



**CARLA
VAN DEN BRINK**

JACOB MARISSTRAAT 38 2 AMSTERDAM

An exceptionally spacious and bright 139 m² duplex apartment with a private entrance, four full bedrooms, and a generous roof terrace, situated on freehold land in the charming and quiet Jacob Marisstraat.

*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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THE APARTMENT

This charming duplex apartment offers a unique combination of space, light, and comfort, located on Jacob Marisstraat, right next to Vondelpark. The apartment features a private entrance, a spacious living room with a French balcony at the front and a sunny west-facing balcony, an open-plan kitchen with an island, four bedrooms, a full bathroom, and a generous roof terrace with a permit. Situated on freehold land, it has an energy label C and a small-scale homeowners' association (VvE) managed independently.



LOCATION

Jacob Marisstraat is a charming and attractive street that remains relatively undiscovered by many. The street offers a peaceful atmosphere, attractive façades, plenty of greenery, and a welcoming character. It is also located directly next to the Vondelpark, providing easy access to one of Amsterdam's most famous green spaces. This hidden gem in Amsterdam-West combines calm and character with the convenience of city living. Residents enjoy a comfortable mix of privacy, space, and urban convenience, making Jacob Marisstraat a highly desirable place to live.

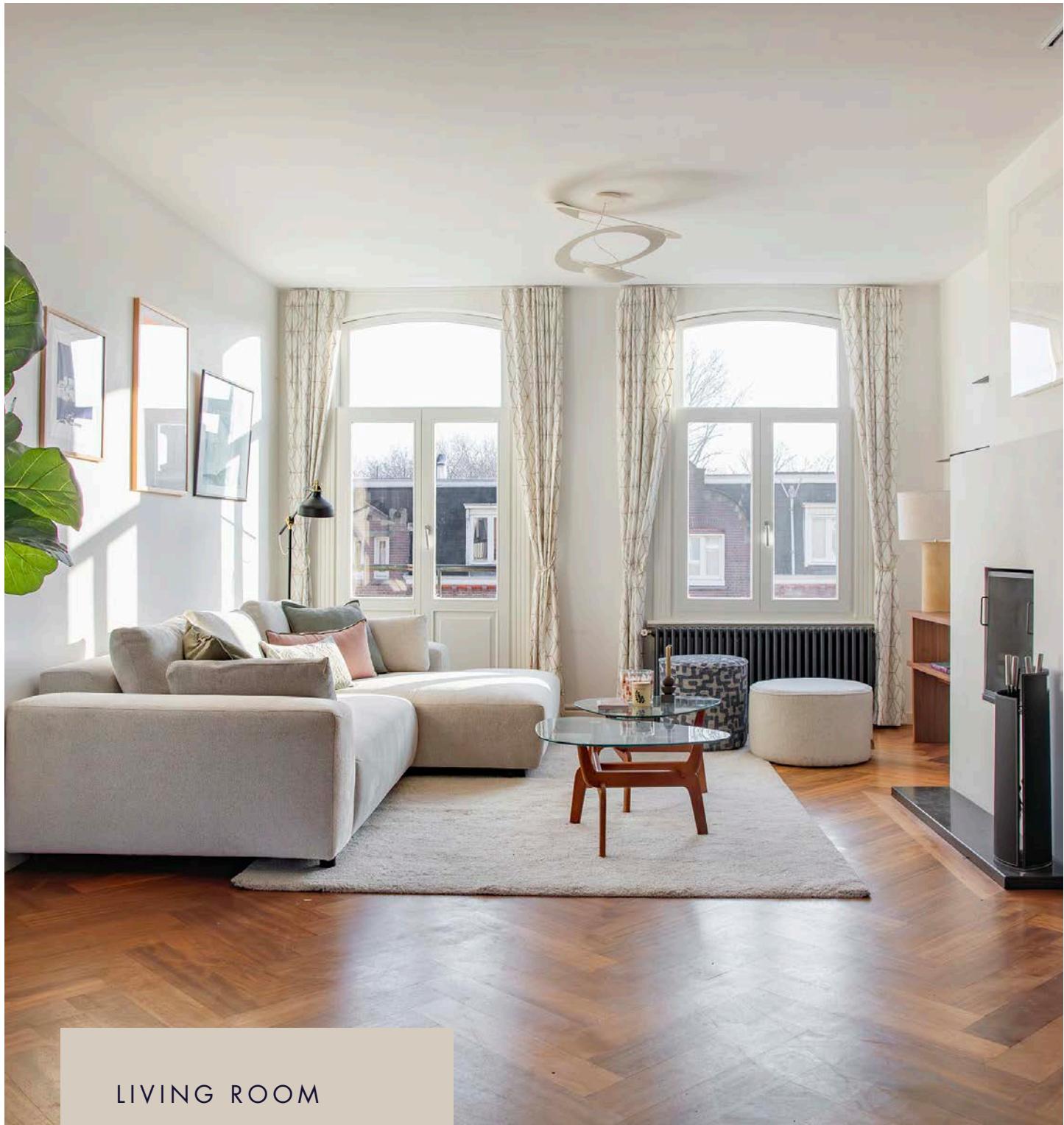
The property is ideally located with excellent public transport connections nearby, including tram and bus lines providing easy access to Sloterdijk Station, Lelylaan Station and Amsterdam city centre. The city centre, Oud-West and Westerpark can all be reached within minutes by bike. Major roads to the A10 ring road, A4 and A5 are easily accessible, ensuring convenient travel to Schiphol and beyond.



LAYOUT

This bright and generously proportioned double upper-level apartment features its own private entrance on the ground floor. The well-kept staircase leads to the first floor, where you will find a practical wardrobe area and several built-in cupboards. The staircase continues to the second floor, which serves as the main living area.





LIVING ROOM

The spacious and light-filled living room is accessible from the landing. At the front, the apartment boasts a charming French balcony, while at the rear there is a generous west-facing balcony, ideal for enjoying the afternoon and evening sun.



AT THE FRONT,
THE APARTMENT BOASTS
A CHARMING FRENCH
BALCONY.









AT THE REAR THERE IS A GENEROUS WEST-FACING BALCONY, IDEAL FOR ENJOYING THE AFTERNOON AND EVENING SUN.

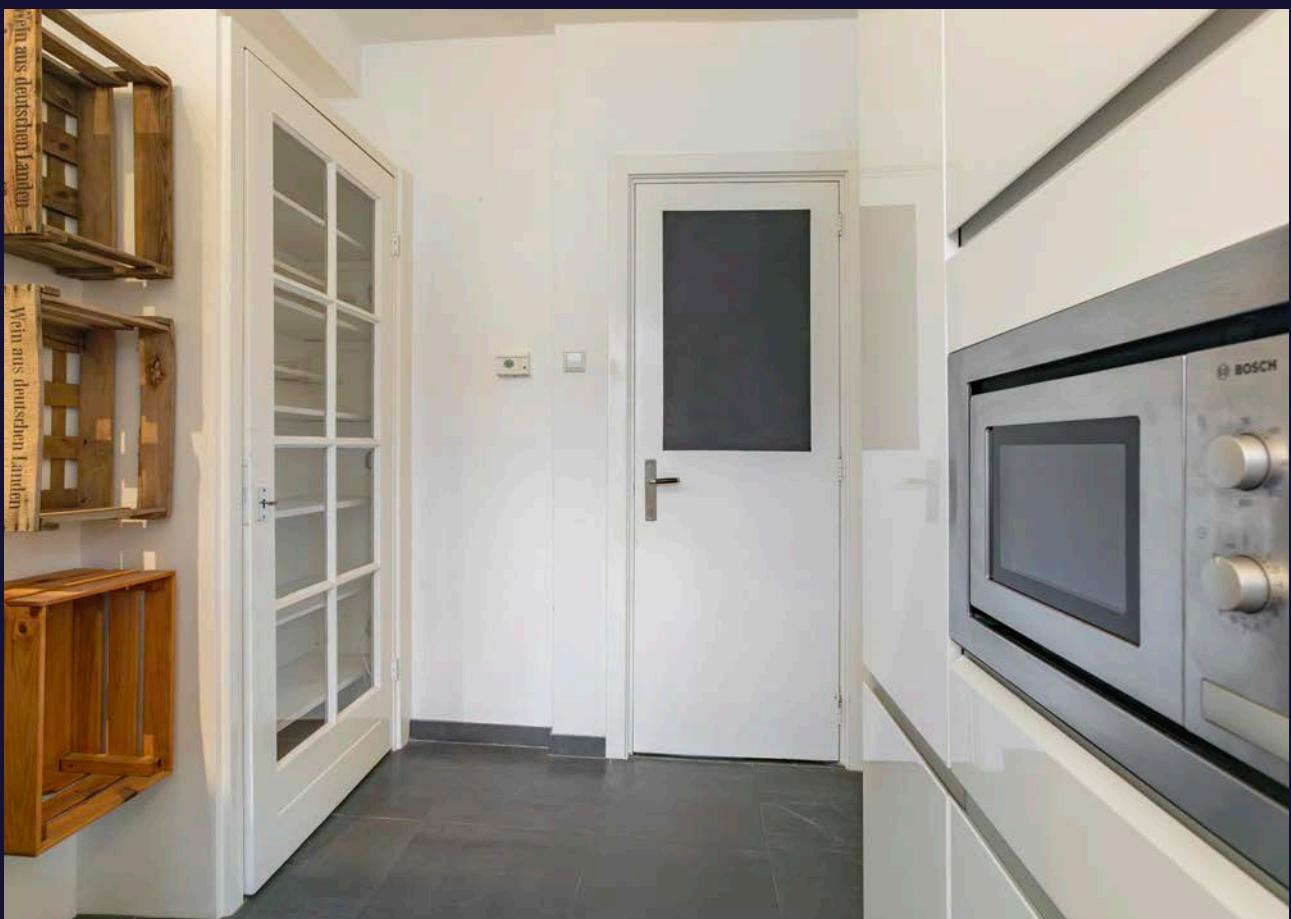


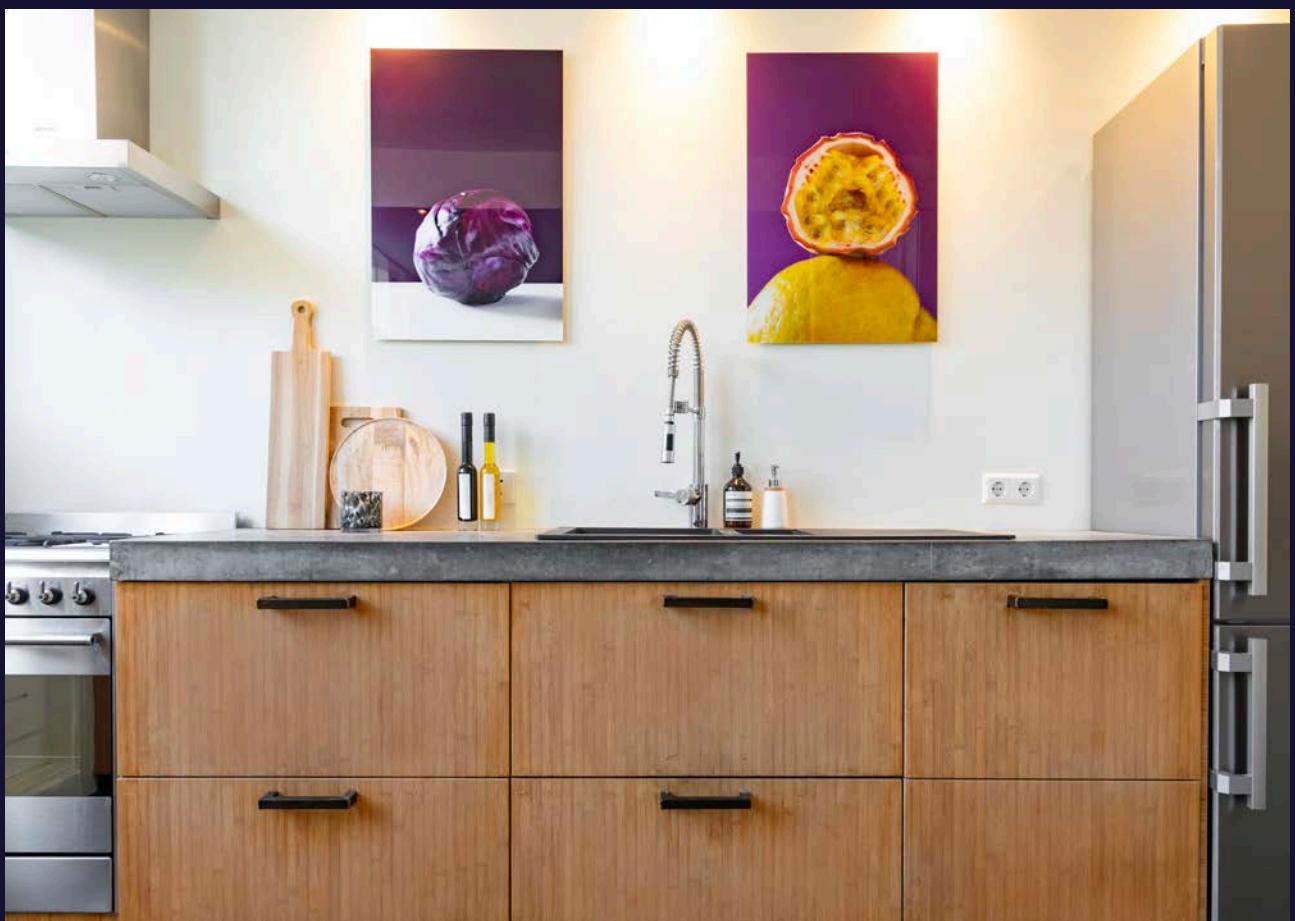
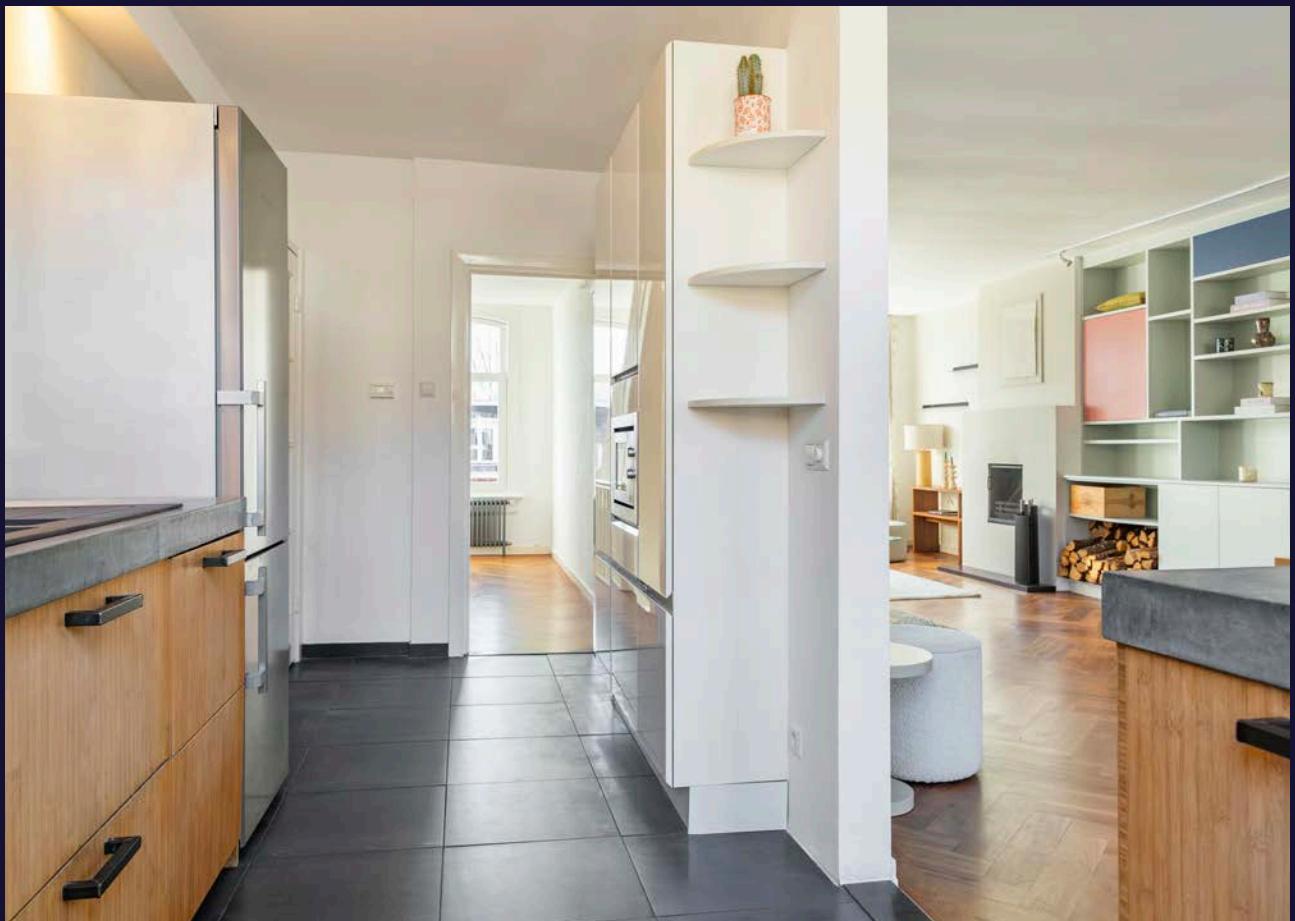
OPEN KITCHEN

The open-plan kitchen is also located at the rear and is equipped with various built-in appliances and a central island, which also functions perfectly as a bar. A separate toilet is located on this floor.











THIRD FLOOR

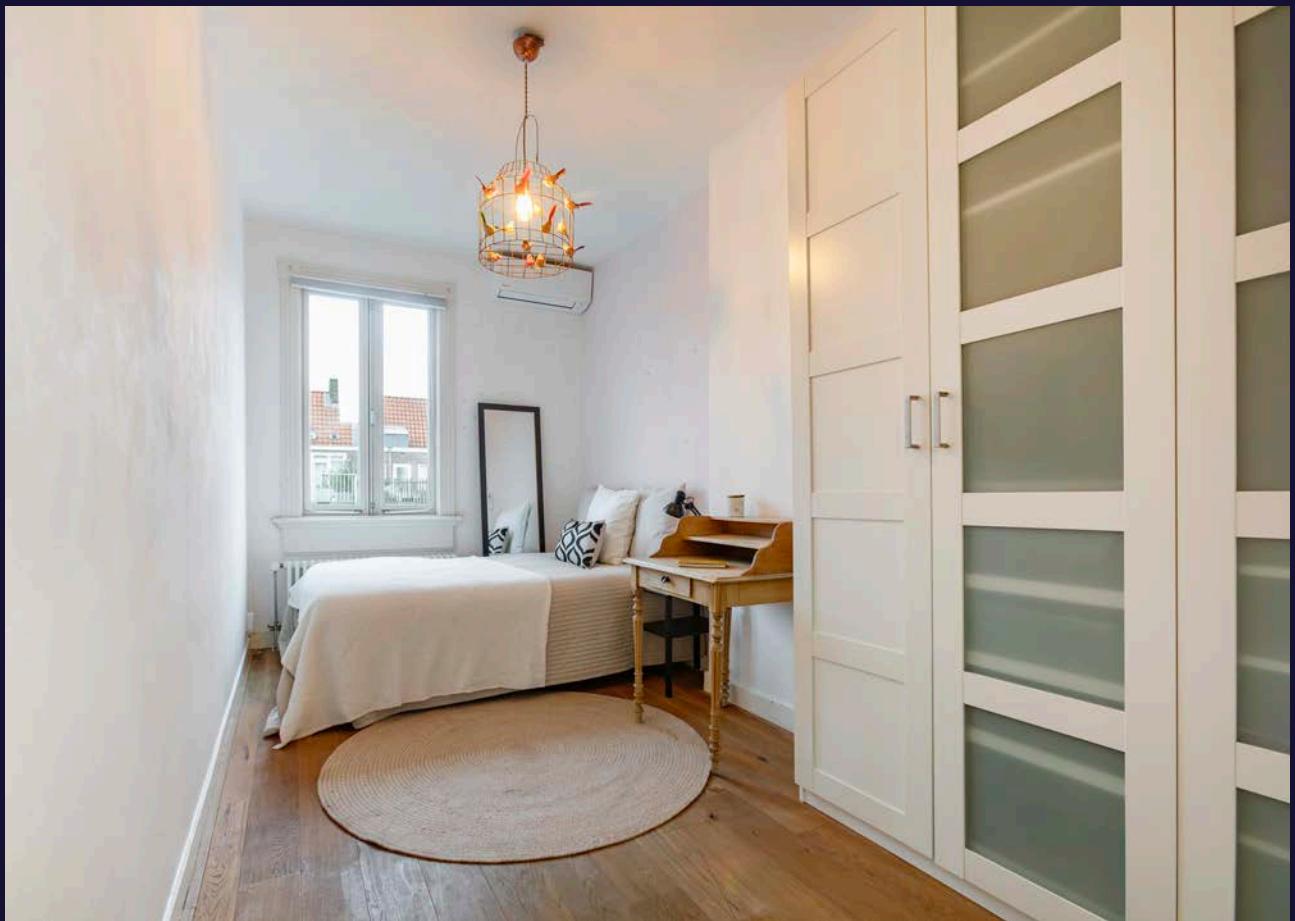
The third floor offers four well-sized bedrooms. This level also houses the fully equipped bathroom with bathtub, walk-in shower, toilet and washing machine connection. An internal staircase leads to the spacious roof terrace, a wonderful outdoor space offering privacy and ample room to relax.

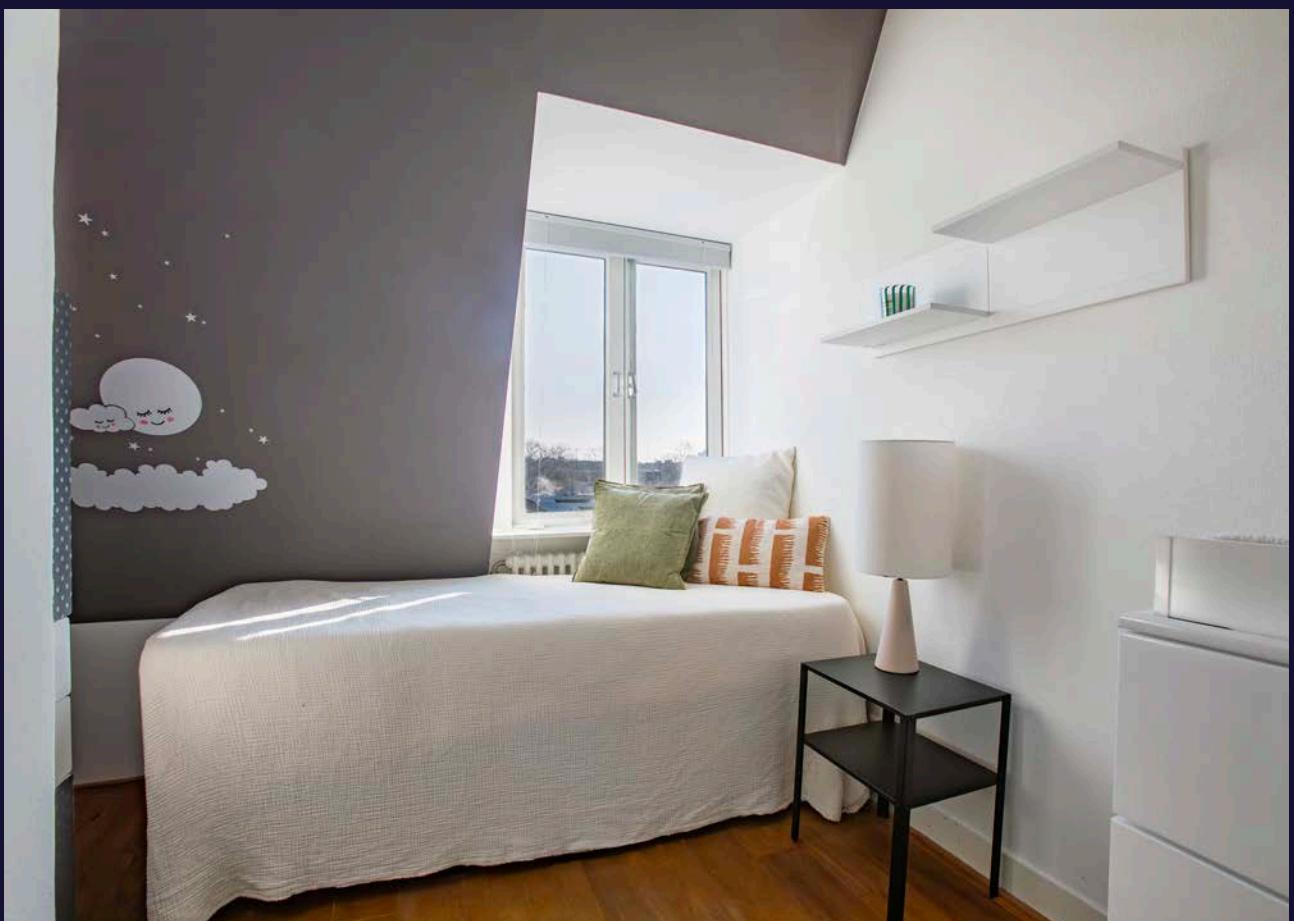


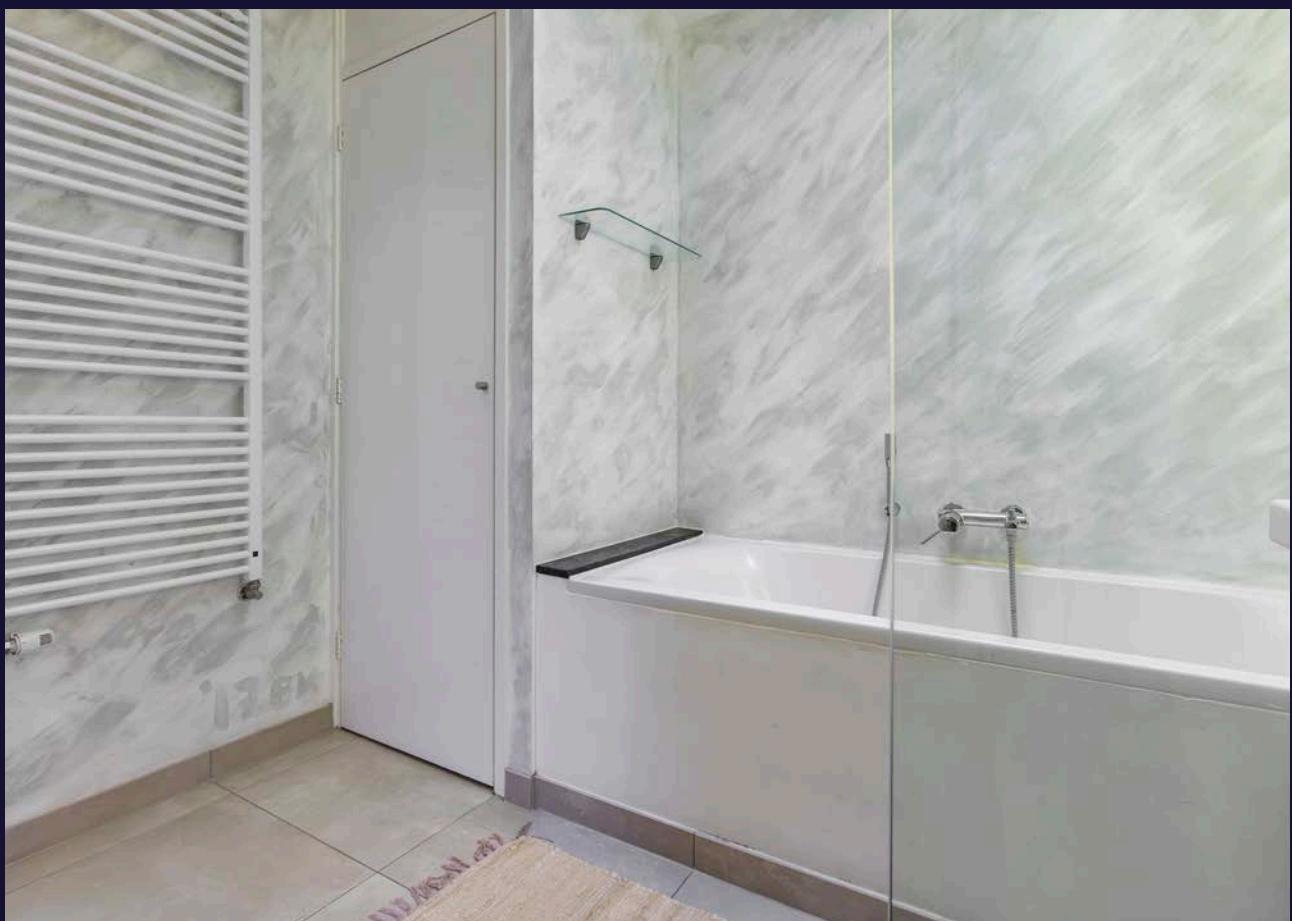
THE THIRD FLOOR
OFFERS FOUR
WELL-SIZED
BEDROOMS.













AN INTERNAL STAIRCASE LEADS TO THE SPACIOUS ROOF TERRACE, A WONDERFUL OUTDOOR SPACE OFFERING PRIVACY AND AMPLE ROOM TO RELAX.

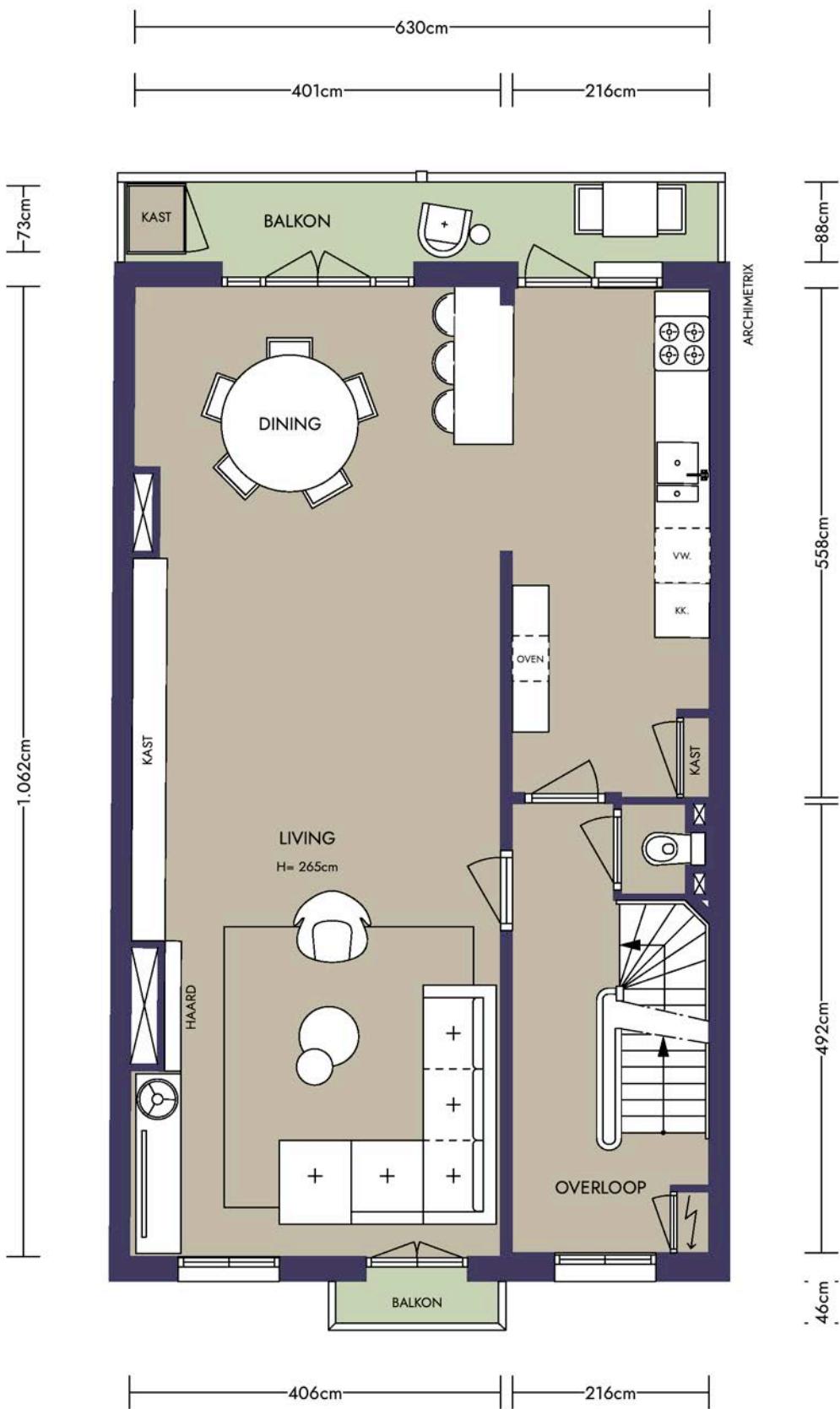


HOMEOWNERS' ASSOCIATION (VVE)

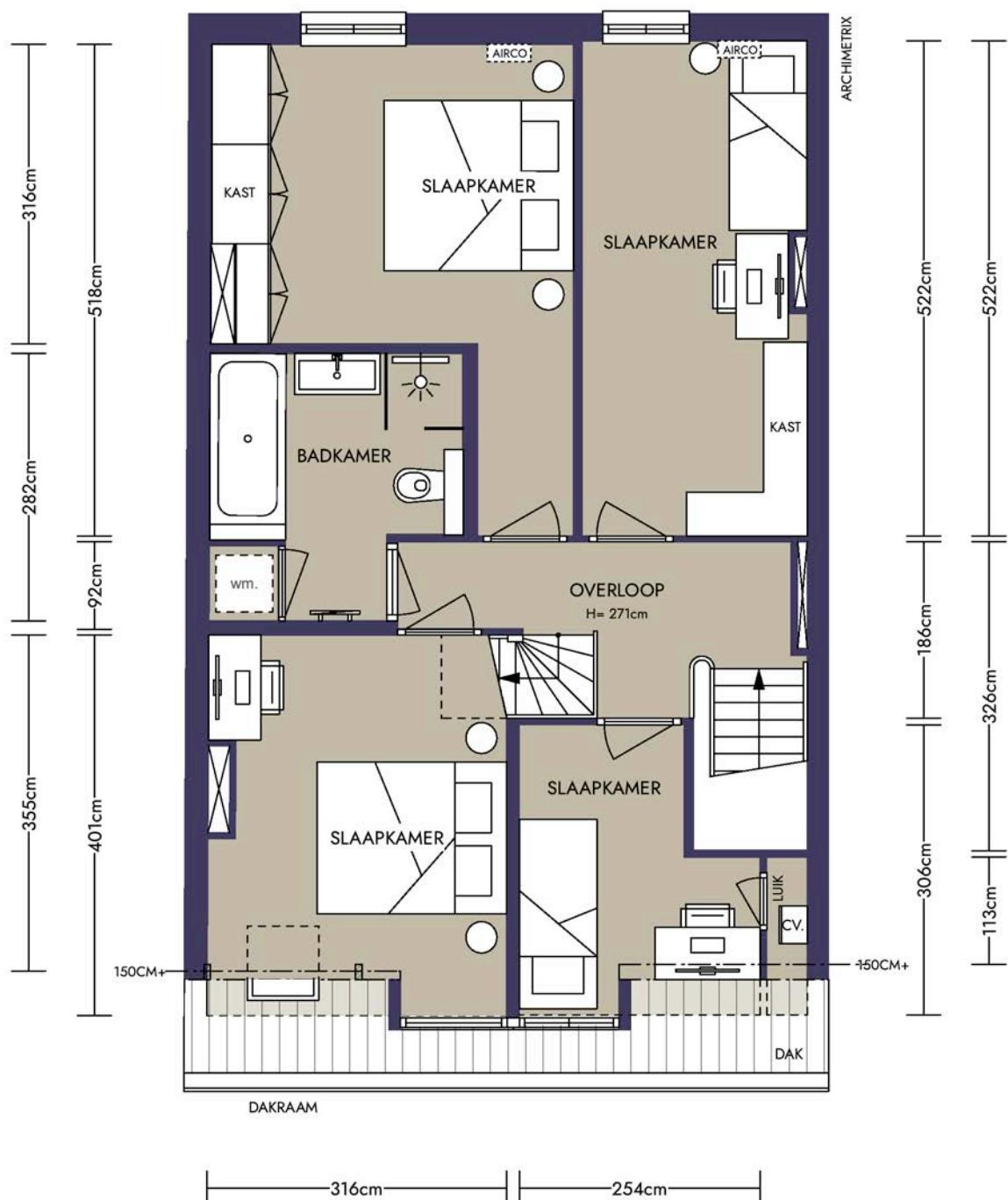
The VvE consists of two apartment rights: Jacob Marisstraat 38-H and 38-2. The association is currently managed by the owners themselves and does not have a formal long-term maintenance plan (MJOP). Maintenance is carried out on an as-needed basis. A structural reserve fund is in place, amounting to 0.5% of the reinstatement value.



SECOND FLOOR



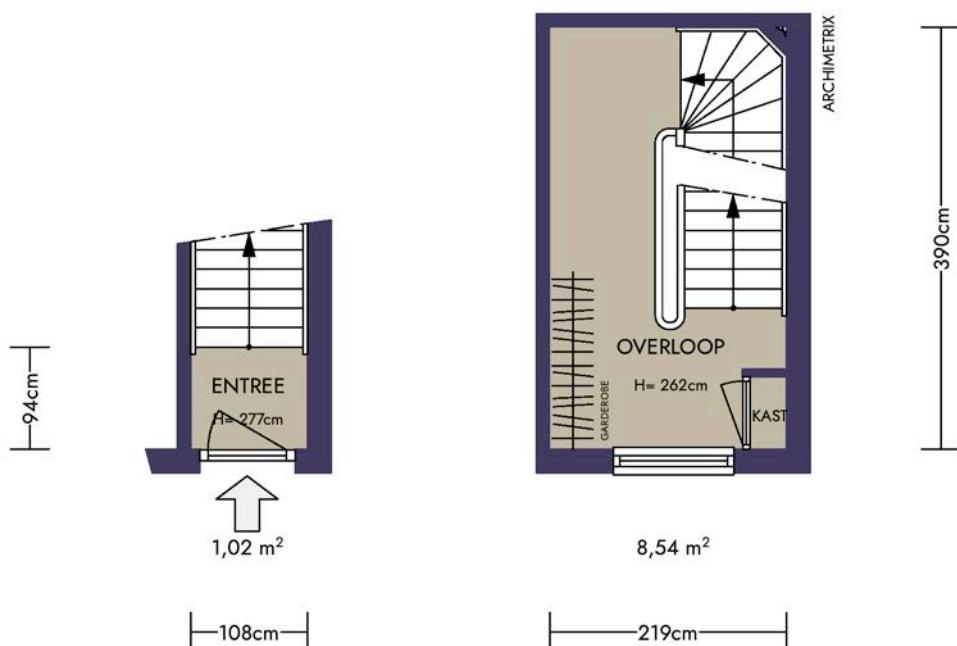
THIRD FLOOR



ROOF TERRACE



ENTRANCE AND LANDING



SPECIFICATIONS

OBJECT

Type	Double upstairs apartment
Type	Apartment
Year of construction	1910
Current use	Living space
Current destination	Living

CHARACTERISTICS

Living area	139 m ²
Number of rooms	5
Number of bedrooms	4
Content	458 m ³
Building-related outdoor space	45 m ²

OUTDOOR SPACE

French balcony at the front
Spacious west-facing balcony at the rear
Spacious roof terrace accessible by internal staircase

CADASTRAL

Municipality	Sloten
Section	O
Index number	2
Plot number	3042
Share	1/12

DESTINATION

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

MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons
- + No negative information known about the foundation

HIGHLIGHTS

- + Approx. 139 m² of living space
- + Four bedrooms
- + Freehold property
- + Energy label C
- + Roof terrace with permit
- + Spacious west-facing balcony
- + French balcony at the front
- + Small-scale VvE, self-managed

OWNERSHIP SITUATION

- + Full ownership



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