



CARLA
VAN DEN BRINK

TON DE LEEUWSTRAAT 46 AMSTERDAM

Modern en licht appartement van 126 m² (Energie label A++)
met balkon en uniek uitzicht midden in het centrum van Amsterdam,
naast het Conservatorium en met uitzicht over NEMO
en het iconische Scheepvaartmuseum.
De parkeerplaats is optioneel te koop.

*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.*



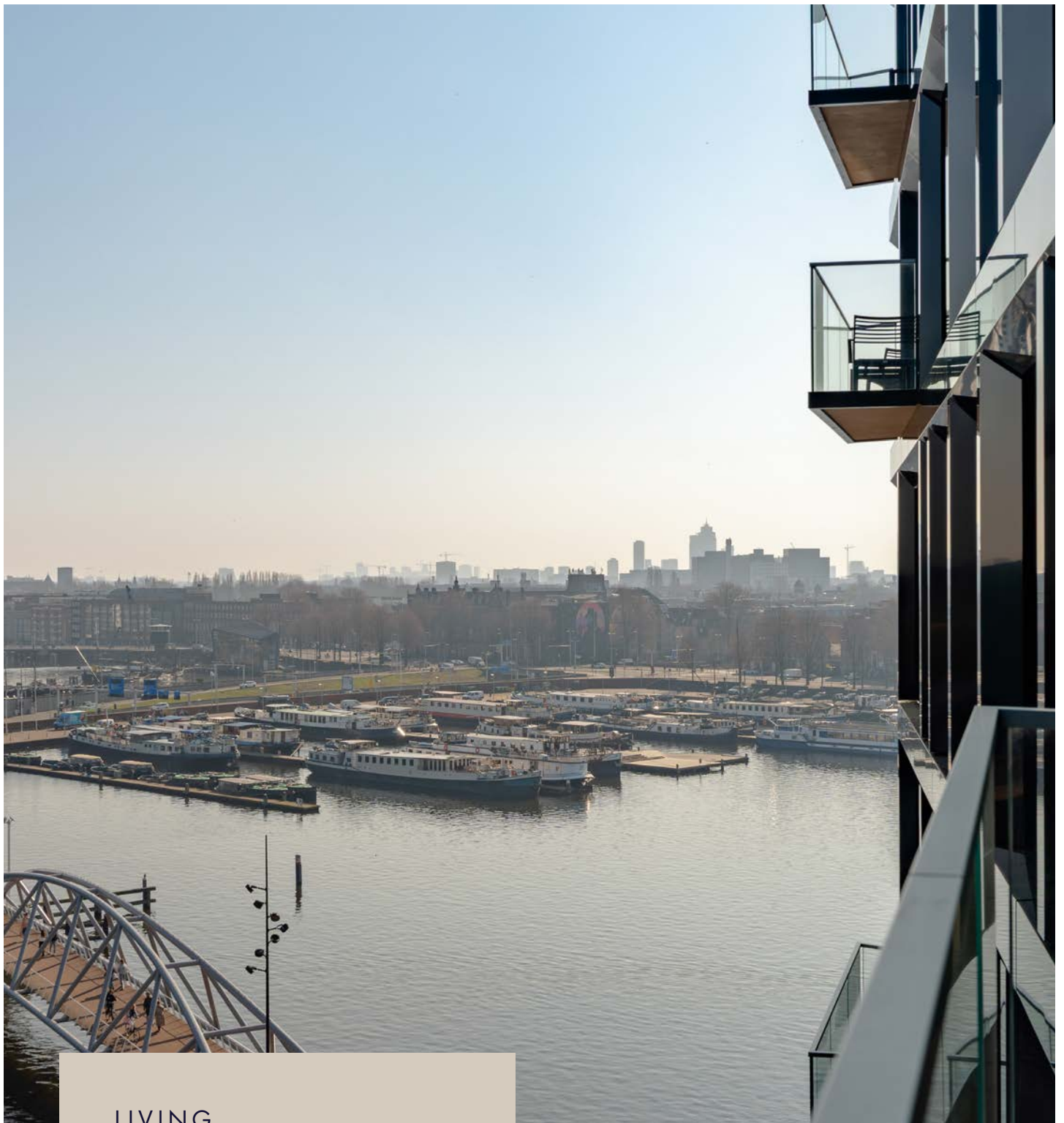
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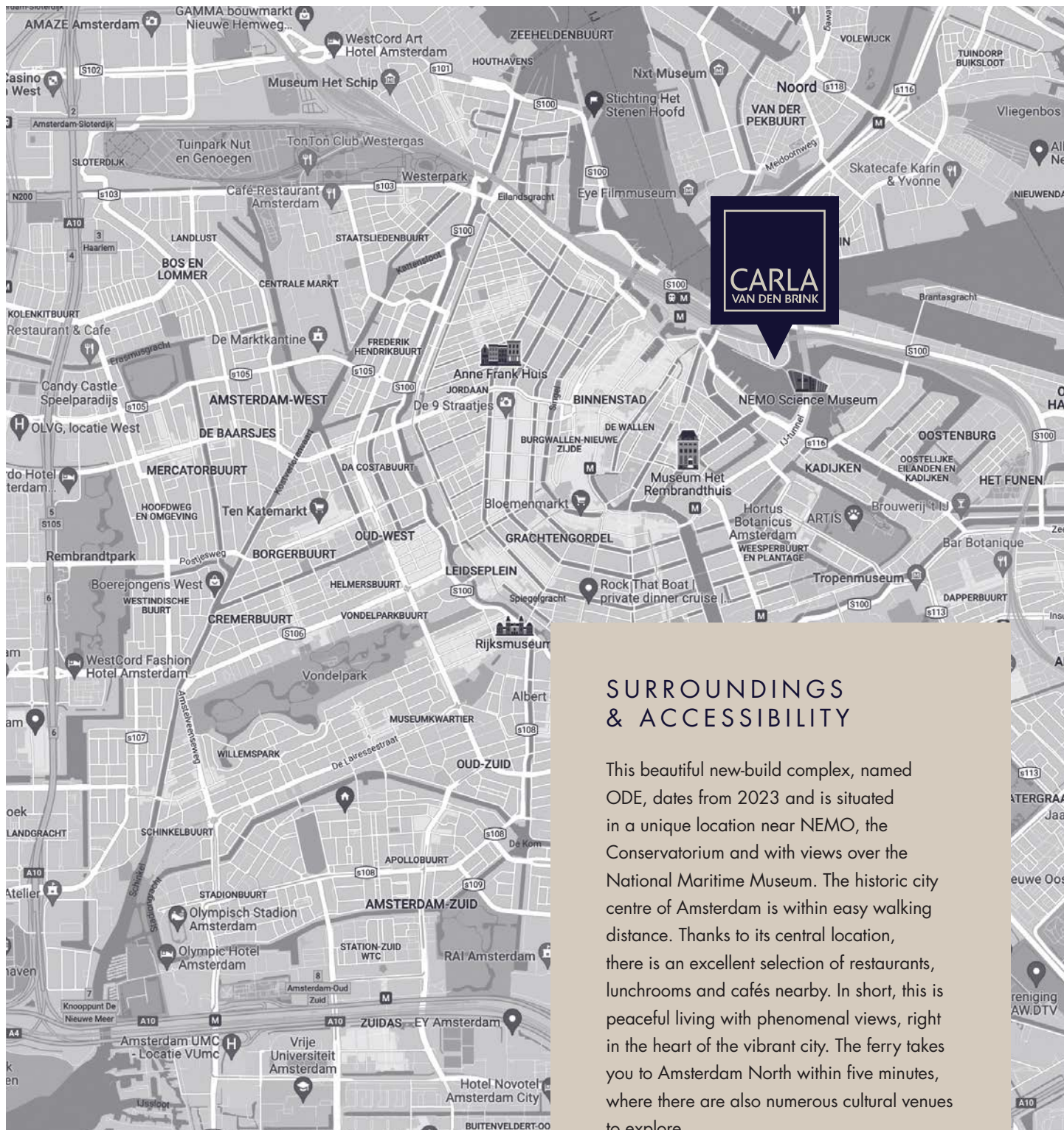
CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
institute
Approved by Rijksoverheid



LIVING

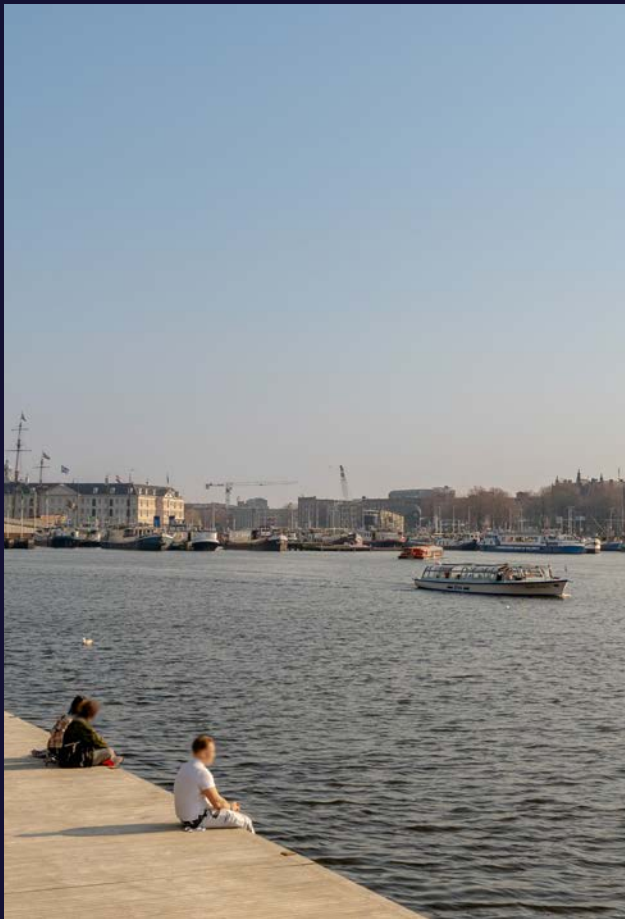
The ODE apartment complex offers an exclusive and comfortable living experience in the centre of the city. With the option to purchase a private parking space, a lift and a spacious balcony with panoramic views over the IJ, this is a rare opportunity to live in a striking building with phenomenal views across the Oosterdok.

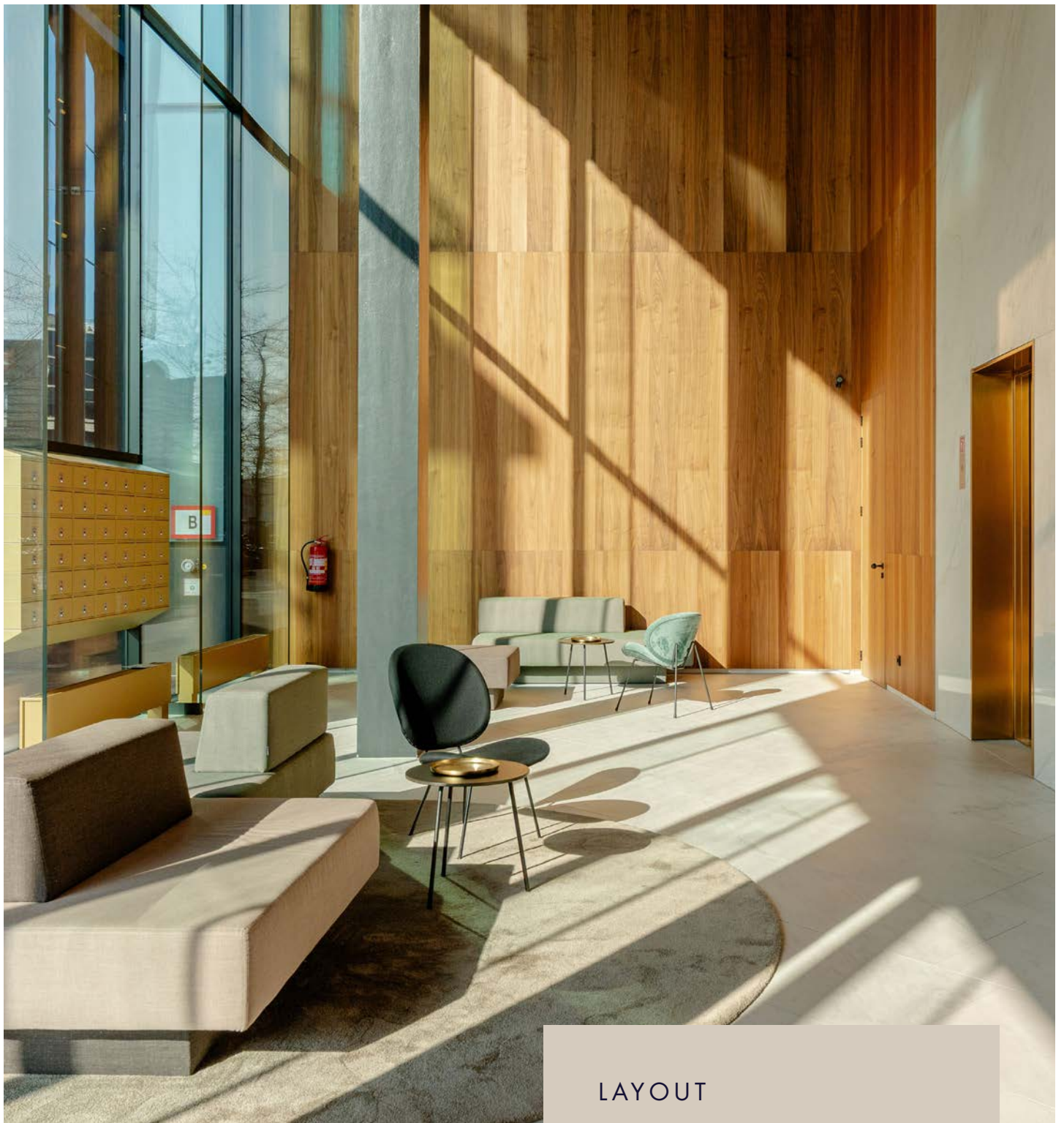


SURROUNDINGS & ACCESSIBILITY

This beautiful new-build complex, named ODE, dates from 2023 and is situated in a unique location near NEMO, the Conservatorium and with views over the National Maritime Museum. The historic city centre of Amsterdam is within easy walking distance. Thanks to its central location, there is an excellent selection of restaurants, lunchrooms and cafés nearby. In short, this is peaceful living with phenomenal views, right in the heart of the vibrant city. The ferry takes you to Amsterdam North within five minutes, where there are also numerous cultural venues to explore.

The ODE apartment complex is located around the corner from Amsterdam Central Station, offering a wide range of public transport connections, including buses and trams throughout the city. Amsterdam Airport Schiphol can be reached by train in approximately 15 minutes. The A10 ring road is just a few minutes away.





LAYOUT

The apartment is situated on the fifth floor and is accessed via the stylish central entrance with lift.

Upon entering the apartment, you arrive in the hallway with meter cupboard, cloakroom, separate guest toilet and a practical utility room for a washing machine and dryer. All rooms are accessible from the hallway.





LIVING & KITCHEN

On the waterside is the beautiful, light-filled living area with open-plan kitchen and dining space. The luxurious kitchen offers ample storage space, a cooking island with bar seating and high-quality built-in appliances, including a dishwasher, refrigerator, oven, hob and Quooker. The large glass façade creates a seamless connection between indoors and outdoors and offers breathtaking views over the water.

The spacious, partly covered balcony is a wonderful place to enjoy drinks with friends or family.





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AND OFFERS
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BEDROOMS & BATHROOMS

On the other side of the hallway is the very spacious master bedroom with elegant fitted wardrobes and an en-suite bathroom, fitted with a bathtub, separate walk-in shower, washbasin and toilet.

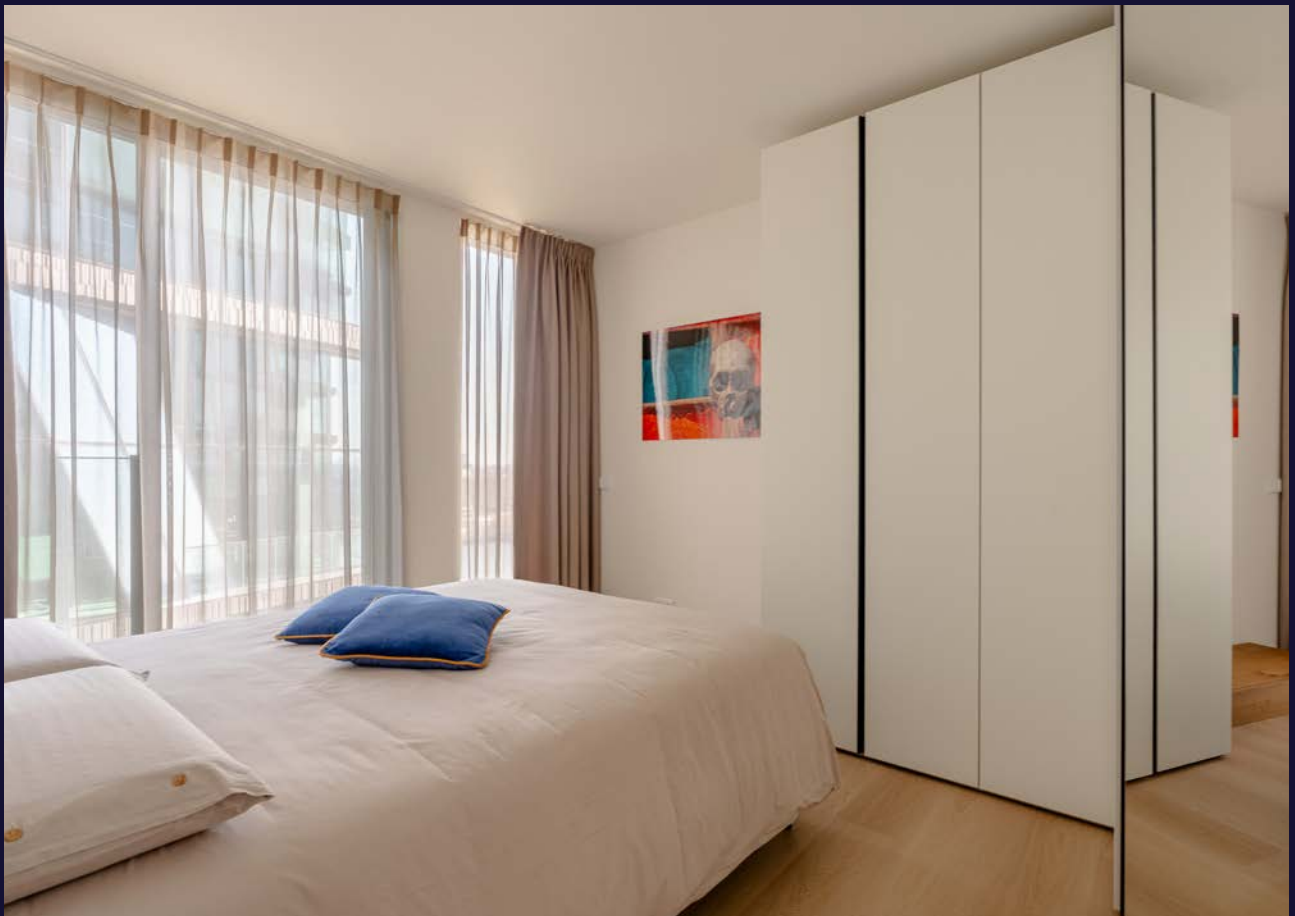
The second bedroom also features fitted wardrobes. The second bathroom is equipped with a walk-in shower and washbasin.















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PHENOMENAL VIEWS ACROSS
THE OOSTERDOK.

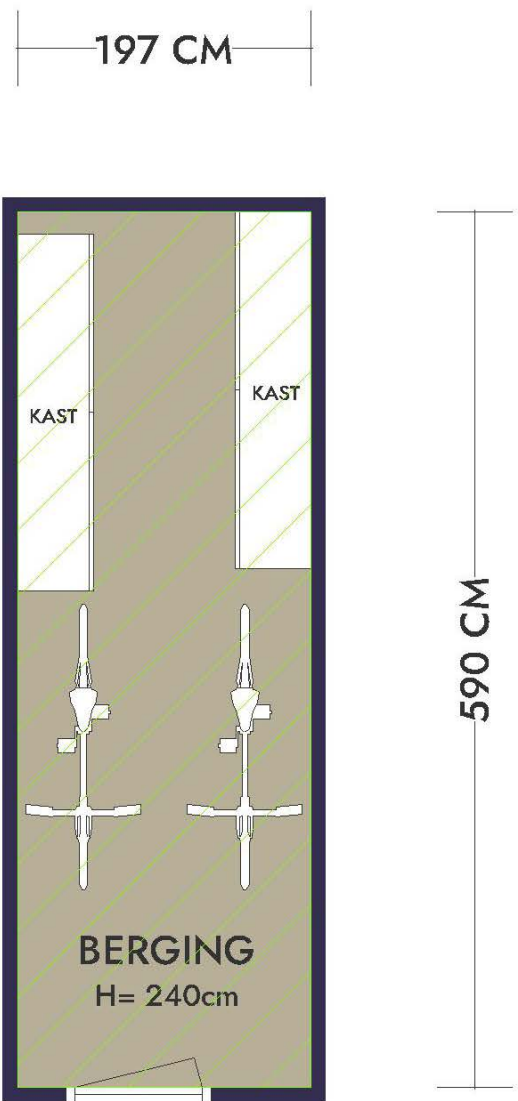
5E VERDIEPING



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

GEbruiksoppervlakte wonen	123,40 M²
Overige inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	5,40 M²
Externe bergruimte	N.V.T.

BERGING

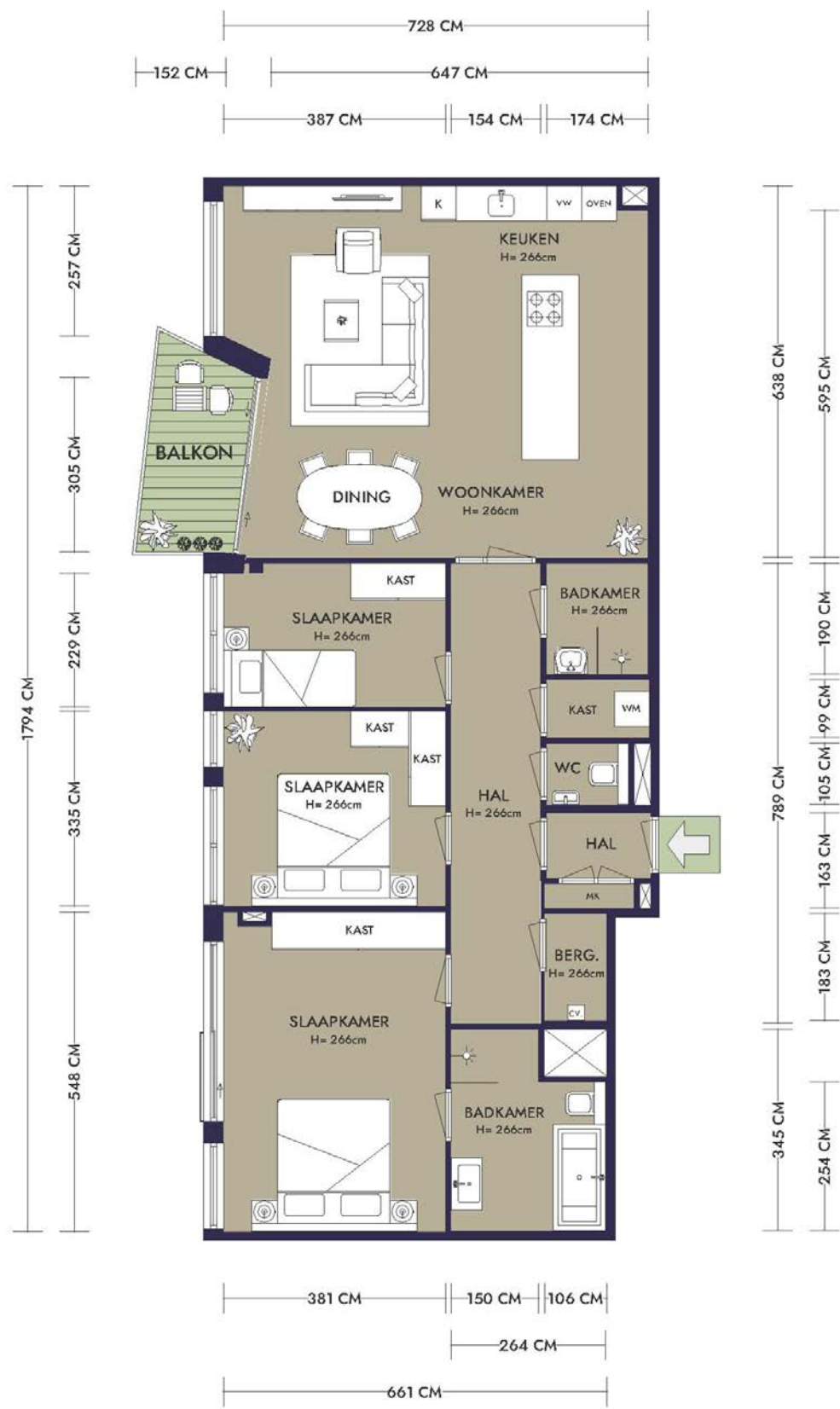


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Externe bergruimte	11,60 M ²

5E VERDIEPING ALTERNATIEF



SPECIFICATIONS

OBJECT

Type:	In between house
Type:	Apartment
Year of construction:	2021
Current use:	Living space
Current destination:	Living space

DESTINATION

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

PARTICULARITIES

- + Fantastically bright apartment on the fifth floor
- + Lift present;
- + Lovely balcony of 5 m², with views over the Oosterdok, the National Maritime Museum and NEMO;
- + Parking space in the underground garage is available separately and optionally for EUR 100,000, costs payable by the purchaser;
- + Underfloor heating and floor cooling;
- + Private solar panels on the roof;
- + Active and professionally managed Owners' Association;
- + The current service charges are EUR 309.00 for the apartment and storage room, and EUR 44.00 for the parking space;
- + Storage room in the basement;
- + Communal bicycle storage.

COMPLETION

Completion in consultation

CHARACTERISTICS

Living area:	126 m ²
Number of rooms:	4
Number of bedrooms:	3
Volume:	378 m ³
Building- related outdoor space:	5 m ²
External storage	12 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	G
Plot Number:	9548

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The building is situated on leasehold land owned by the Municipality of Amsterdam.
- + The General Provisions of 2000 apply. The current leasehold period runs from 1 July 2015 up to and including 30 June 2065. The current ground rent amounts to EUR 6,025.38 for the period from 1 July 2025 up to and including 30 June 2026, subject to annual indexation.
- + The application to switch to perpetual leasehold was submitted on 19 December 2019 under the favourable conditions. The leasehold for the parking space has already been bought off.

