



CARLA
VAN DEN BRINK

BANSTRAAT 60 2 AMSTERDAM

Fantastic bright double upper house of 199 m²
with private entrance and two balconies, situated on
the quiet Banstraat in the heart of the Museum Quarter
in the highly sought-after Oud Zuid area.

*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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CHRISTIE'S
INTERNATIONAL REAL ESTATE

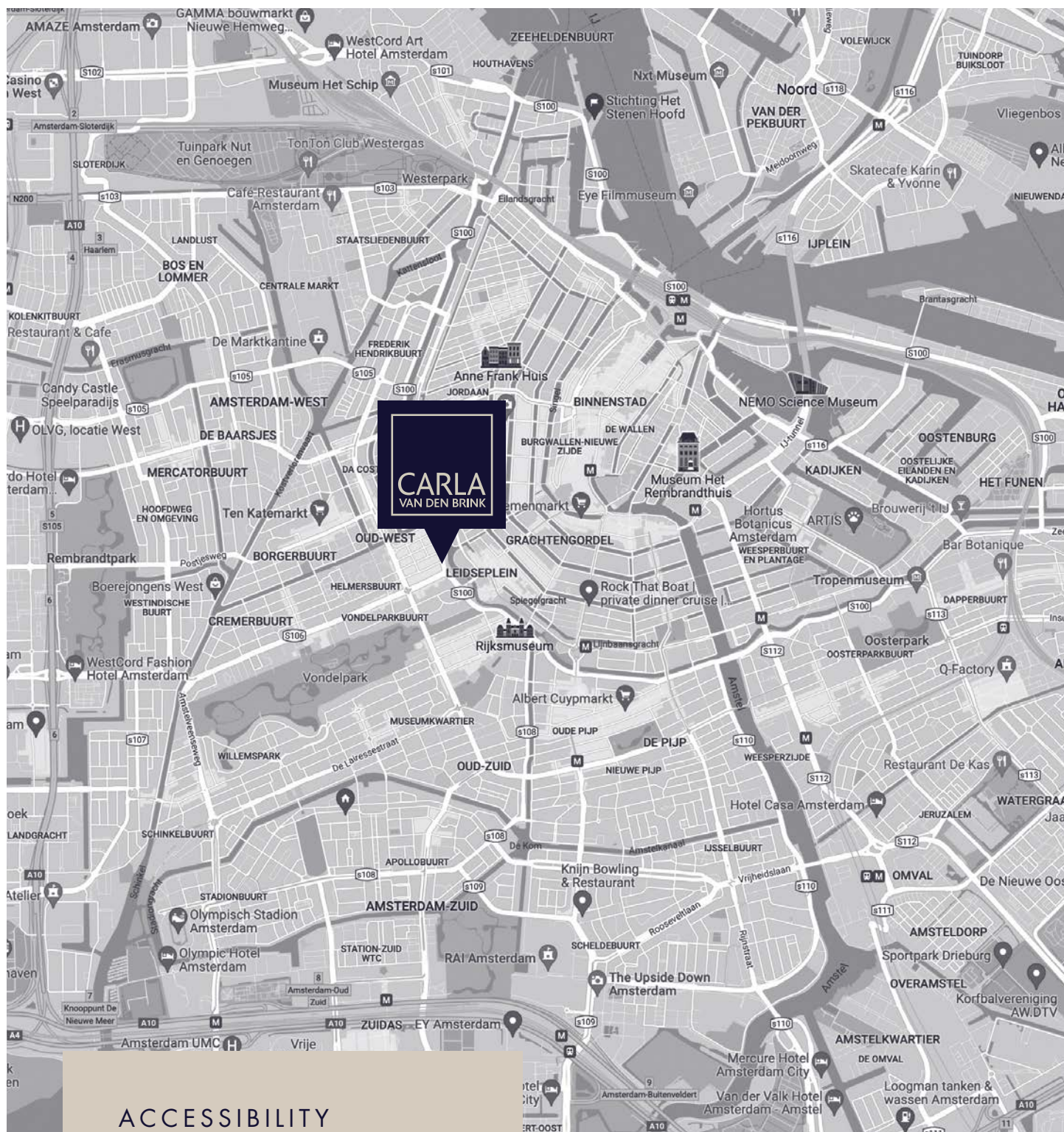
tmi taxatie management
interieur design
interieur styling



THE APARTMENT

With 4-5 bedrooms, an extra-wide façade of more than 7 meters, and unobstructed views over the beautiful green Reinier Vinkeleskade, this apartment offers many possibilities for renovation to your own taste. In 2023, all window frames were replaced and double glazing was installed.

Transfer date to be agreed upon.



ACCESSIBILITY

The apartment is exceptionally well connected by public transport. Station Zuid WTC is only a 5-minute bike ride away, and the A10 ring road is just around the corner. Schiphol Airport can be reached within approximately 15 minutes by car.

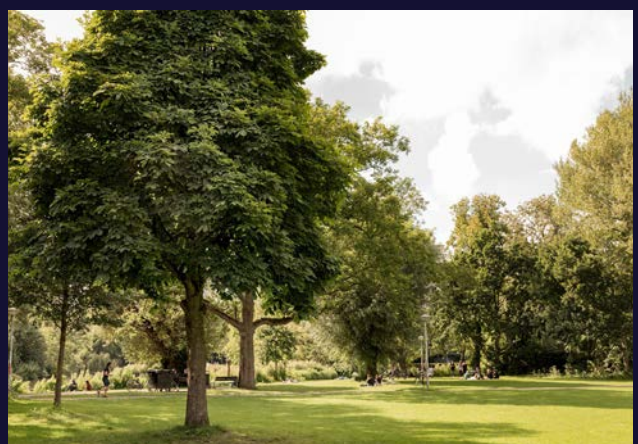
LOCATION

The Museum Quarter in Oud-Zuid is one of Amsterdam's most desirable neighborhoods, and this is especially true for the quiet Banstraat. This beautiful apartment is centrally located in Amsterdam South and enjoys lovely unobstructed views over the Reinier Vinkeleskade. Just around the corner are the Concertgebouw and the Cornelis Schuytstraat, known for its charming local shops, boutiques, restaurants, and cafés with terraces. These include brasserie (and butcher) De Schuyt, brasserie Joffers, restaurant Verhulst, florist Menno Kroon, Mulder bookstore, VISQUE fish shop, the Organic Food for You supermarket, and Tom Ensink's greengrocer.

The nearby Beethovenstraat offers an Albert Heijn supermarket, fishmonger, cheese-monger, bakery Brood, MC Bloom, and many other local specialty stores. You will also find Etos, Van Dyck, Ici Paris, Kruidvat, and AKO here. In addition, the street features a variety of inviting lunchrooms, cafés, and restaurants such as Wijnbar, Margaux, Ferilli, Le Pain Quotidien, and excellent coffee at "Cafecito." Fashion enthusiasts will also appreciate the many stylish boutiques along Beethovenstraat.

In the immediate vicinity are George, Bar Barolo, Bar Carter, and many more popular venues. Every Saturday, the Zuidermarkt takes place at Zuidermarktplaats, offering delicious fresh organic products. The luxury shoppingstreets P.C. Hooftstraat and Van Baerlestraat are just a stone's throw away. For relaxation, the Vondelpark is around the corner, while sports enthusiasts can enjoy facilities such as TrainMore and Saints & Stars. Amsterdam city center and De Pijp can also be reached within minutes.

Around the corner from excellent childcare facilities, primary and secondary schools, including the French School and the International School;



GROUND FLOOR & BASEMENT

Private entrance and staircase at street level provide direct access to the apartment. Spacious and welcoming entrance hall with ample room for bicycle storage. The basement of approximately 13 m² is directly accessible from the entrance.

FIRST FLOOR

Landing with staircase leading to the second floor.





SECOND FLOOR

A wonderful wide landing with wardrobe space and separate toilet provides access to the living floor. The large living area features a delightful sitting room at the front and a dining room at the rear with French doors opening onto the balcony. With a width of more than 4 meters and large windows overlooking the Reinier Vinkeleskade, this is a truly beautiful floor. The original en-suite separation with built-in cupboards on both sides has been preserved.

A second spacious room is also located at the front and is currently used as a sitting room/home office. At the rear, the bright and inviting kitchen offers ample storage space and plenty of natural light. Adjacent to the kitchen is a study overlooking the greenery.



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THIRD FLOOR

A very spacious landing with separate toilet and a cupboard housing the central heating system provides access to four large bedrooms and a bathroom.

The large master bedroom is located at the rear and features double French doors opening onto the balcony, as well as a built-in wardrobe.

The second bedroom and separate bathroom are also situated at the rear. The bathroom is fitted with a bathtub, washbasin, and a large window.

At the front are the third, very large, and fourth bedrooms, both with built-in wardrobes.

The fourth bedroom is currently used as a study/second sitting room. Between the two large bedrooms is an additional storage room with a skylight.



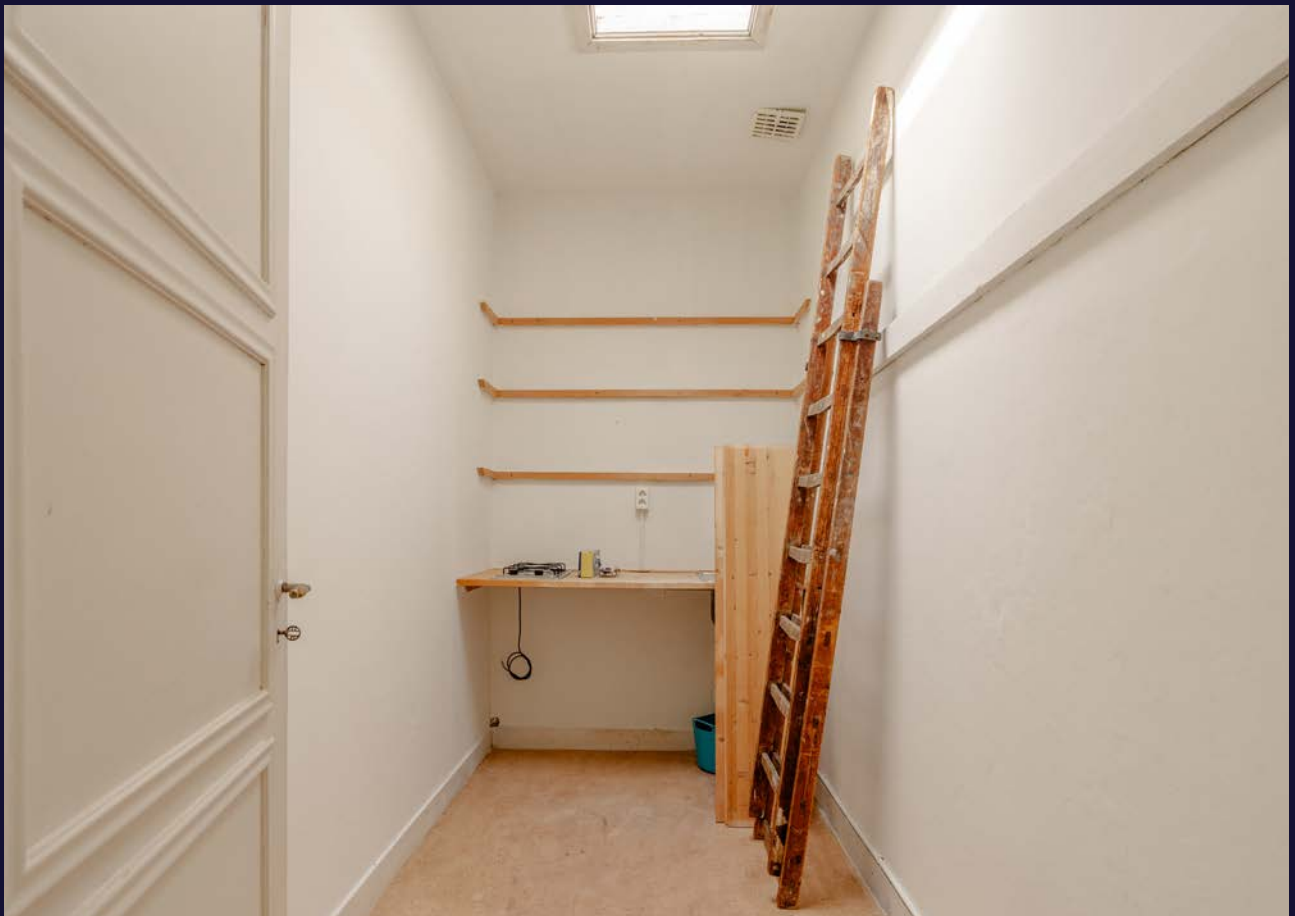


THE LARGE
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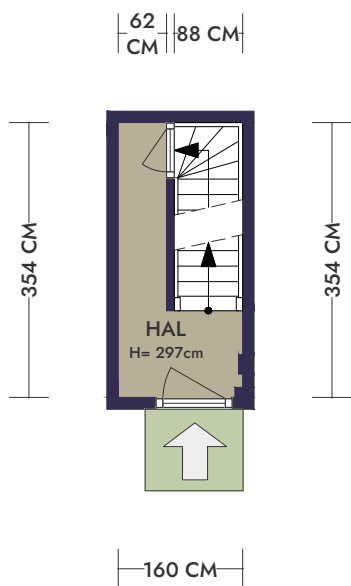






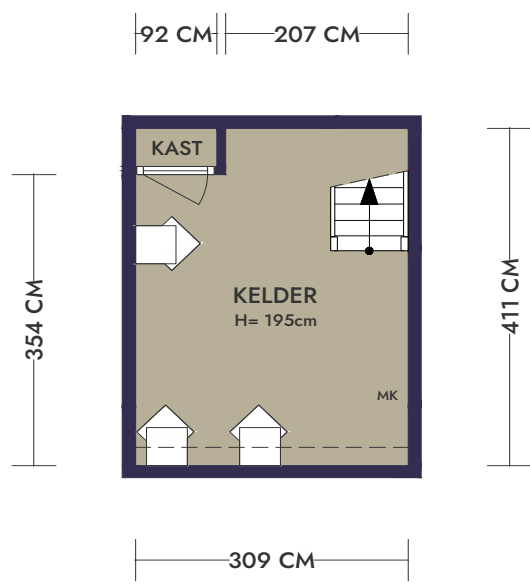


GROUND FLOOR AND BASEMENT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

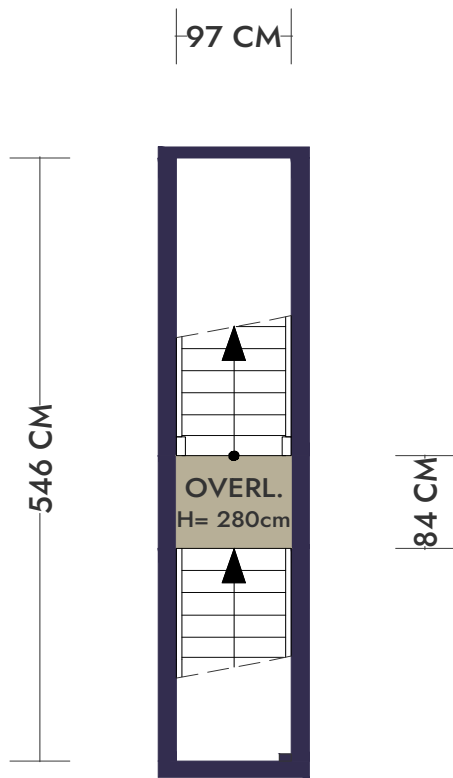
GEbruiksoppervlakte wonen	5,70 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	N.V.T.
OVERIGE INPANDIGE RUIMTE	12,00 M ²
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

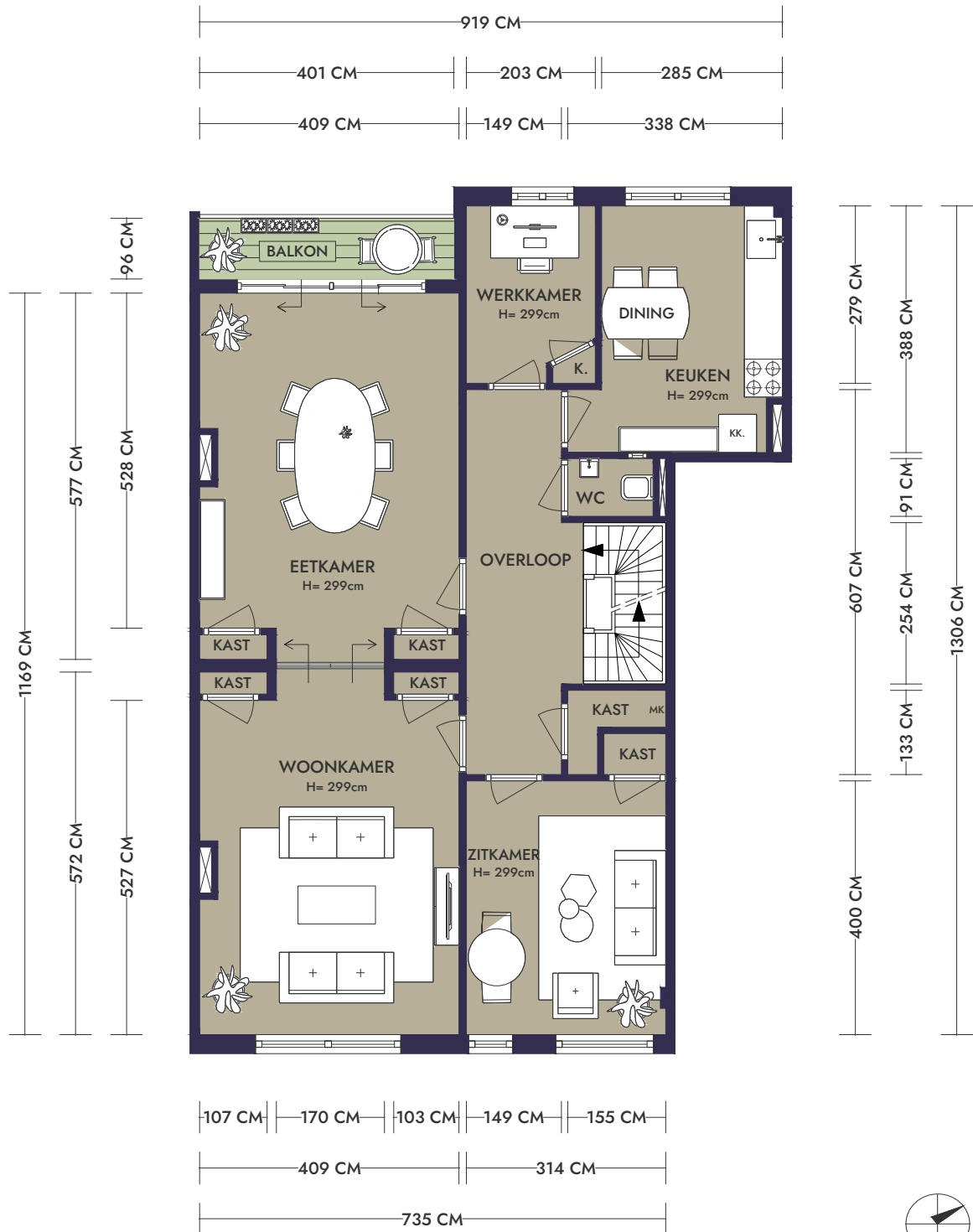
FIRST FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	0,80 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

SECOND FLOOR

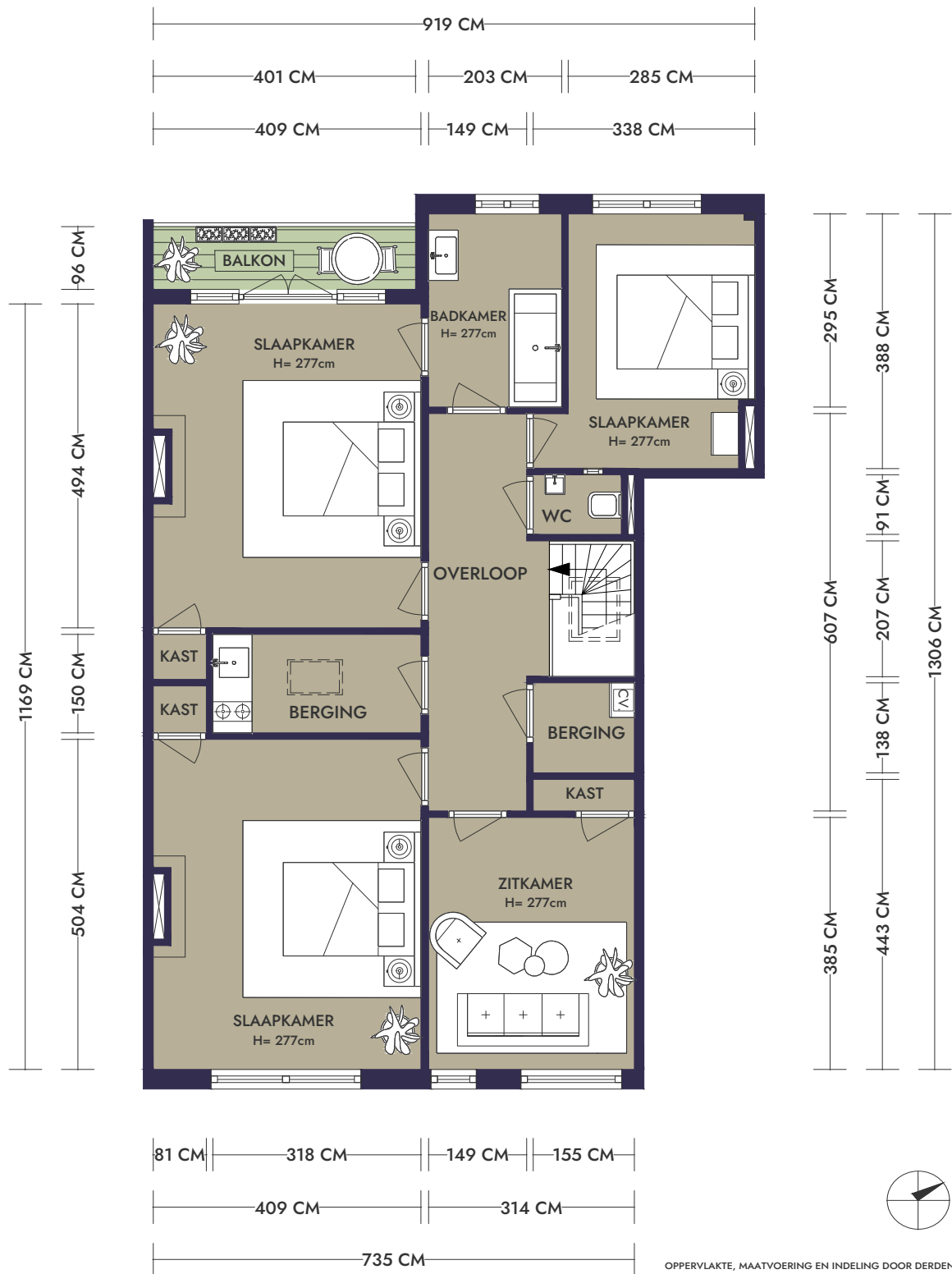


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	97,40 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	3,80 M ²
EXTERNE BERGRUIMTE	N.V.T.

THIRD FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.
 NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	97,40 M²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	3,80 M²
Externe bergruimte	N.V.T.

PARTICULARS

OBJECT

Type:	Apartment
Year of construction:	1925
Current use:	Living space
Current destination:	Living space

DESTINATION

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

PARTICULARS

- + Extra-wide front façade: approx. 7.35 meters
- + Quiet street with open views and plenty of natural light
- + 4/5 bedrooms, 1 study, 1 bathroom
- + 2 west-facing balconies with a total surface area of approx. 8 m²
- + In 2023, all window frames throughout the house were replaced and fitted with double glazing
- + Private entrance directly from the street
- + Spacious hallway with excellent space for indoor bicycle storage
- + Basement of 12.7 m²
- + Energy label C
- + Homeowners' association (VvE) consists of 2 members; long-term maintenance plan (MJOP) and reserve fund are in place. Current contribution EUR 25 per month
- + If Amsterdam South District municipality grants permission by means of a permit for the construction of a rooftop terrace, the required private-law consent for the construction of such rooftop terrace is already included in the 2018 deed of division
- + Age clause and asbestos clause apply

CHARACTERISTICS

Living area:	199 m ²
Number of rooms:	8
Number of bedrooms:	4
Volume:	752 m ³
Building-related outdoor space:	8 m ³
Other indoor space:	12 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	Z
Plot number:	3667
Index number:	A2
Share:	1/2

MUNICIPALITY

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

GROUND LEASE

- + The apartment is situated on leasehold land owned by the Municipality of Amsterdam.
- + The General Provisions of 2000 apply. The current owner has already switched to perpetual leasehold. The current leasehold period runs until 31 December 2045. The current annual ground rent for 2026 amounts to EUR 2,201.97 (subject to annual indexation).
- + For the perpetual leasehold period, the owner has fixed the ground rent in advance. The annual ground rent (price level 2026) from 2045 onwards will amount to EUR 5,781.20 and will be indexed annually.

