



CARLA
VAN DEN BRINK

AMSTELDIJK NOORD 165 AMSTELVEEN

On a lot of nearly 2,500 m², situated along one of
the most beautiful and widest stretches of the Amstel River,
an exceptional villa of international stature was completed in 2022
on the border between Amsterdam and Amstelveen.

*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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INTERNATIONAL REAL ESTATE

tmi taxatie management
instelling
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THE VILLA

The design drew inspiration from classic Italian country houses, resulting in a residence that can rightly be counted among the most impressive homes in Amstelveen.

The villa, completed in 2022/2023, features approximately 800 m² of net living space, excluding the pool house and other ancillary areas. Thanks to the large windows and slender aluminum frames with HR+++ triple-pane glass, the interior is flooded with natural light. On the garden and pool side, an impressive Perfect View Sky-Frame sliding door from Switzerland creates a virtually seamless connection between indoors and outdoors, which in the summer extends the living space through the continuous south-facing sun terrace.





SURROUNDINGS

Here, residents enjoy complete peace and privacy, surrounded by greenery and water, while both Amsterdam-Zuid and the city center are surprisingly close. Amsterdam-Zuid is just a five-minute drive away, and via the private dock, one can sail to the heart of Amsterdam in about thirty minutes. A unique combination of urban living and life amidst nature.



HERE, YOU
CAN LIVE
IN COMPLETE
PEACE AND
PRIVACY,
SURROUNDED
BY GREENERY
AND WATER.



TOP-QUALITY MATERIALS

Only materials of the highest quality were used in the construction. The facade is built from exclusive Petersen stones from Denmark, crafted using traditional methods and characterized by beautiful nuances in color and texture. Exceptional finishes were also chosen for the interior, including Calacatta d'Oro marble in the kitchen and the highly exclusive Fiori di Bosco marble from Iran for the staircase and bathrooms, among other areas.

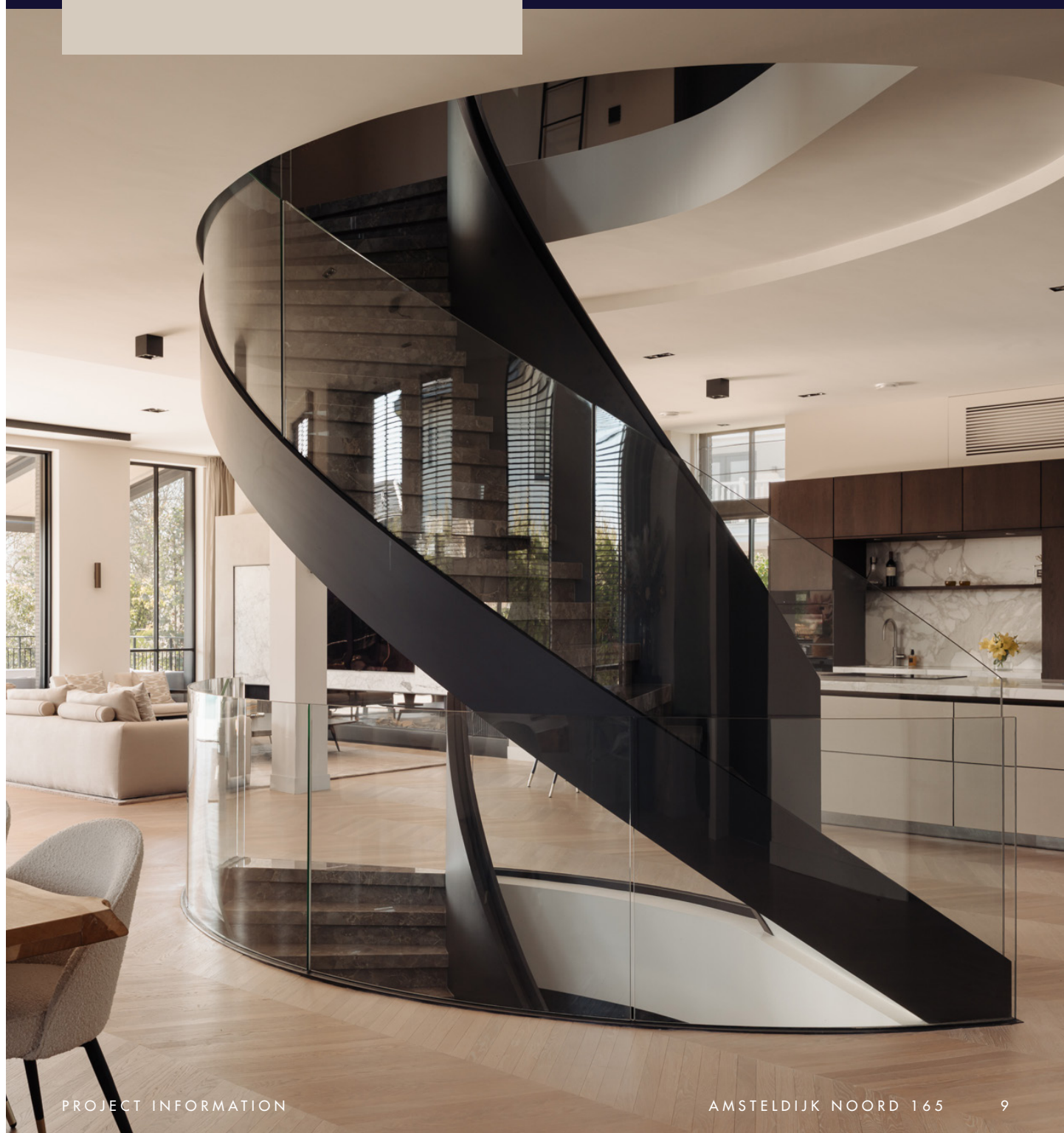






SHOWPIECE

An absolute showpiece of the villa is the central steel staircase with integrated LED lighting and a marble finish, which elegantly spans four floors and takes on an almost sculptural appearance beneath a skylight. Naturally, an elevator is also included.



THE KITCHEN

The kitchen is equipped with a heated marble countertop and high-end appliances, including a steam oven, two dishwashers, an additional sink, an induction cooktop with integrated exhaust hood, a refrigerator and freezer, and a wine cabinet.

Several rooms also feature a powerful Blue Sound audio system, fully controllable via an app.





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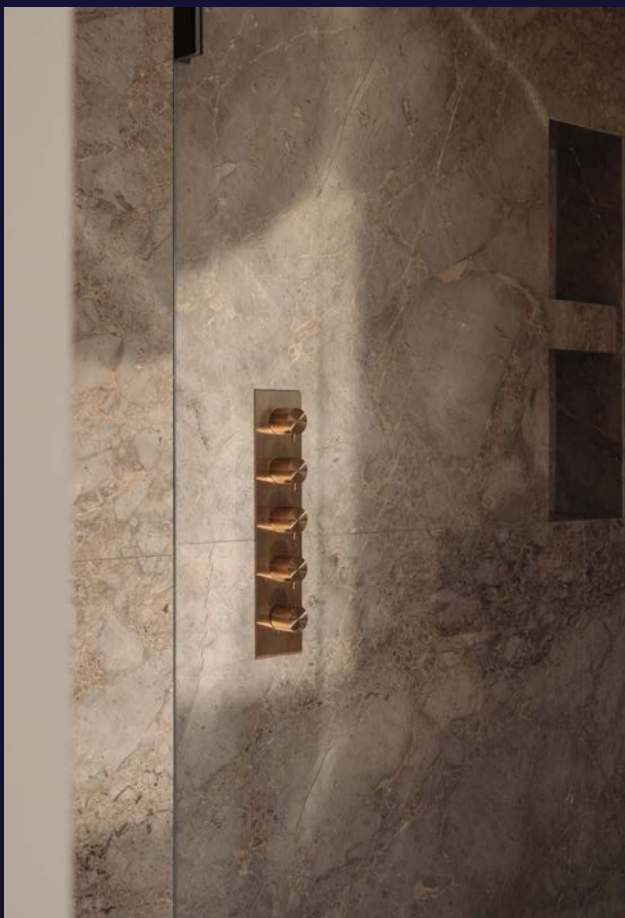


THE MASTER SUITE

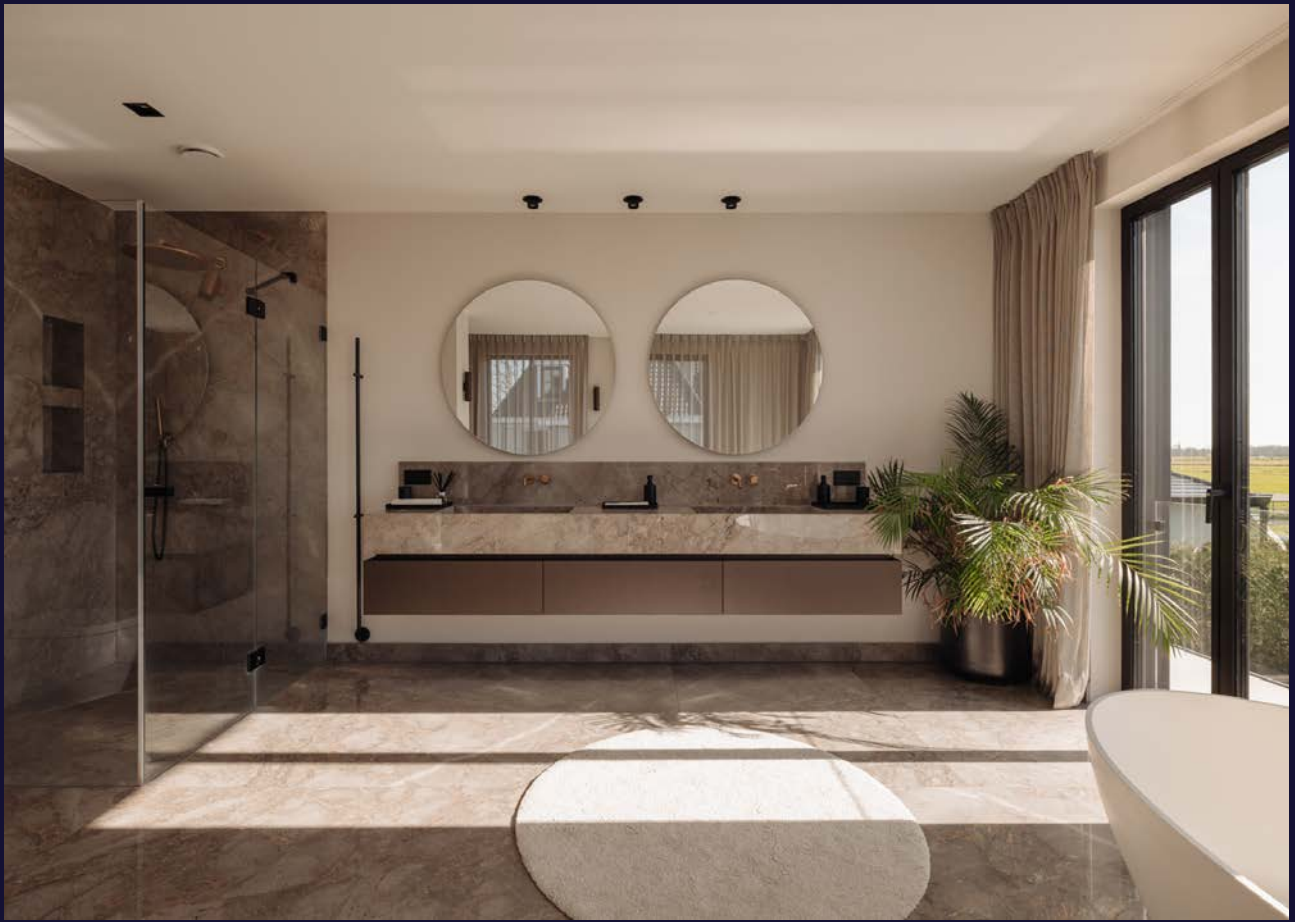
The villa features five spacious bedrooms, each designed with the comfort and ambiance of a luxury hotel suite, including a private bathroom and toilet. The master suite, spanning over 130 square meters, is in a class of its own, with a spacious walk-in closet and an exclusive, impressive bathroom featuring marble, Gessi faucets, a freestanding bathtub, and a separate wellness shower. The master suite offers a stunning view of the Amstel River and rivals the most exclusive suite in a five-star hotel.

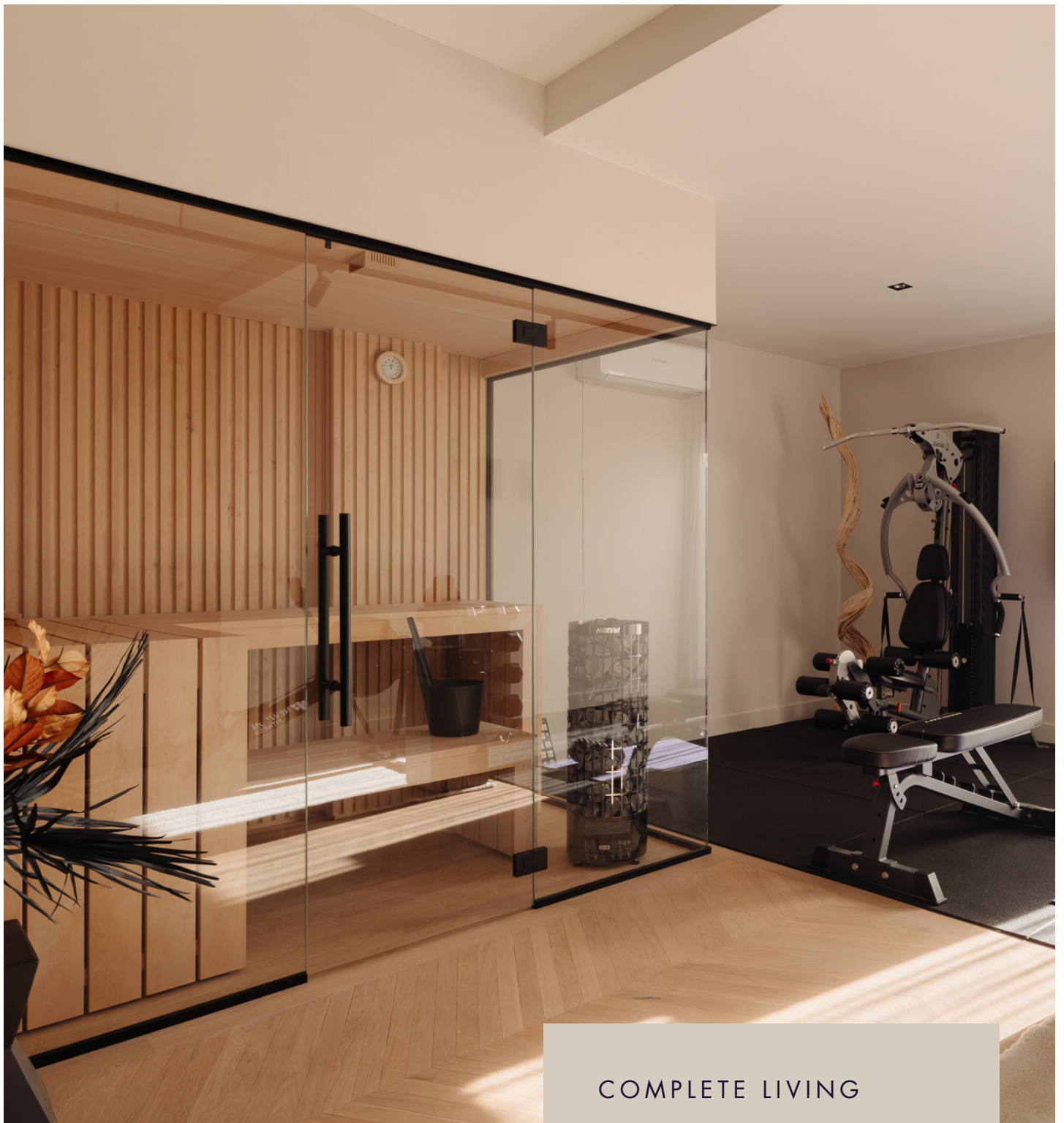


THE MASTER SUITE OFFERS A STUNNING VIEW OF THE AMSTEL RIVER AND RIVALS THE MOST EXCLUSIVE SUITE IN A FIVE-STAR HOTEL.



THE MASTER
SUITE FEATURES
A SPACIOUS
WALK-IN CLOSET
AND AN
IMPRESSIVE
BATHROOM.





COMPLETE LIVING

Furthermore, this residence features no fewer than seven bathrooms, a fitness room with a bathroom and sauna, a game/cinema room, an office, and an impressive bar/lounge of approximately 100 m², equipped with a bar and professional DJ sound system. There is also a separate room for housekeeping with extensive laundry facilities.

STATE-OF-THE-ART TECHNOLOGY

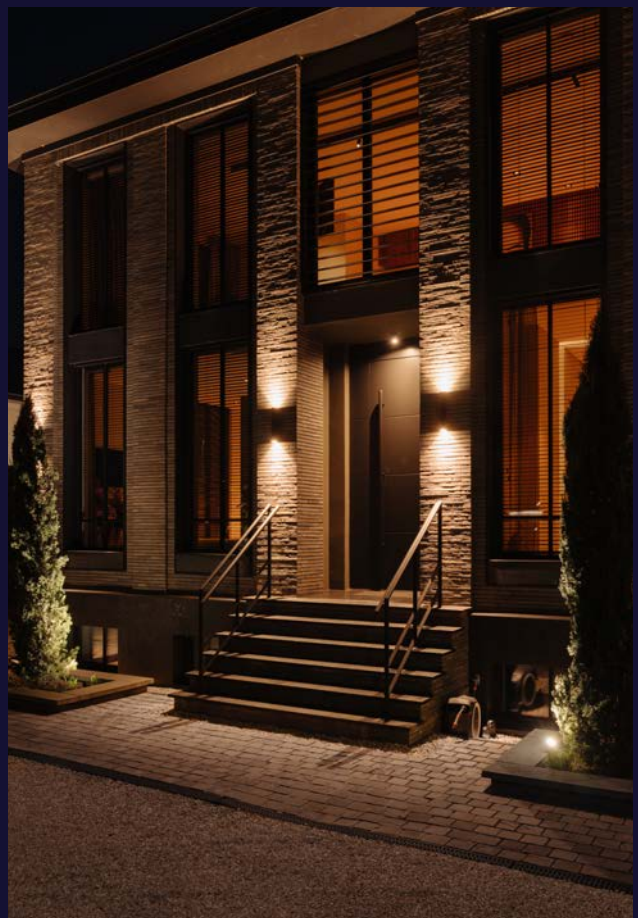
Technologically, the villa is also top-tier. The house is heated via hybrid air-source heat pumps and is therefore highly energy-efficient. The advanced home automation system by Busch-Jaeger/ABB controls lighting and heating, among other things, via both flat-screen panels and an app. The Maretti lighting is DALI-controlled and creates a warm, dimmable atmosphere throughout the house. The wall fixtures were supplied by Modular. In addition, the home features a comprehensive alarm and camera system. Both the master suite and the home theater are equipped with electric curtains.

THE EXTERIEUR

The exterior was designed with the same attention to detail and architectural vision as the interior. Surrounding the villa is a deep, Mediterranean garden with beautiful landscaping, where tranquility, privacy, and elegance come together. The heated pool with an outdoor shower and the stylish pool house—complete with a bar and its own bathroom with a toilet—round out the outdoor living experience.

PARKING

Finally, the property offers space for no fewer than eight parking spots on-site. Additionally, there is the possibility of constructing a parking garage.

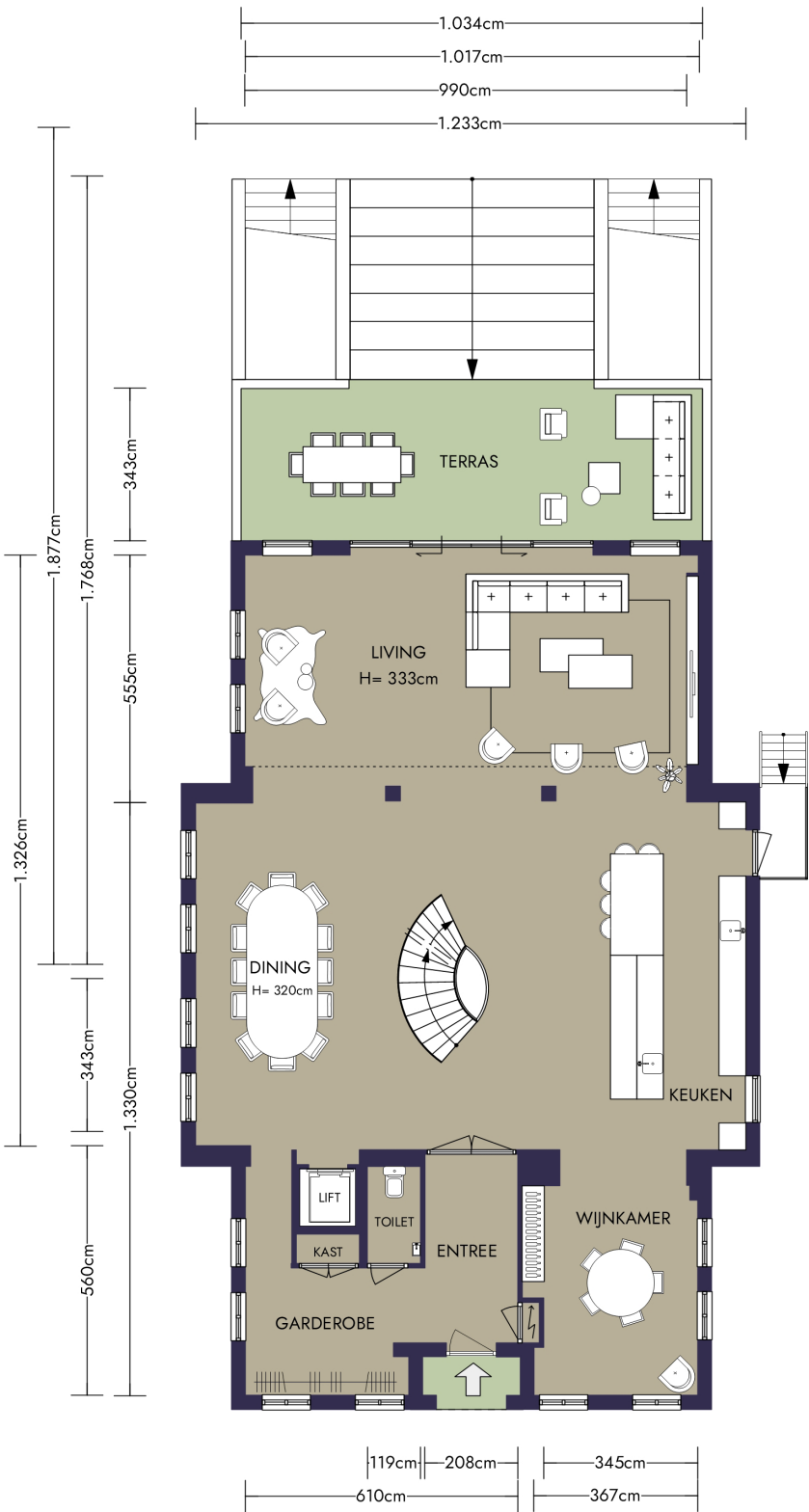






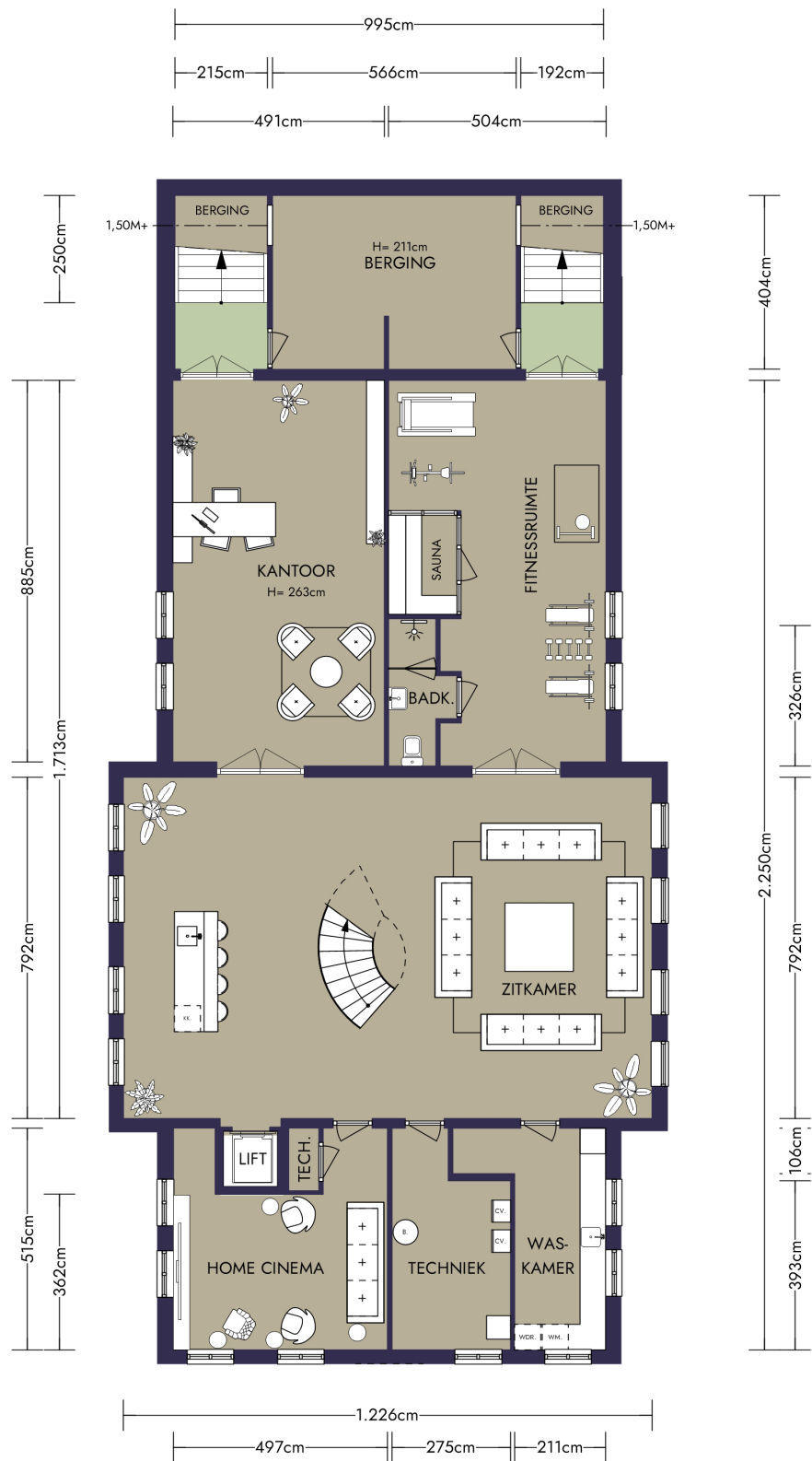


GROUND FLOOR



NEN 2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	202,0 m²
Overige inpandige ruimte	n.v.t.
Gebouwggebonden buitenruimte	39,2 m²
Externe bergruimte	n.v.t.

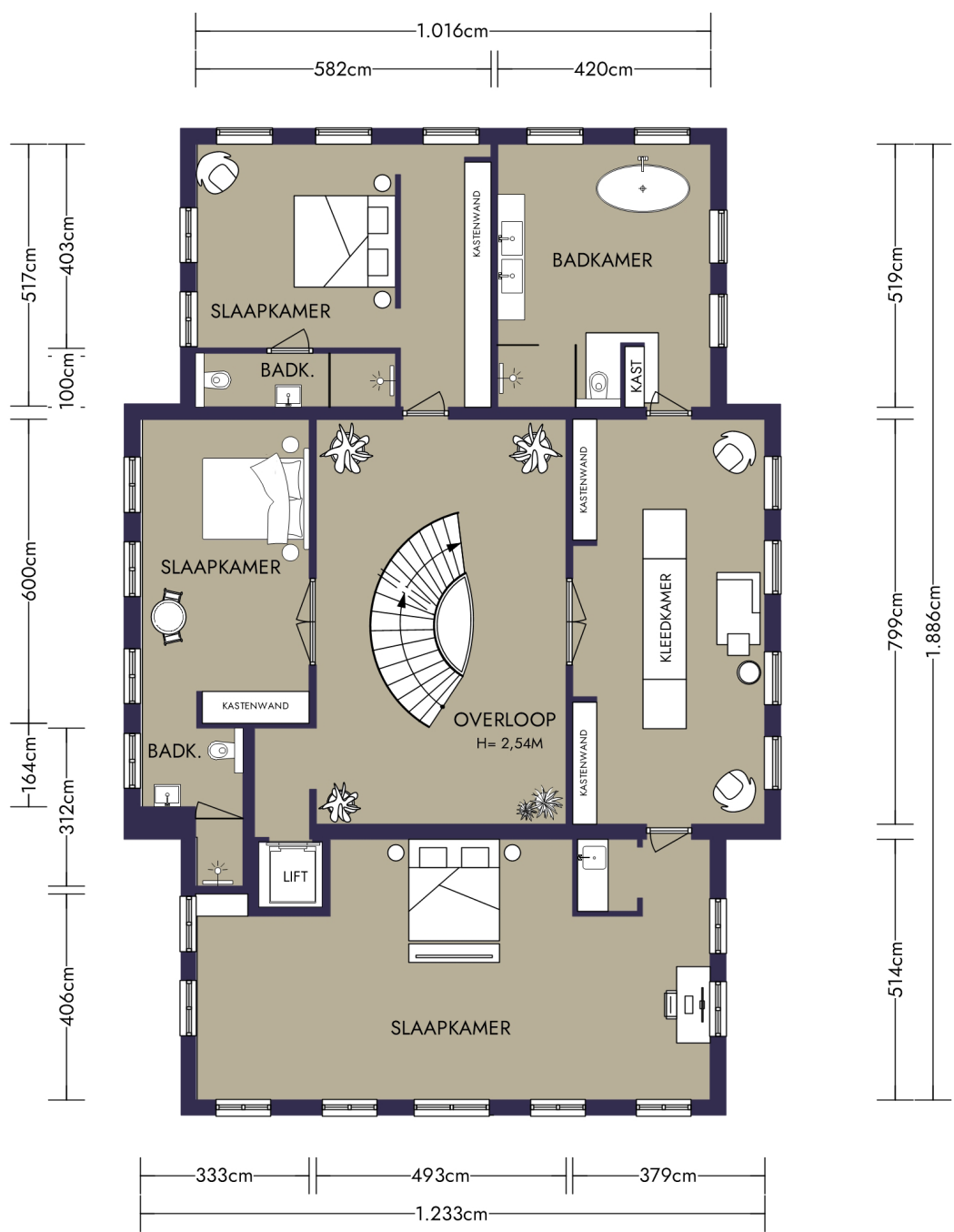
SOUTERRAIN



NEN 2580 / NVM - BBMI

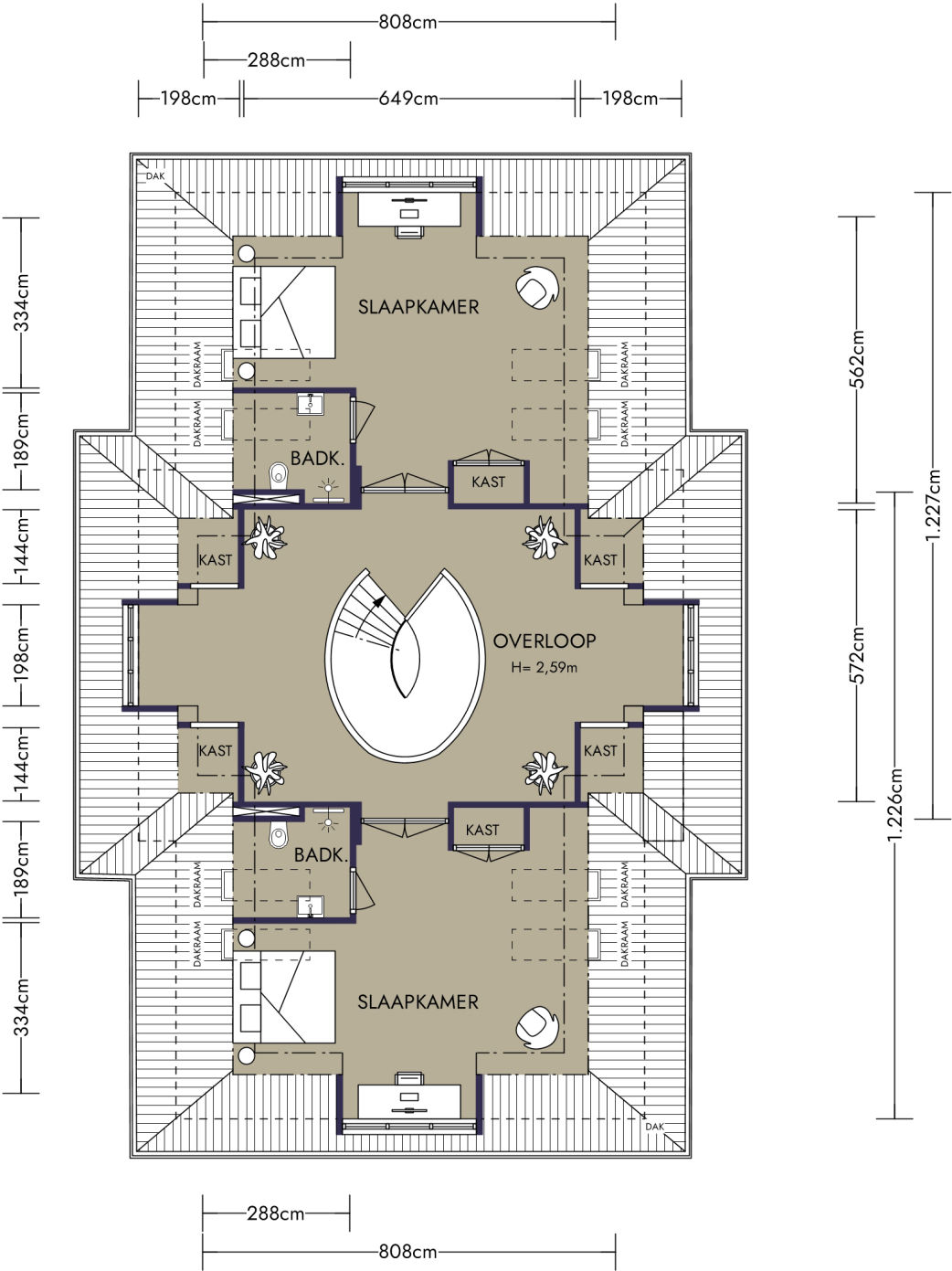
GEBRUIKSOPPERVLAKTE WONEN	244,9 m ²
OVERIGE INPANDIGE RUIMTE	26,5 m ²
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	7,9 m ²

FIRST FLOOR



NEN 2580 / NVM - BBMI	
GEBRUIKSOPPERVLAKTE WONEN	204,1 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

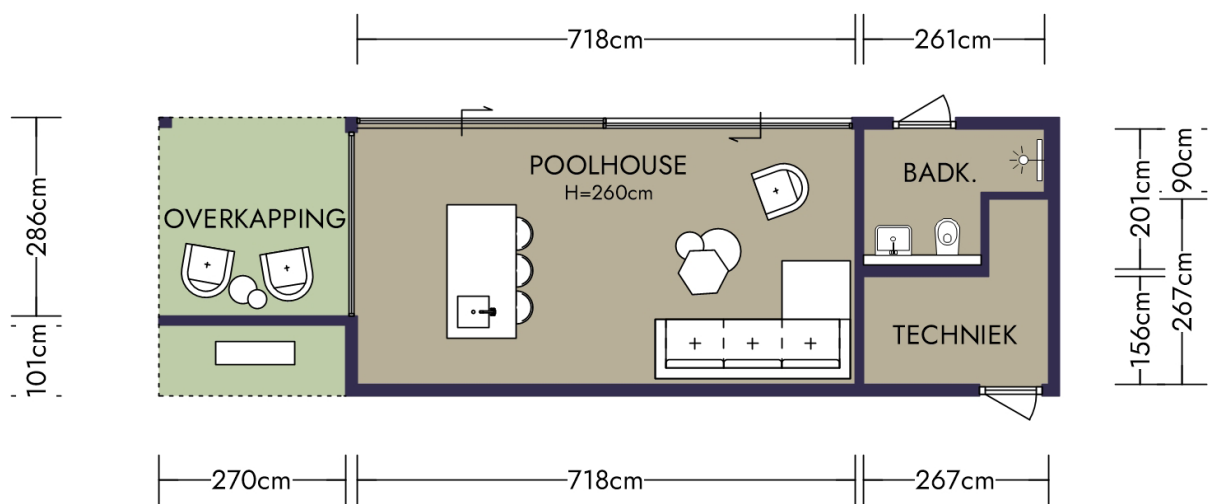
SECOND FLOOR



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte wonen	111,2m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

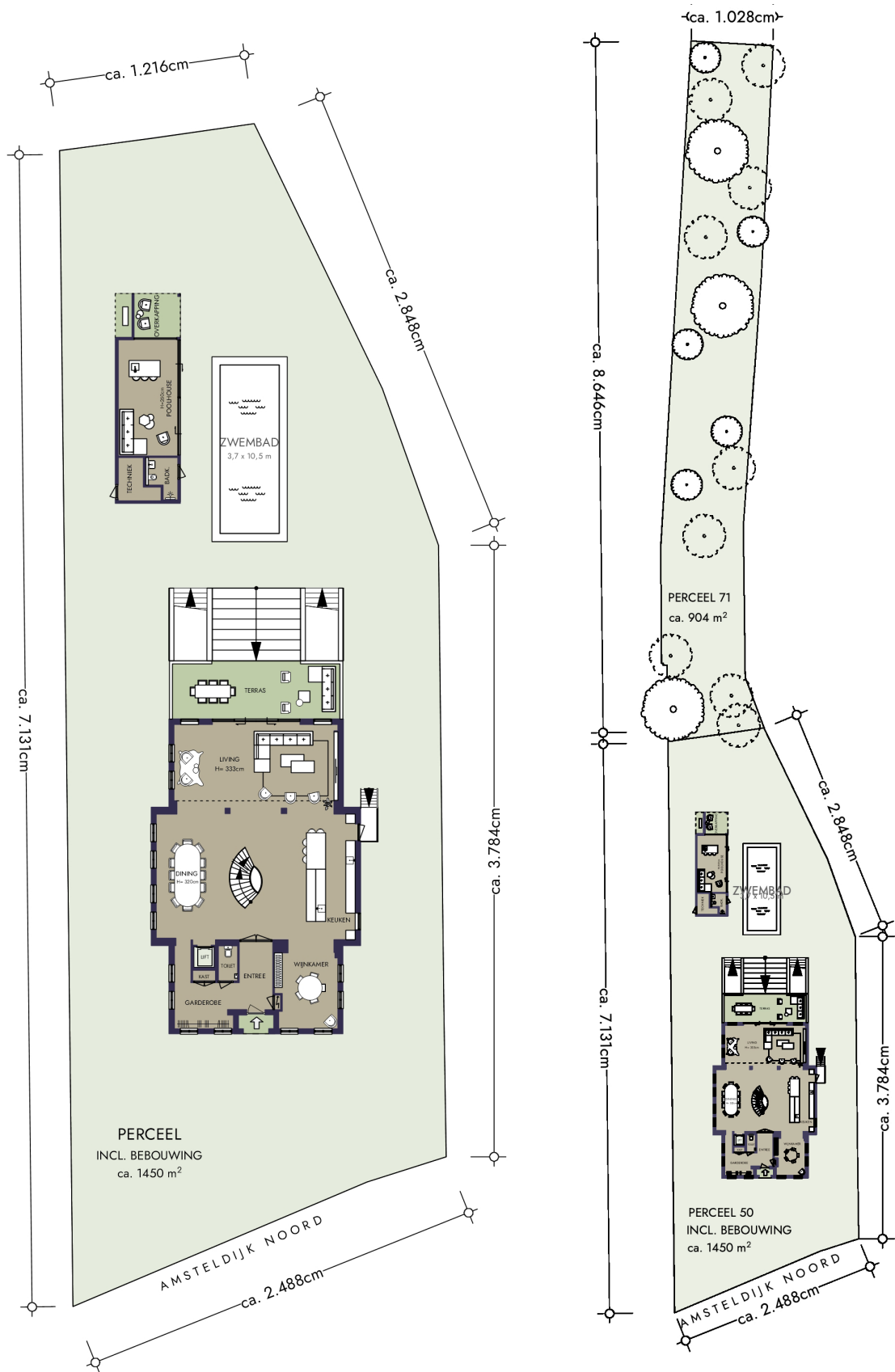
POOLHOUSE



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	36,7 m²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

PLOT



SPECIFICATIONS

OBJECT

Type:	Villa
Type:	Detached house
Year of construction:	2022
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + Plot of almost 2,500 m²
- + Deep Mediterranean garden with beautiful plants.
- + Heated swimming pool with outdoor shower, stylish pool house with bar and en-suite bathroom with toilet.

DESTINATION

- + Destination of this property is living space
- + There are similar homes in the area

CHARACTERISTICS

Living area:	799 m ²
Number of rooms:	15
Number of bedrooms:	8
Volume:	2.976 m ³
Building- related outdoor space:	39 m ²
Other indoor space:	27 m ²

CADASTRAL

Municipality:	Amstelveen
Section:	W
Plot Number:	50 / 71
Size:	1.475 m ² / 905 m ²

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

