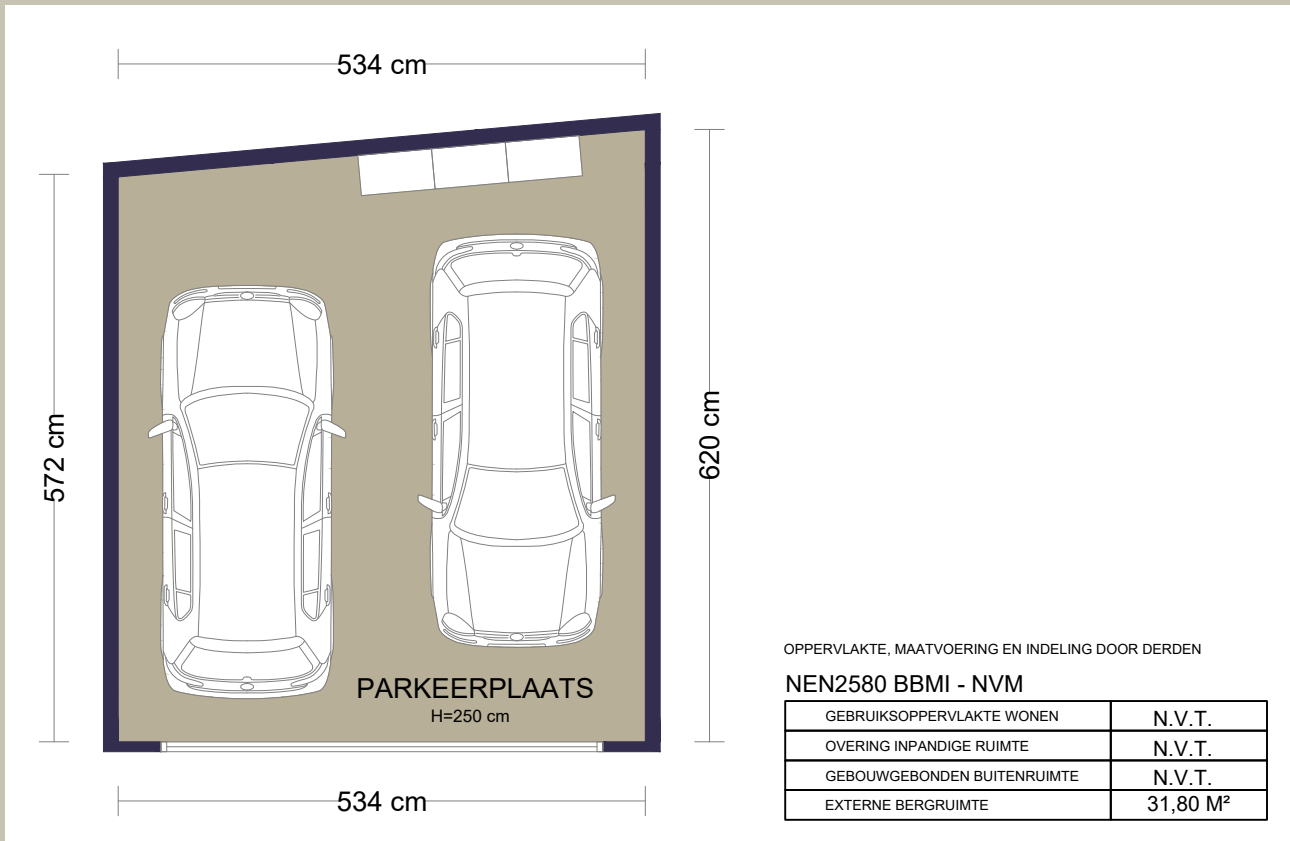


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

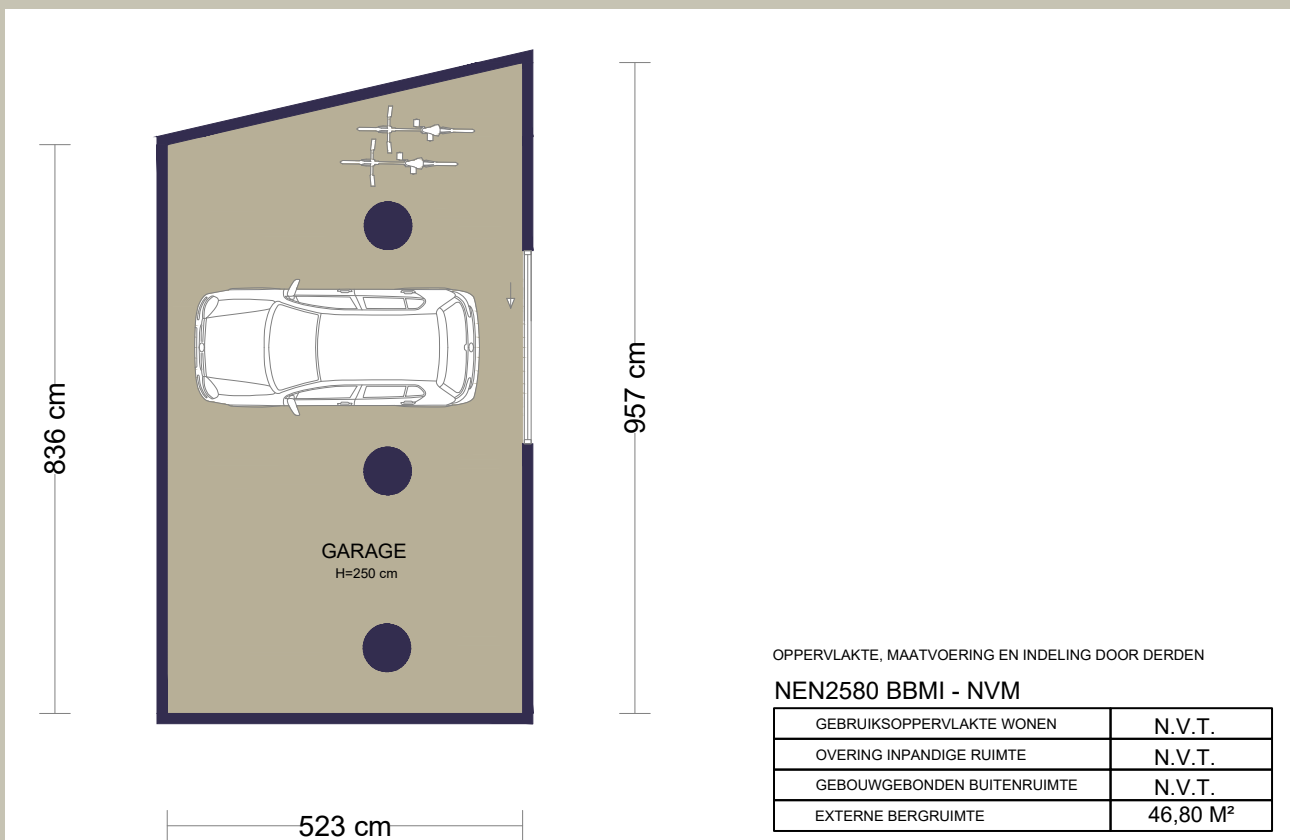
NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	205,50 M ²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

GARAGE



GARAGE



SPECIFICATIONS

OBJECT

Type	Penthouse
Category	Apartment
Year of construction	2021
Permanent residence	Yes
Current use	Residential
Current destination	Residential

OUTDOOR SPACE

- + Two large covered terraces adjacent to the dining room and living room, perfect for outdoor dining or aperitifs at sunset
- + Smaller terrace adjacent to the private office
- + Three terraces in total with panoramic views over Amsterdam harbour and the skyline facing north, east and west

NOTABLE FEATURES

- + Parking for four cars
- + Enclosed garage with generous storage space
- + Double garage with private EV charging station
- + One open parking space
- + Three lifts with direct access to the 23rd floor
- + Fully equipped fitness room with Technogym equipment
- + Bicycle storage
- + Energy label: A+++

CHARACTERISTICS:

Living area	433 m ²
Number of rooms	11
Number of bedrooms	4
Volume	1.150 m ³
Building-related outdoor space	49 m ²

CADASTRAL

Municipality	Amsterdam
Section	ASD, K
Index	A156
Share	227/16783

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

- + Leasehold (perpetual) — buyout option available
- + End date leasehold: 30 November 2067
- + Ground lessor: Municipality of Amsterdam

