



CARLA
VAN DEN BRINK

VOSSIUSSTRAAT 16 A, B & C
AMSTERDAM

UNIQUE OPPORTUNITY IN AMSTERDAM

A fully subdivided development property with extraordinary potential:
three luxury apartments in the making, each featuring its own outdoor space
and direct lift access into the homes.

carlavandenbrink.nl

*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.*



Anniek Steltenpool-Docter
Register Makelaar

T 06 21 363 963
Anniek@vandenbrink.nl



CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling



OPPORTUNITIES LIKE THIS RARELY COME TO MARKET.

This is a rare project with a solid foundation: both the structural base and basement slab have been completely renewed, and the shell construction is already in place. It comprises an impressive three-level ground-floor residence with a generous garden, an elegant second-floor apartment with a balcony, and a beautiful double upper residence with a small balcony.

A truly exceptional chance to complete three high-end homes according to your own vision and interior style, in a building that is already technically well prepared. A unique combination of character, potential and location.



ACCESSIBILITY

The accessibility of this location is excellent:

- + Public transport: tram and bus lines nearby offer quick connections to Amsterdam city centre, Station Zuid/WTC and other key destinations;
- + By bike, you can reach the city centre or other popular districts within minutes;
- + By car, access to the S100 / S106 routes is straightforward, and Schiphol Airport is approximately 20 minutes away;
- + Parking: paid parking applies in this area, including a resident permit system (permit area Zuid 8.1).

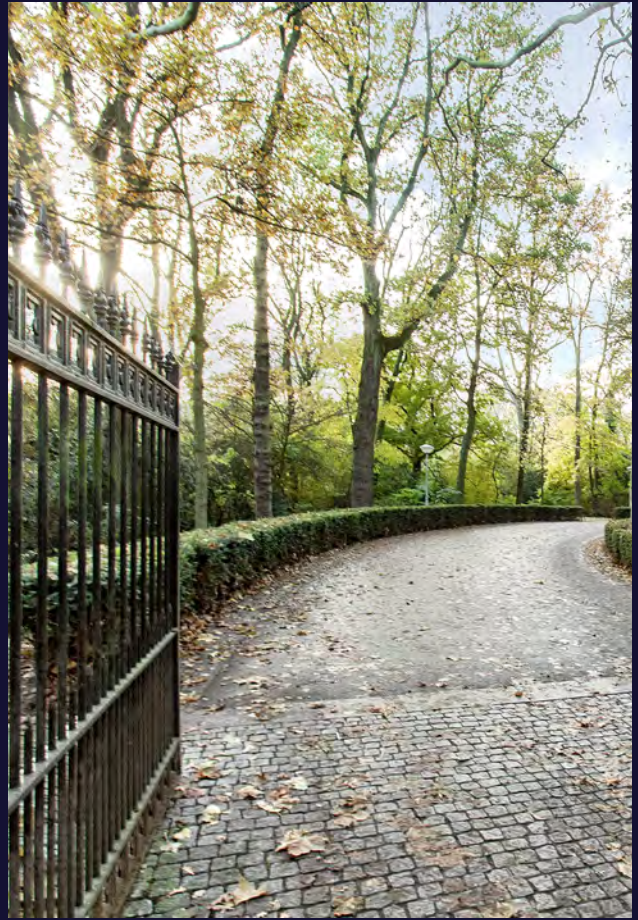
SURROUNDINGS

The property is located on a characteristic street with stately façades and historical charm, directly at the iconic Vondelpark. This lush city park is literally your backyard, offering an oasis of calm in the heart of Amsterdam.

The location is exceptional: a prestigious residential area, close to culture with the Museum Quarter and Concertgebouw just around the corner, high-end shopping streets nearby, and vibrant city life within walking or cycling distance.

All daily amenities are within easy reach, including:

- + Local shops nearby, supermarket approximately 0.5 km away;
- + A rich selection of cafés, delicatessens and boutiques, including P.C. Hooftstraat and Van Baerlestraat;
- + Schools, childcare, GP practices and other essential services easily accessible.



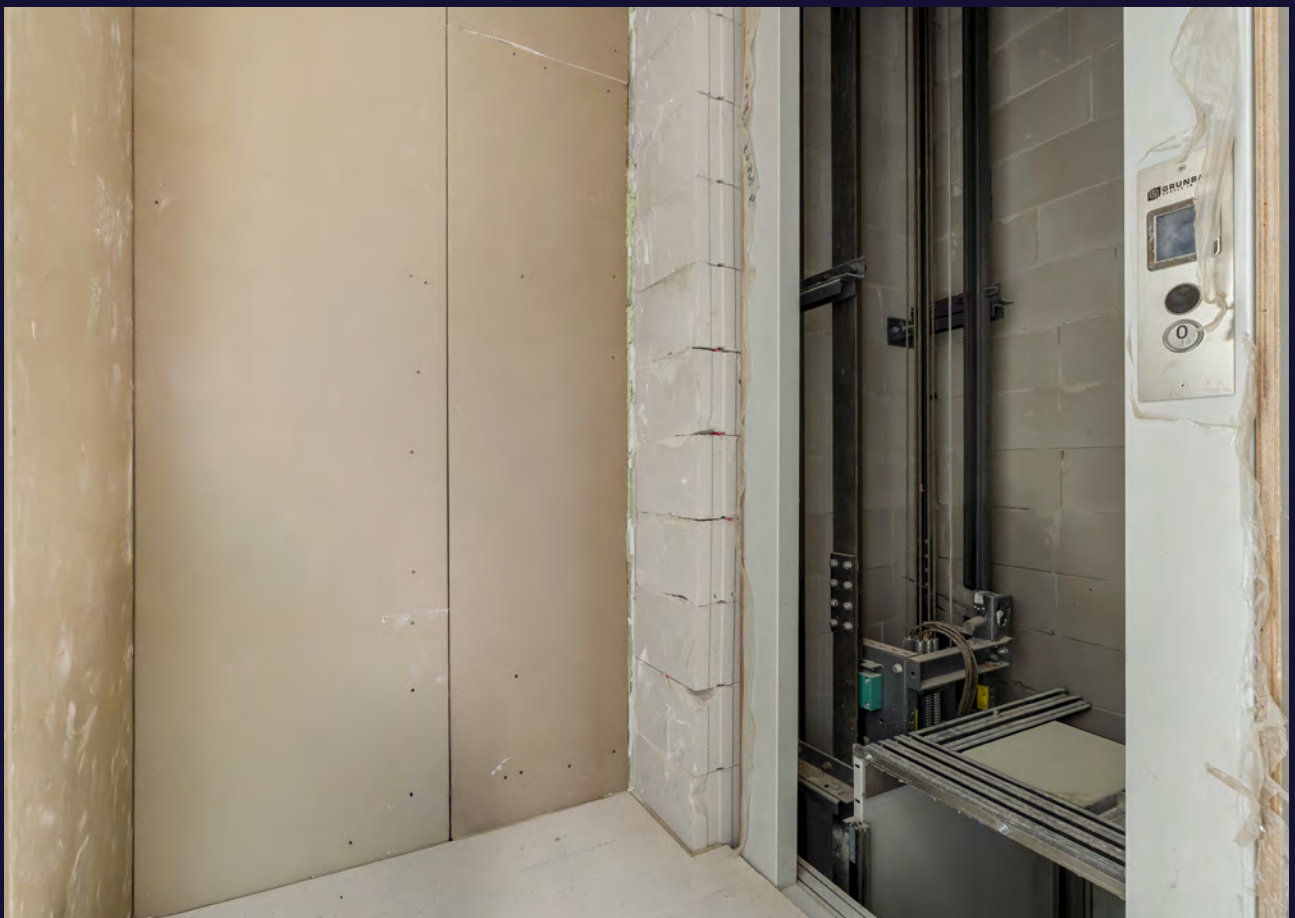


LAYOUT GROUND-FLOOR RESIDENCE

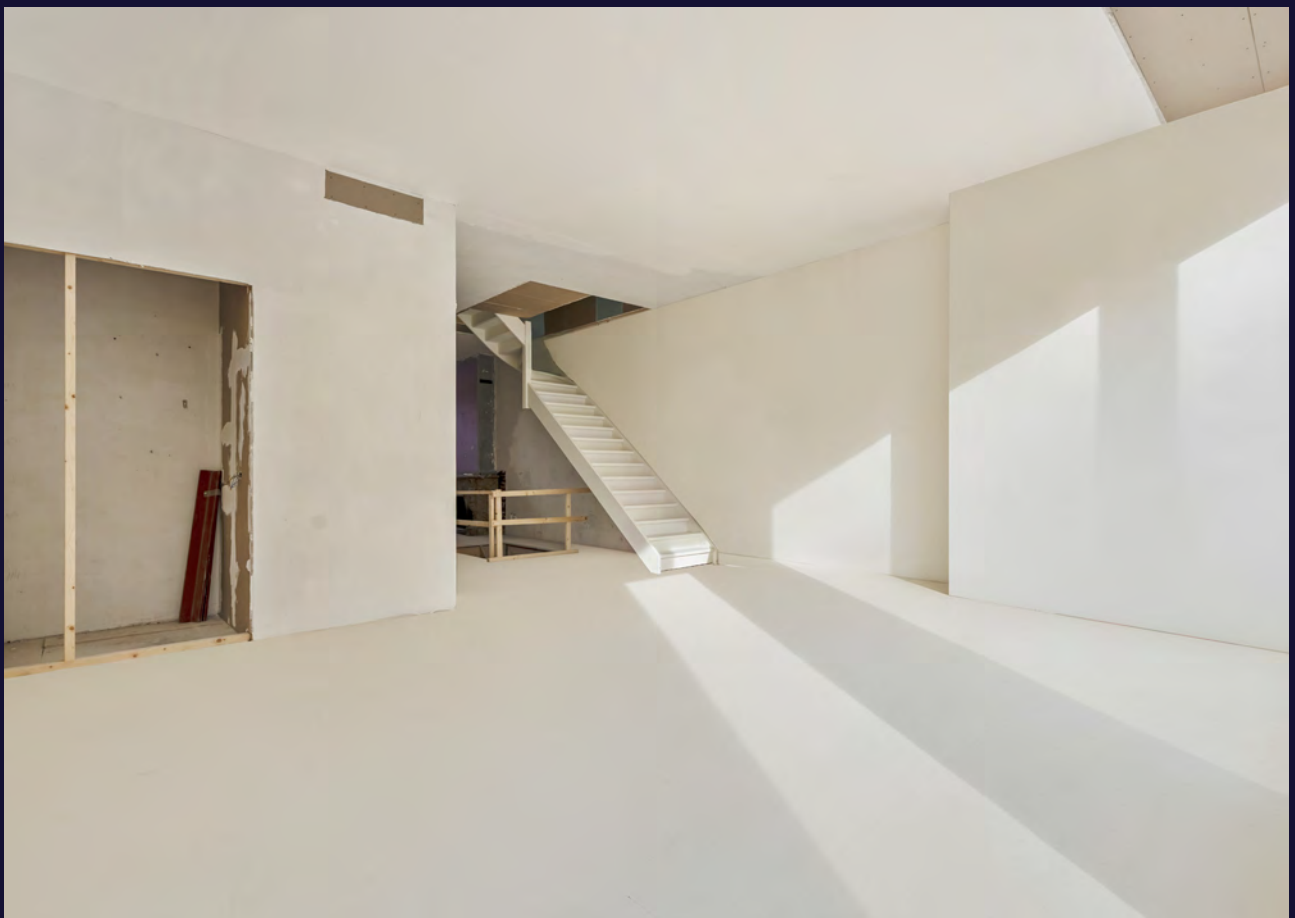
Ground floor: communal entrance with staircase and lift. Entrance to the residence; spacious living and dining room with the sitting area at the front and the dining area at the rear, equipped with connections for an open kitchen. Folding doors open onto the rear garden. Separate toilet and storage closet.

First floor: landing accessible by both stairs and lift. Primary bedroom with terrace and en-suite bathroom. Second generous bedroom also with en-suite bathroom.

Basement level: landing accessible by both stairs and lift. Two spacious bedrooms, two bathrooms, walk-in closet, laundry room and technical room.

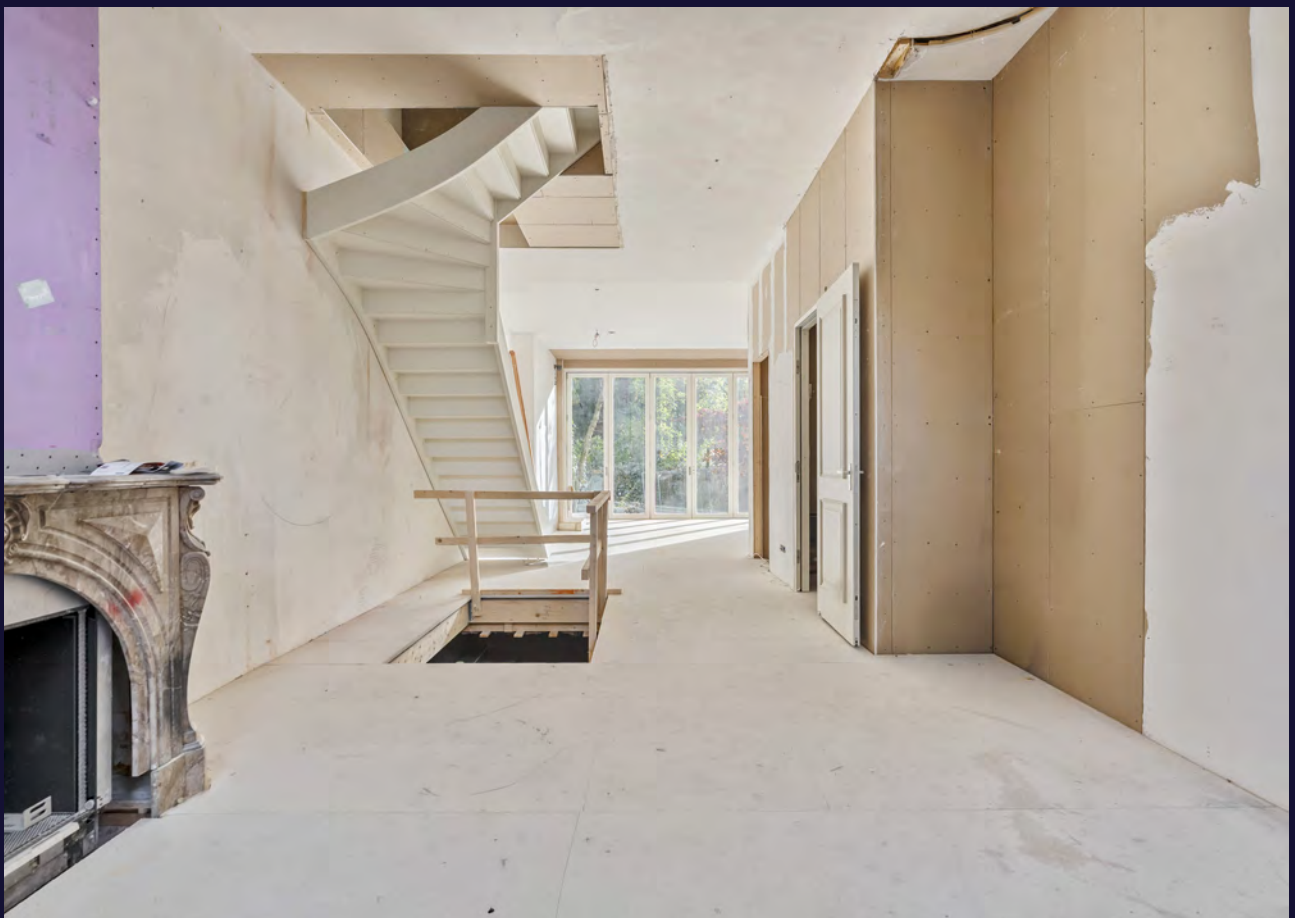


















RENOVATION STATUS

The property has already been subdivided and connected to Liander. The foundation and basement slab have been renewed, and the building is fully insulated and fitted with new window frames and insulating glazing. The homes still need to be completed; approximately 80% of the plumbing and all electrical installations still need to be installed. Gas lines have already been laid. Fermacell floors are in place, but underfloor heating still needs to be installed. Interior fit-out and installation of appliances must also be completed.























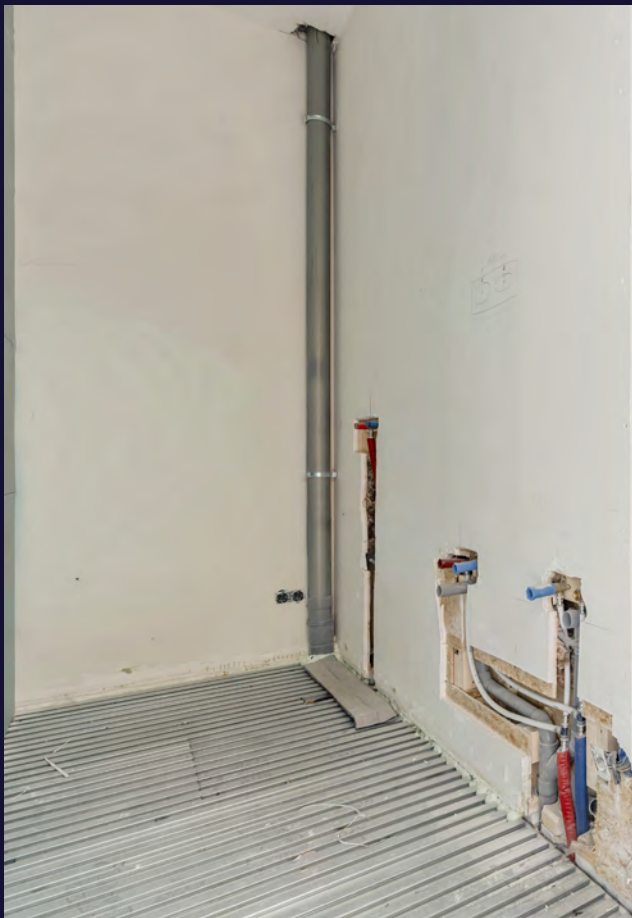
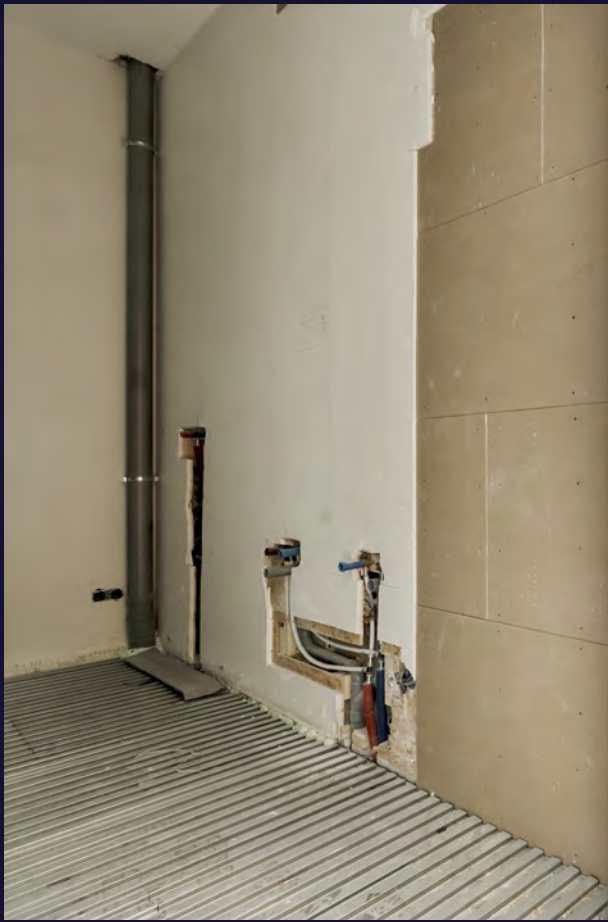
LAYOUT SECOND-FLOOR APARTMENT

Accessible by staircase and lift with direct access into the apartment. Hall with separate toilet and technical room. Living room with French balcony and open kitchen at the front. Primary bedroom with balcony at the rear and en-suite bathroom, plus a second bedroom/study.

















LAYOUT DOUBLE UPPER RESIDENCE

Third floor: accessible by staircase and lift with direct access into the home. Landing with separate toilet. Living floor with kitchen connections at the front, living room at the rear and a technical/laundry room.

Fourth floor: accessible by staircase, landing, two spacious bedrooms and two large bathrooms.





















PLOT



NEN2580 / NVM - BBMI

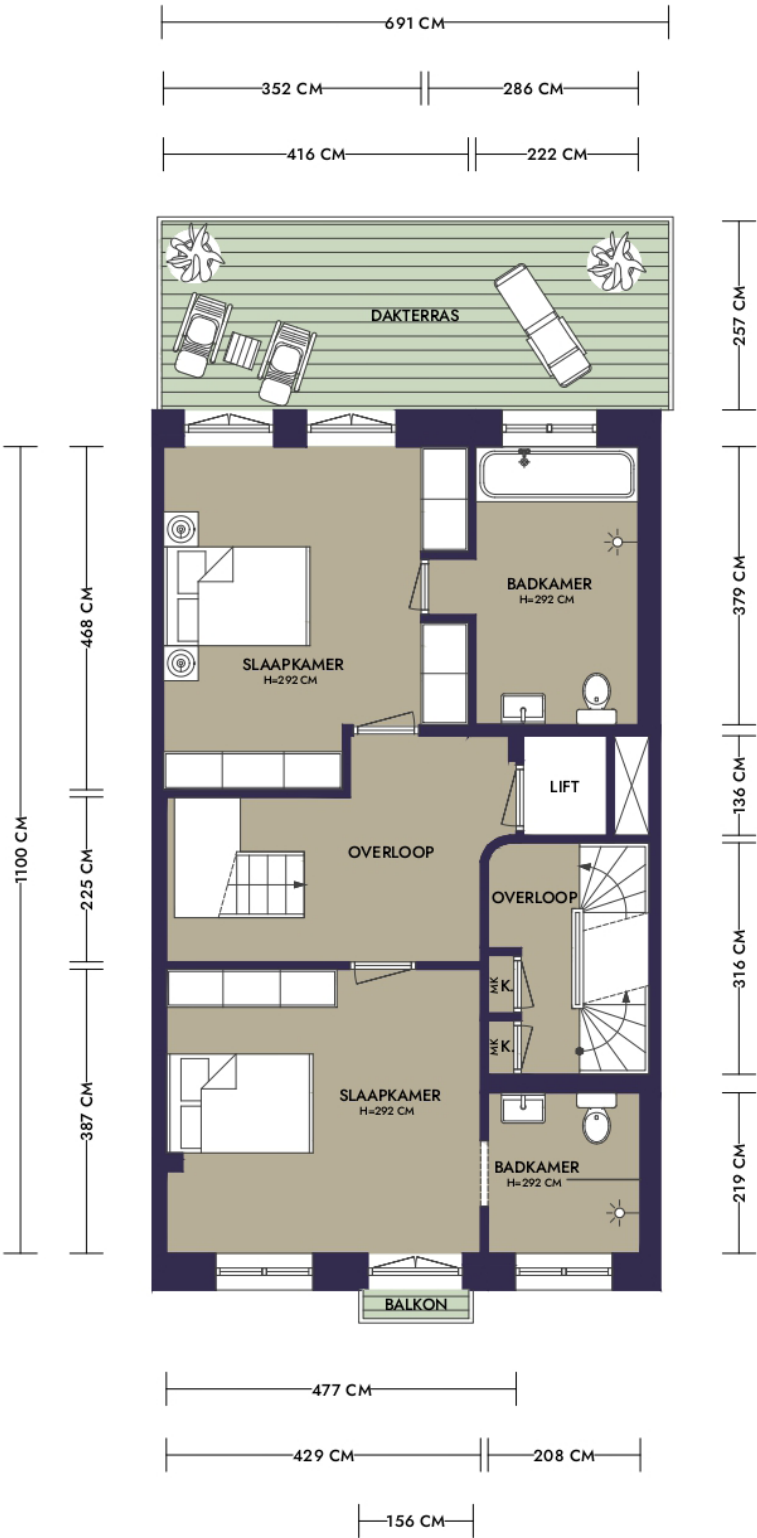
GEbruiksoppervlakte wonen	83,30 M ²
Overige inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	2,40 M ²
Externe bergruimte	N.V.T.

GROUND FLOOR



NEN2580 / NVM - BBMI	
GEbruiksoppervlakte wonen	83,30 M ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	2,40 M ²
Externe bergruimte	N.V.T.

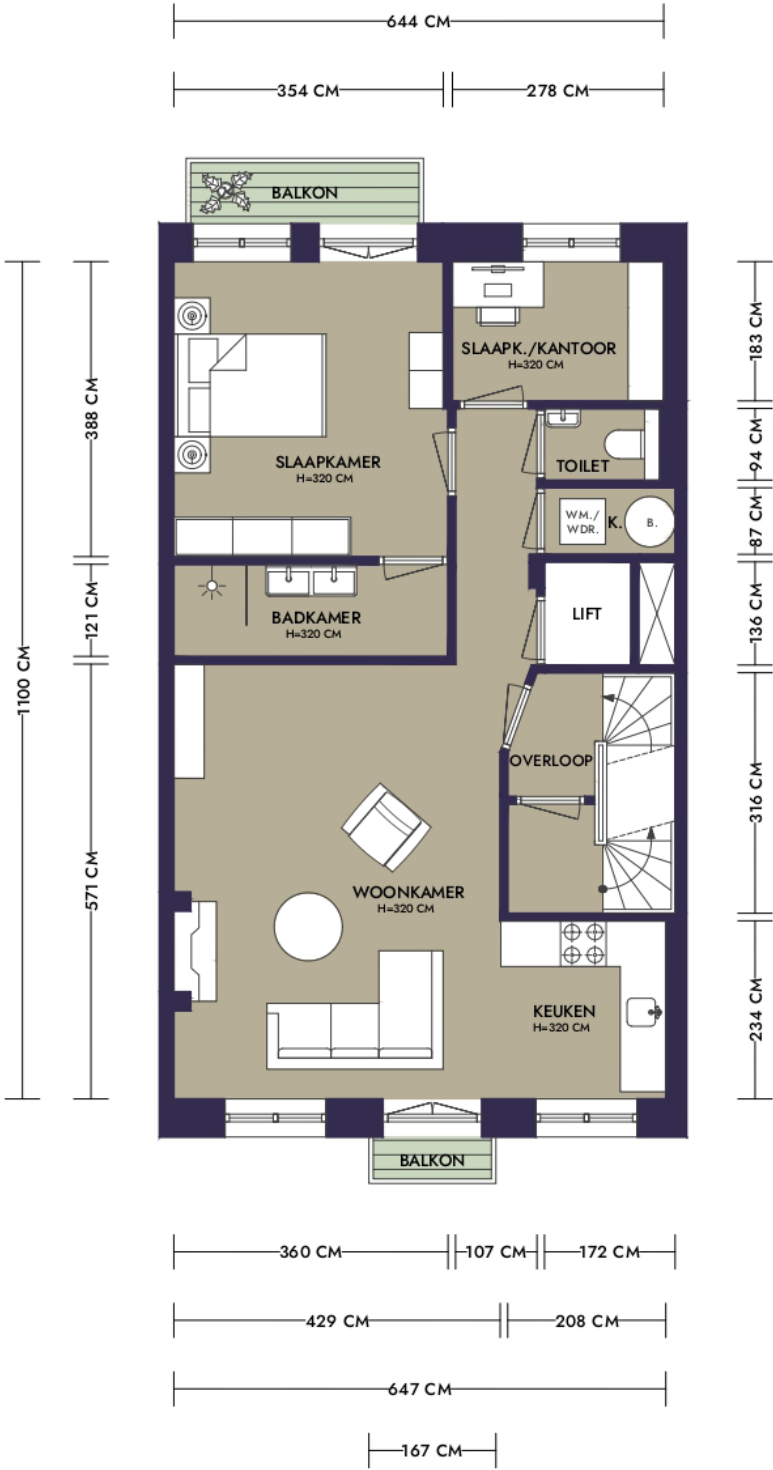
FIRST FLOOR



NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	69,40 M ²
Overige inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	18,50 M ²
Externe bergruimte	N.V.T.

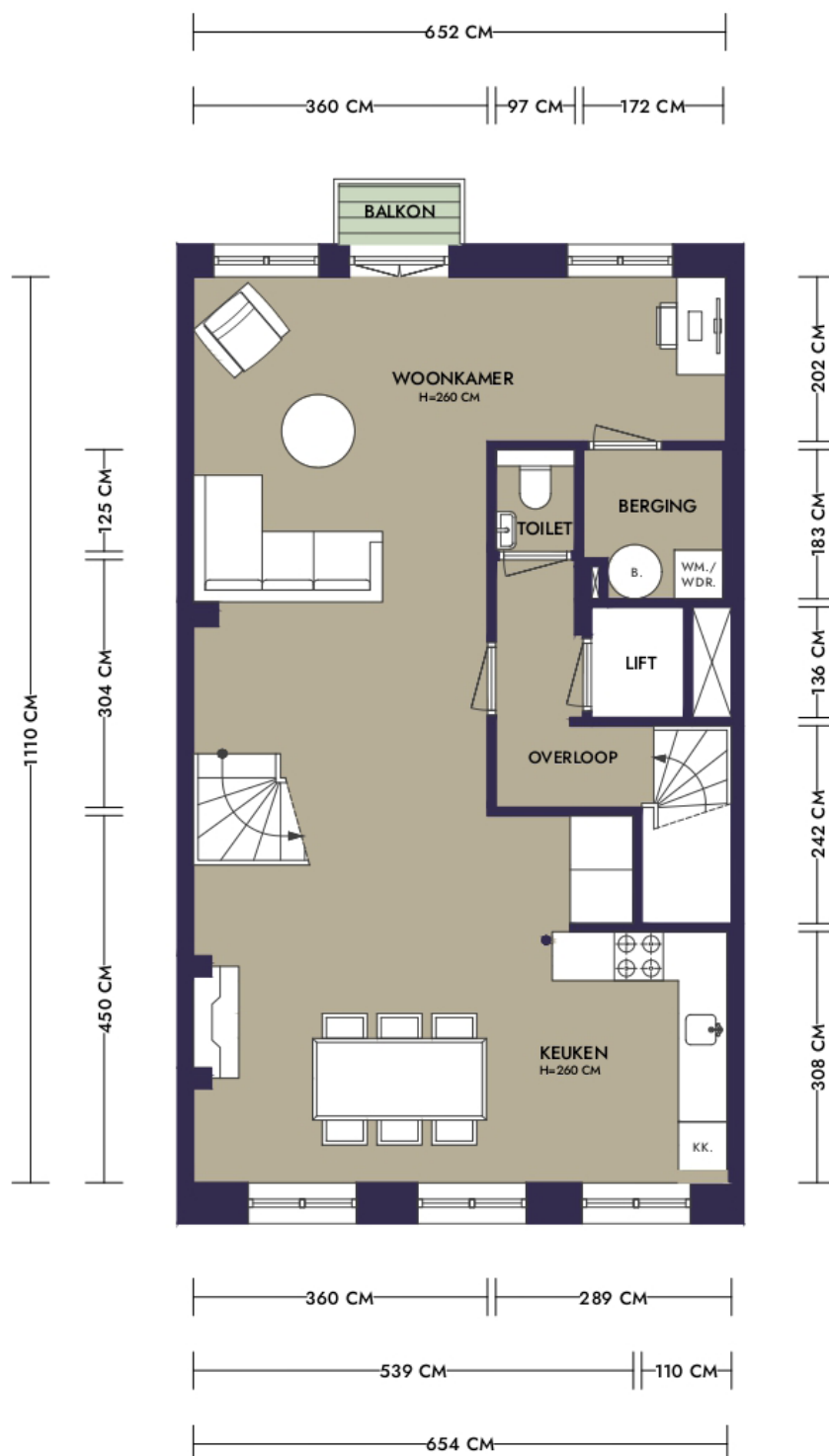
SECOND FLOOR



NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	69,40 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	3,40 M ²
EXTERNE BERGRUIMTE	N.V.T.

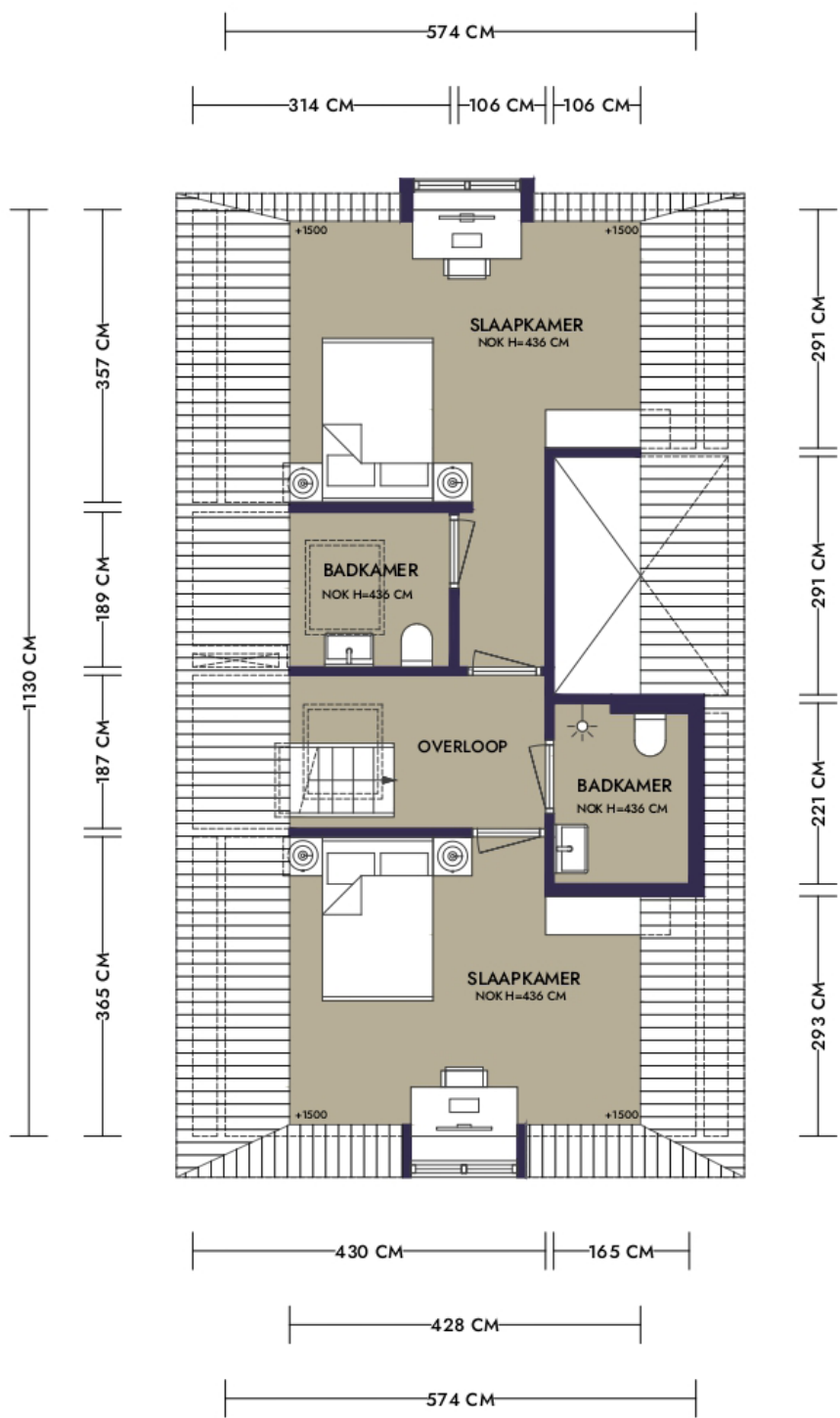
THIRD FLOOR



NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	70,30 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	1,30 M ²
EXTERNE BERGRUIMTE	N.V.T.

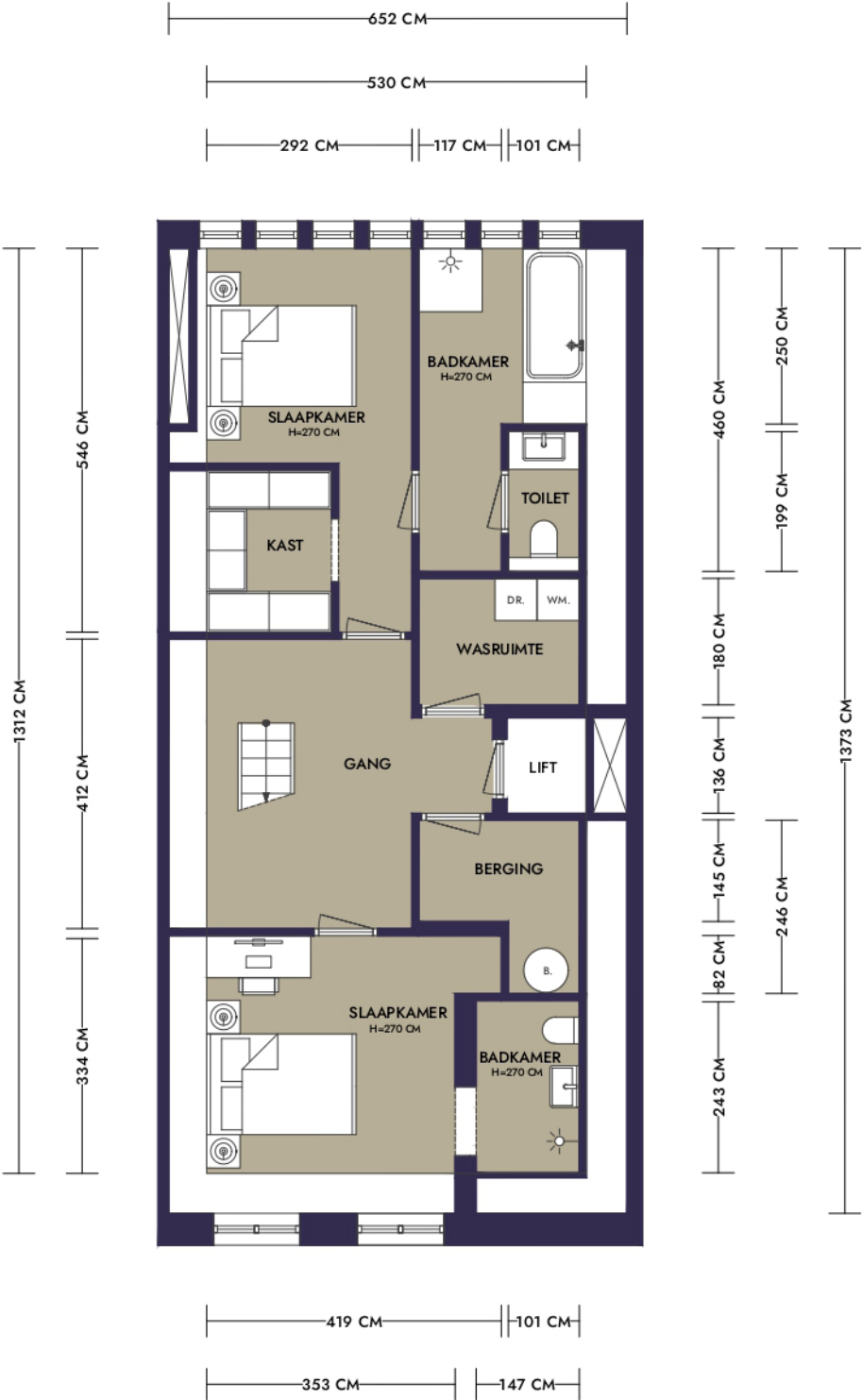
FOURTH FLOOR



NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	45,80 M ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

BASEMENT



NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	68,40 M²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.



SPECIFICATIONS

OBJECT

Type:	In between house
Type:	Town house
Year of construction:	1879
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	407 m ²
Number of rooms:	11
Number of bedrooms:	8
Volume:	1.691 m ³
Building- related outdoor space:	26 m ²

OUTDOOR SPACE

Garden:	40 m ²
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DESTINATION

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

DETAILS

- + Residential floor area 406.6 m²
- + "As is where is" clause applies
- + Freehold land
- + Property will only be sold in its entirety

CADASTRAL

Municipality:	Amsterdam
Section:	R
Index number:	A4 - A5 - A6
Plot Number:	6025
Share:	179/397 - 61/397 139/397

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

