



CARLA
VAN DEN BRINK

PIETER LANGENDIJKSTRAAT 34-3
AMSTERDAM

A home like this rarely becomes available:
exceptionally bright, with the feel of an urban penthouse.

A home that combines the calm of a family house
with the vibrancy of Oud-West.

A place where you enjoy your morning coffee in the sun,
work from home in the afternoon and
dine with friends on the terrace in the evening.

A place that feels like coming home, every single day.

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.*



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi
taxatie management
Instituut
geassocieerd met R365



THE APARTMENT

In the heart of the highly sought-after Helmersbuurt, you will find this exceptionally light-filled apartment with the atmosphere of a city penthouse. Spread over two residential floors, the apartment offers approximately 107 m² of living space, fully renovated in 2019, three full-sized bedrooms, including a luxurious master suite with an adjoining multifunctional room, almost 43 m² of sunny outdoor space, energy label A and leasehold bought off in perpetuity. A combination that is rarely found in Oud-West.

Delivery in consultation.



ACCESSIBILITY

Accessibility is also excellent. By bicycle, you can reach Leidseplein or the canal belt in just over five minutes. Various tram and bus connections provide easy access to Lelylaan Station and Amsterdam Central Station. By car, you can reach the A10 ring road, exit S106, in five minutes, while a taxi can take you to Schiphol Airport in approximately fifteen minutes.

LIVING IN THE HELMERSBUURT

The Helmersbuurt has long been one of Amsterdam's most beloved neighbourhoods. Not only because of its characteristic architecture, but above all because of its unique combination of tranquillity and vibrancy.

Within just a few minutes' walk, you reach the Vondelpark for a run, a picnic or the many children's play facilities, which can also be found at the nearby Cremerplein. The Jan Pieter Heijestraat, De Hallen, the Ten Katemarkt and the Kinkerstraat are all just around the corner and offer an exceptional selection of good restaurants, coffee bars, specialist shops and delicatessens.

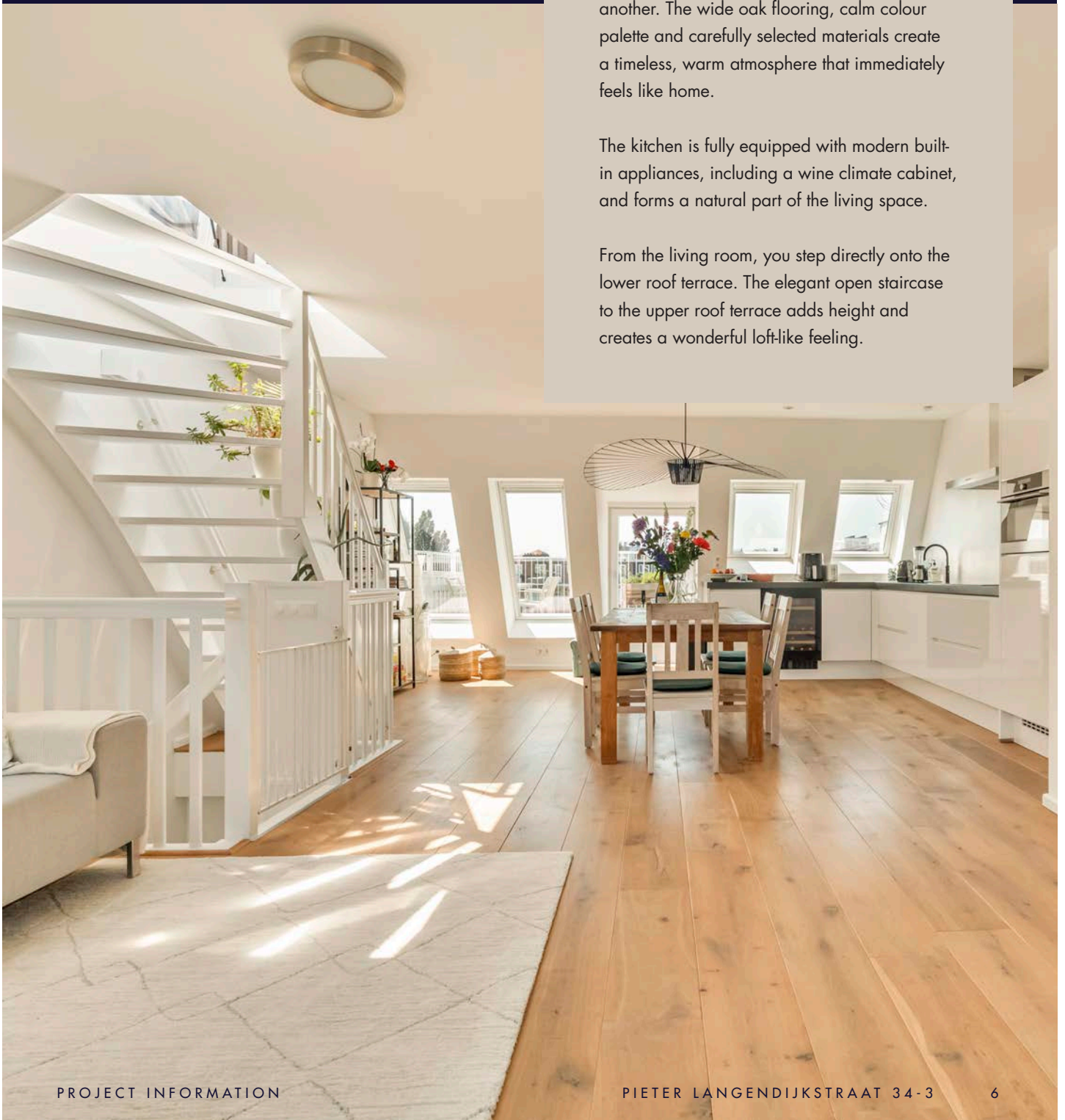


THE LIVING FLOOR: THE HEART OF THE HOME

The upper, fourth floor is without doubt the showpiece of the apartment. It feels remarkably spacious thanks to its open layout and the abundant natural light coming in from three sides: the windows at the front and rear, as well as the large rooflight. This is a floor made for coming together, where living, cooking, dining and outdoor life flow effortlessly into one another. The wide oak flooring, calm colour palette and carefully selected materials create a timeless, warm atmosphere that immediately feels like home.

The kitchen is fully equipped with modern built-in appliances, including a wine climate cabinet, and forms a natural part of the living space.

From the living room, you step directly onto the lower roof terrace. The elegant open staircase to the upper roof terrace adds height and creates a wonderful loft-like feeling.



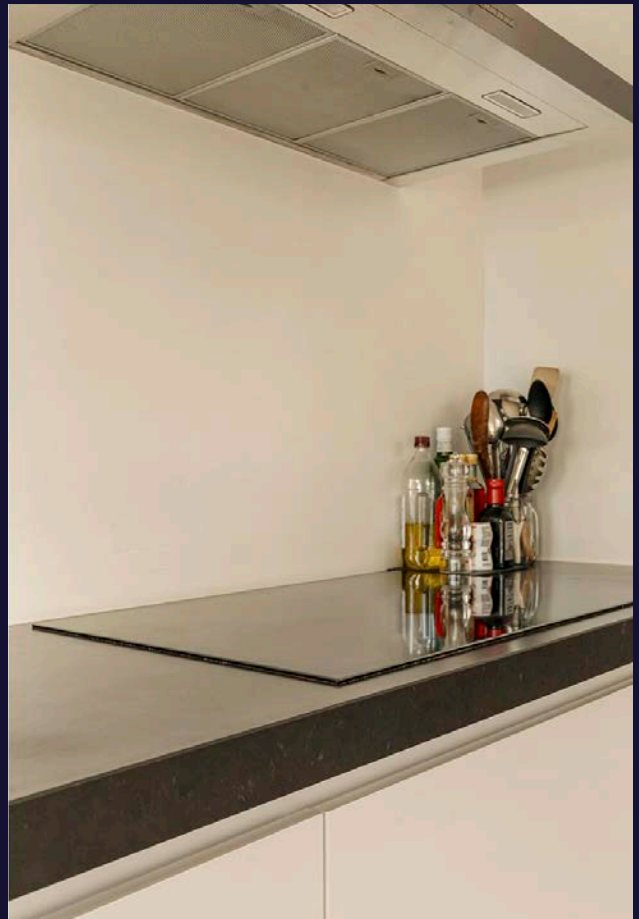


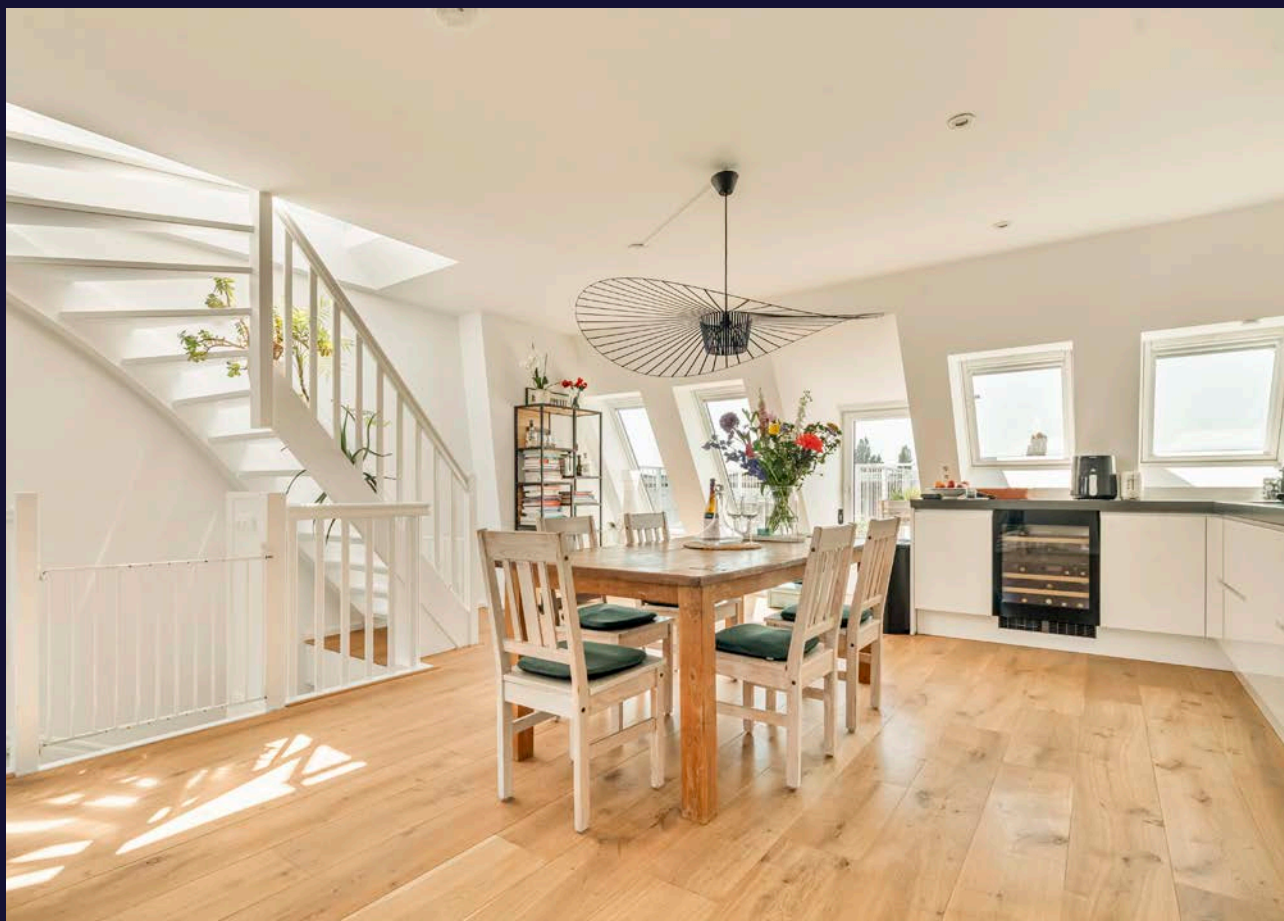


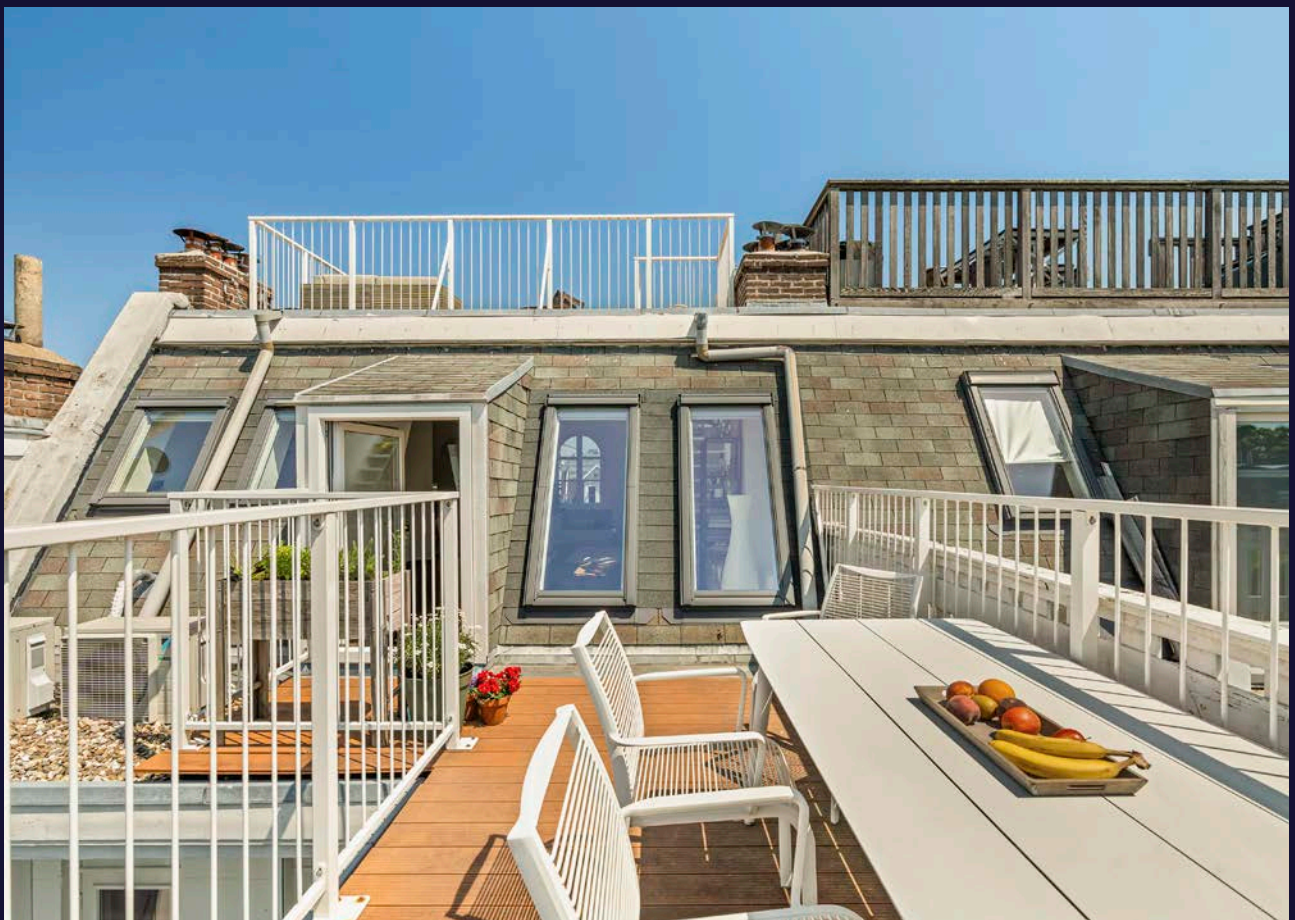
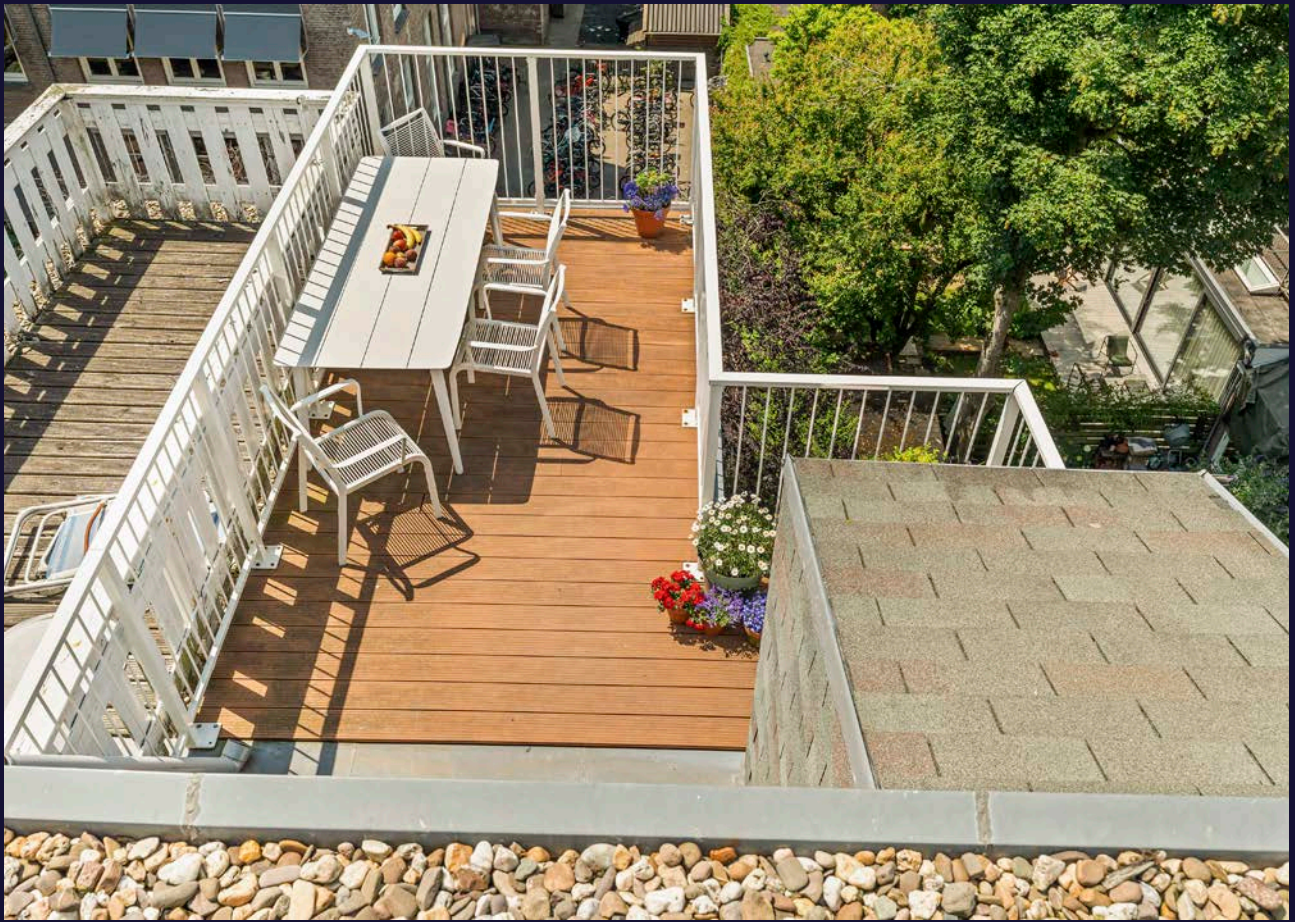


THE KITCHEN
FORMS A
NATURAL
PART OF
THE LIVING
SPACE.









OUTDOOR LIVING AS RARELY FOUND IN OUD-WEST.

Breakfast on the balcony. Lunch on the terrace. Enjoying the sun until late on the upper roof terrace, where the elevated position in relation to the surrounding buildings offers fantastic views over the city. In total, the apartment offers approximately 43 m². of outdoor space — an exceptional quality in this neighbourhood. With water and electricity connections, the terrace also offers every opportunity for an outdoor kitchen or luxurious lounge area.





ENJOY THE SUN
UNTIL LATE ON
THE ROOFTOP
TERRACE, WITH
A FANTASTIC VIEW
OF THE CITY.



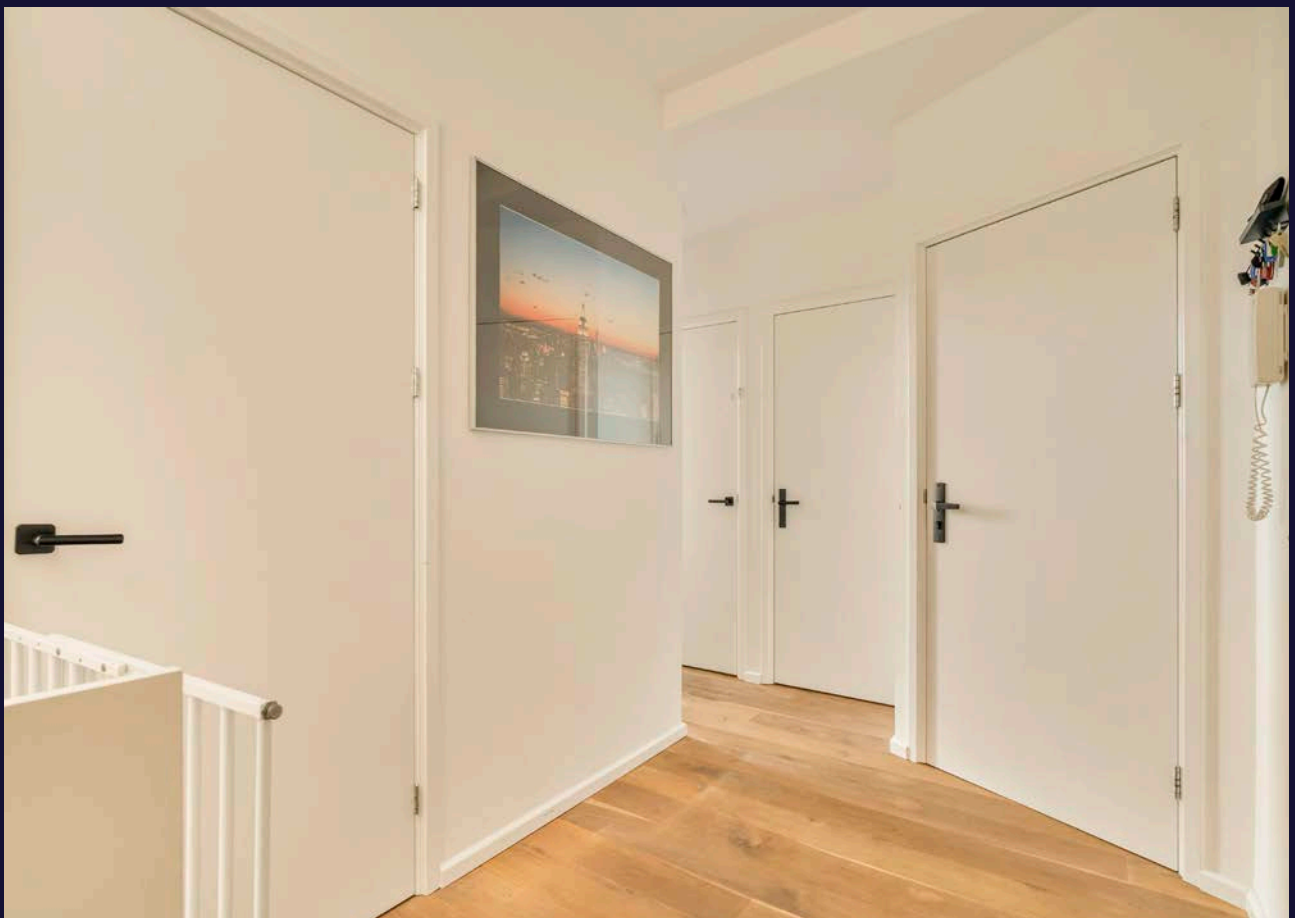
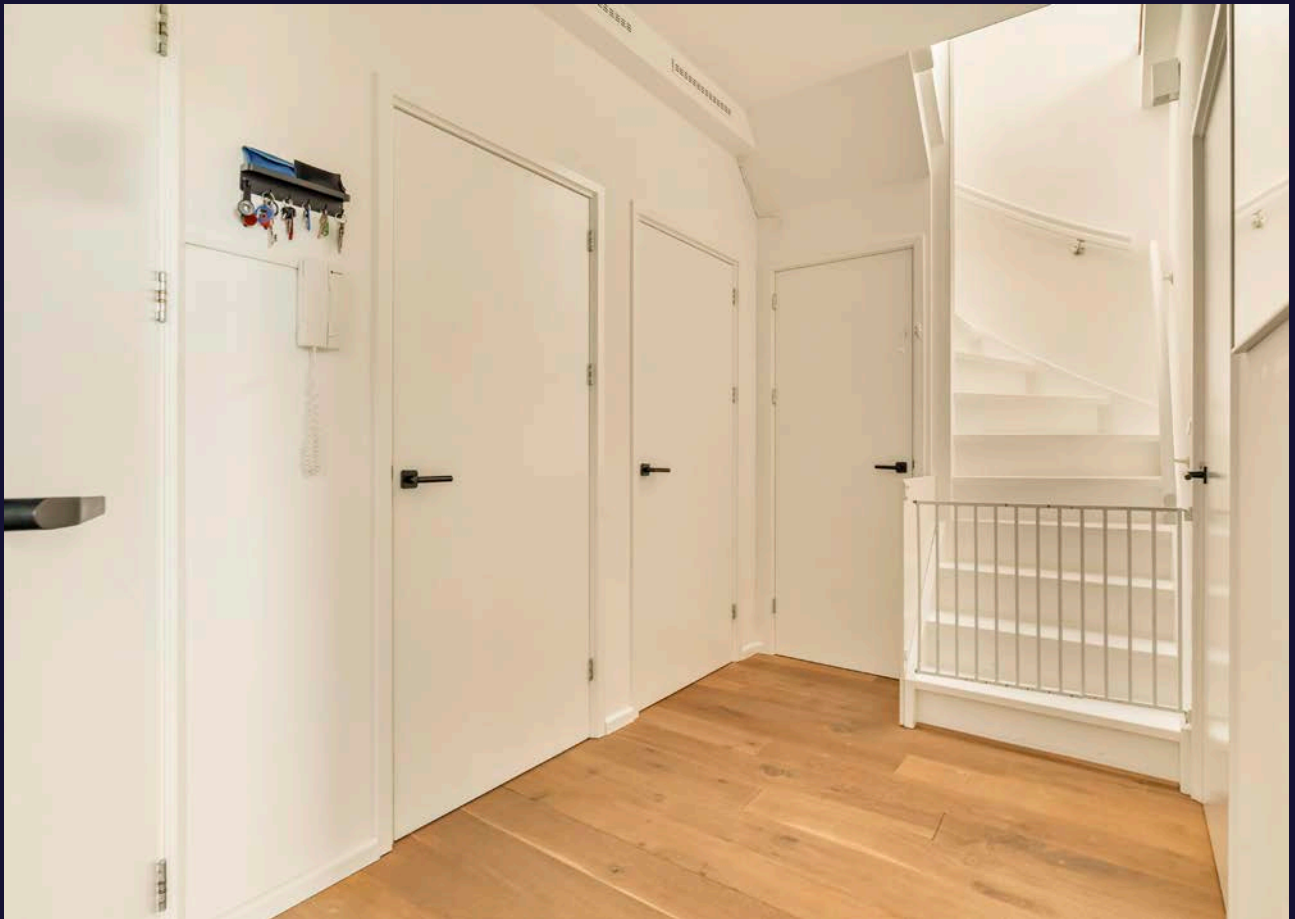
A WELL-CONSIDERED AND EFFICIENTLY DESIGNED SLEEPING FLOOR

The third floor has been arranged as a calm sleeping level. Here you will find three comfortable bedrooms, a stylish bathroom with modern sanitary fittings, a bathtub and walk-in shower, a practical laundry room, a separate toilet and a central heating installation positioned outside, ensuring that no valuable indoor storage space is lost.

Two of the bedrooms also still feature the original stained-glass windows, subtly preserving the character of the original building.

The existing storage room offers interesting possibilities as well. It can easily serve as a hobby room or home office and also offers potential for further optimisation of the layout, for example by combining it with the adjoining bedroom. There is also the possibility to relocate the entrance to the second floor, creating a fully internal staircase.





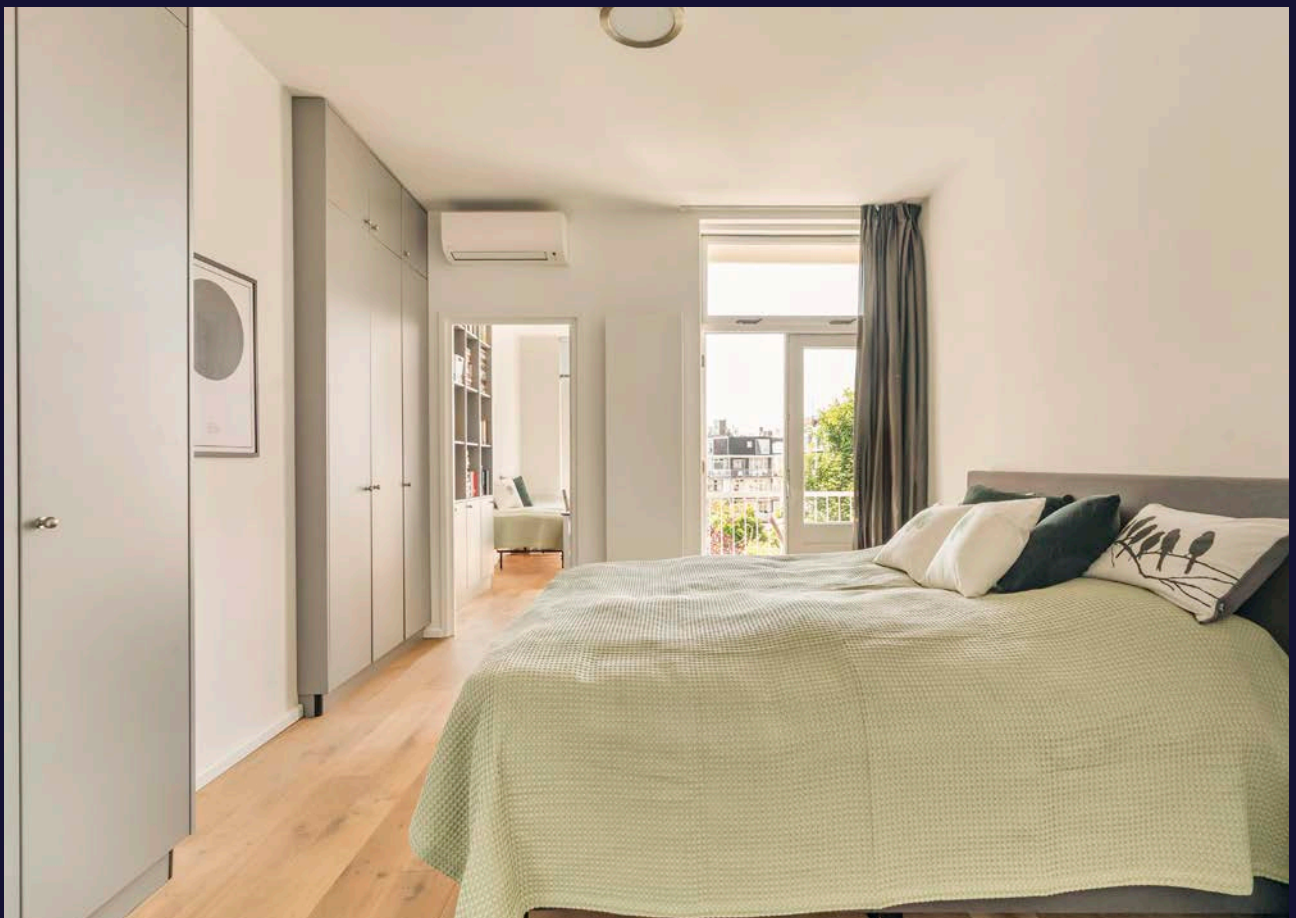
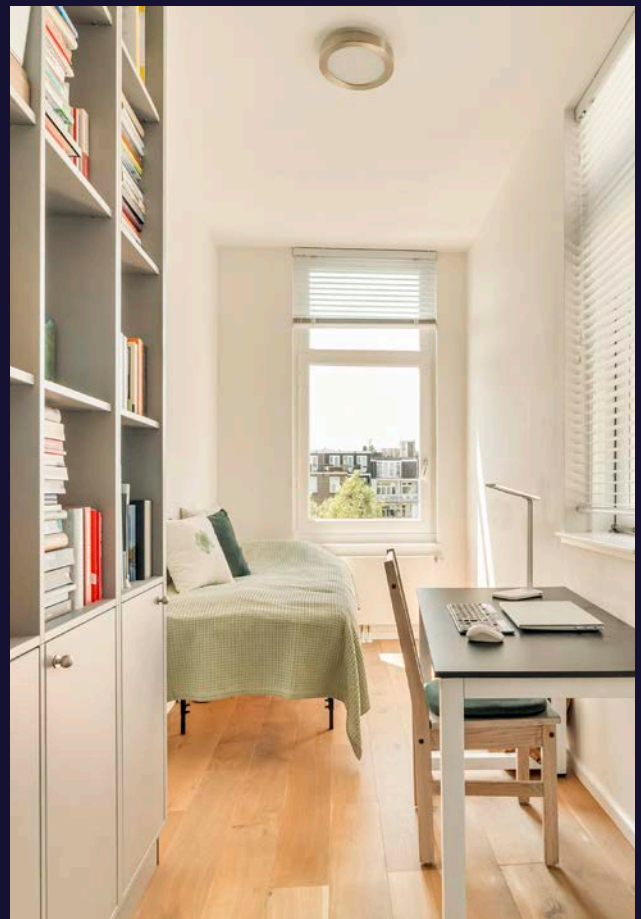


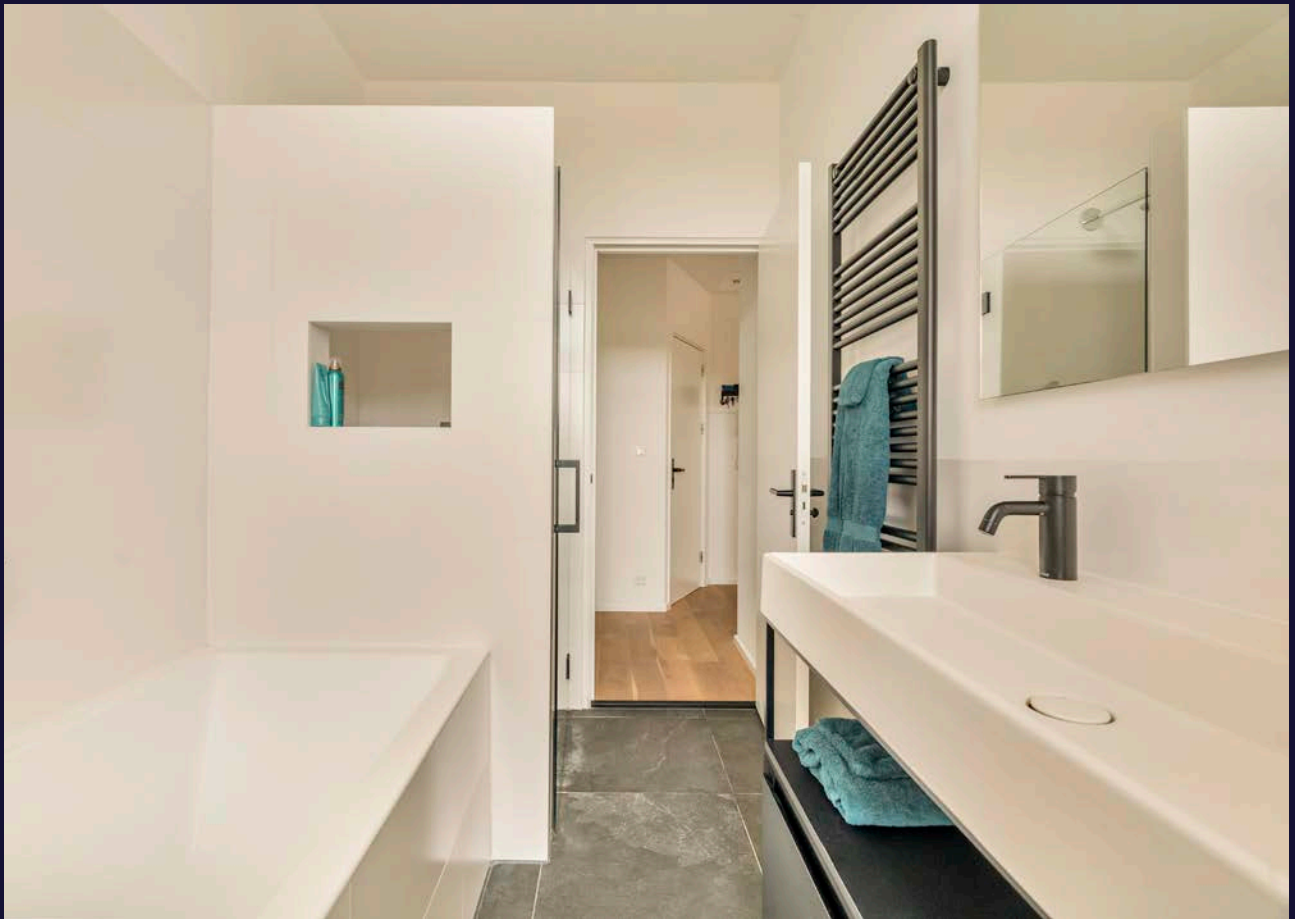
THE COMFORT OF A HOTEL SUITE.

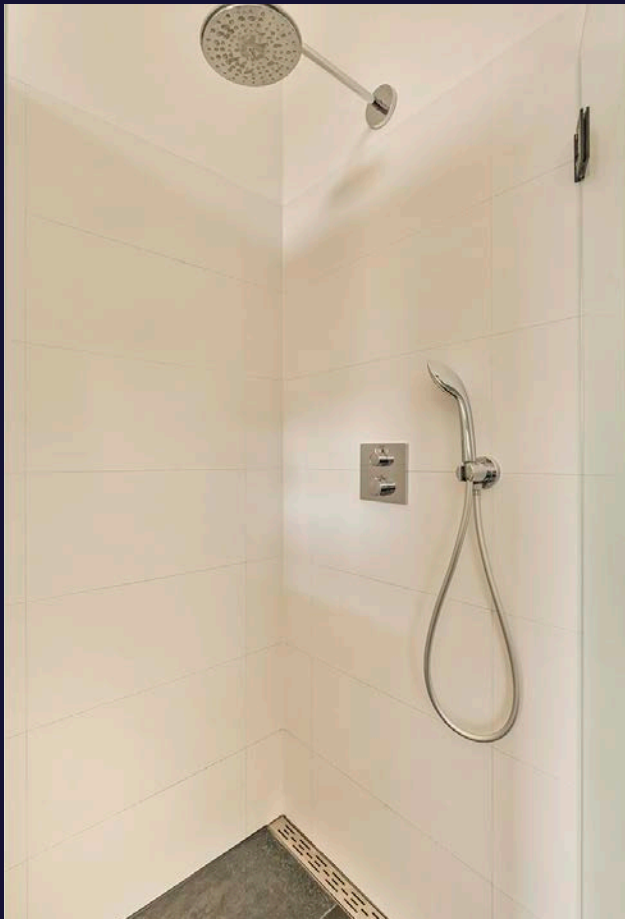
The master bedroom is a place to truly retreat. A full wall of custom-made wardrobes, air conditioning, an electric shutter and French doors opening onto the balcony give the room the comfort of a hotel suite. Adjacent to the master bedroom is an additional room, perfectly suited as a home office, nursery, luxurious dressing room or private library. A wonderful space, also fitted with air conditioning, which adds even more quality to the master suite.



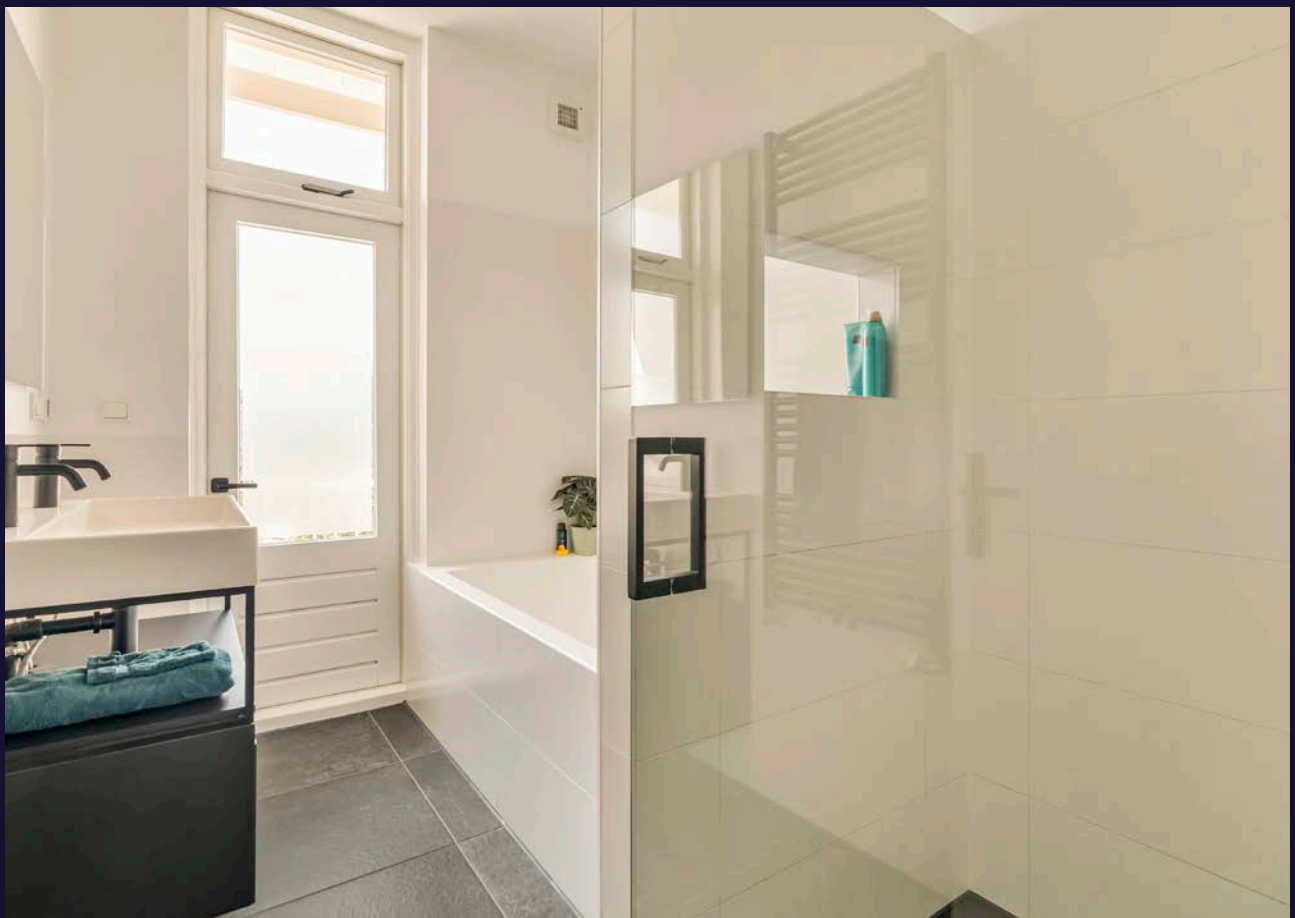
THE MASTER
BEDROOM IS
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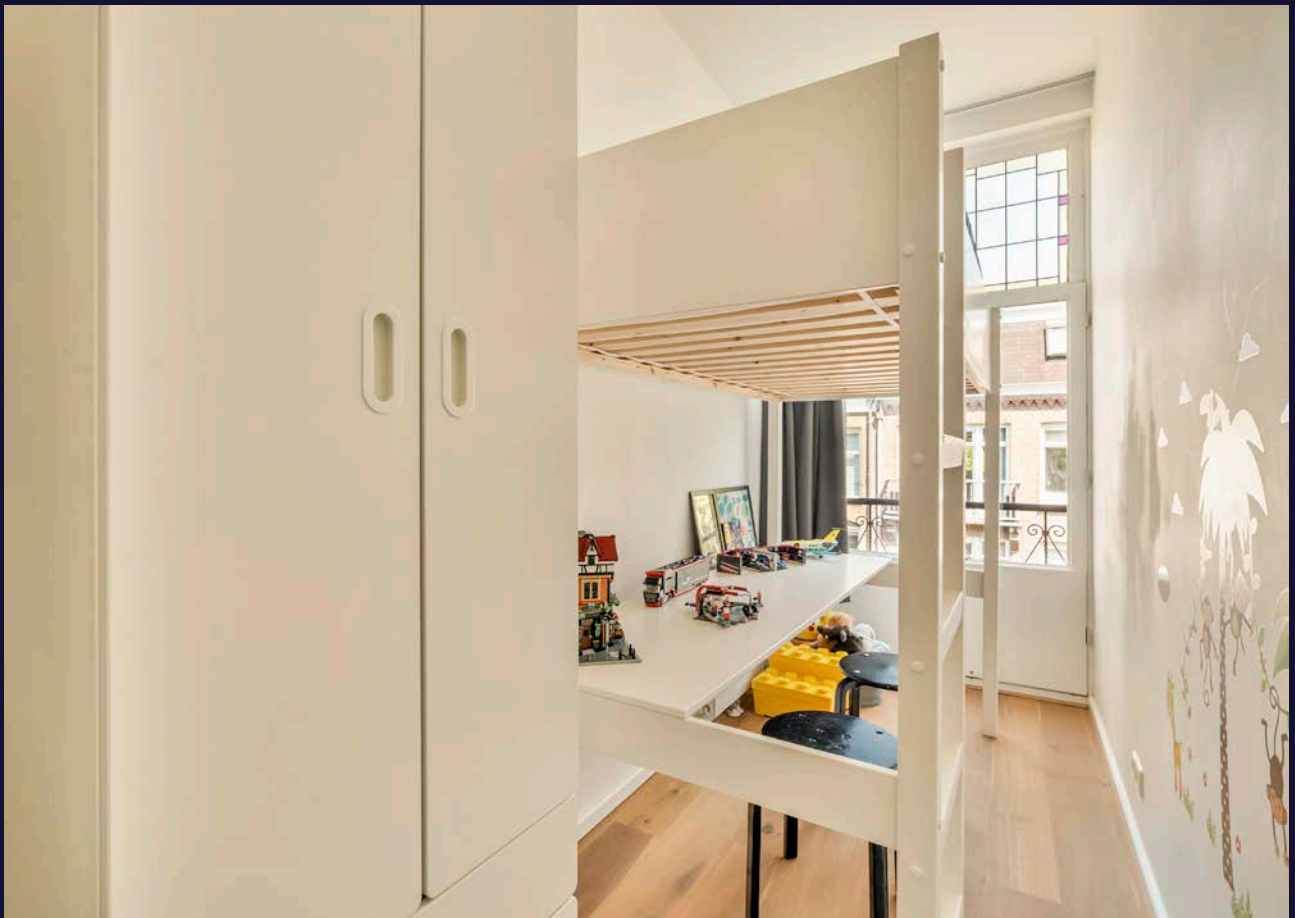
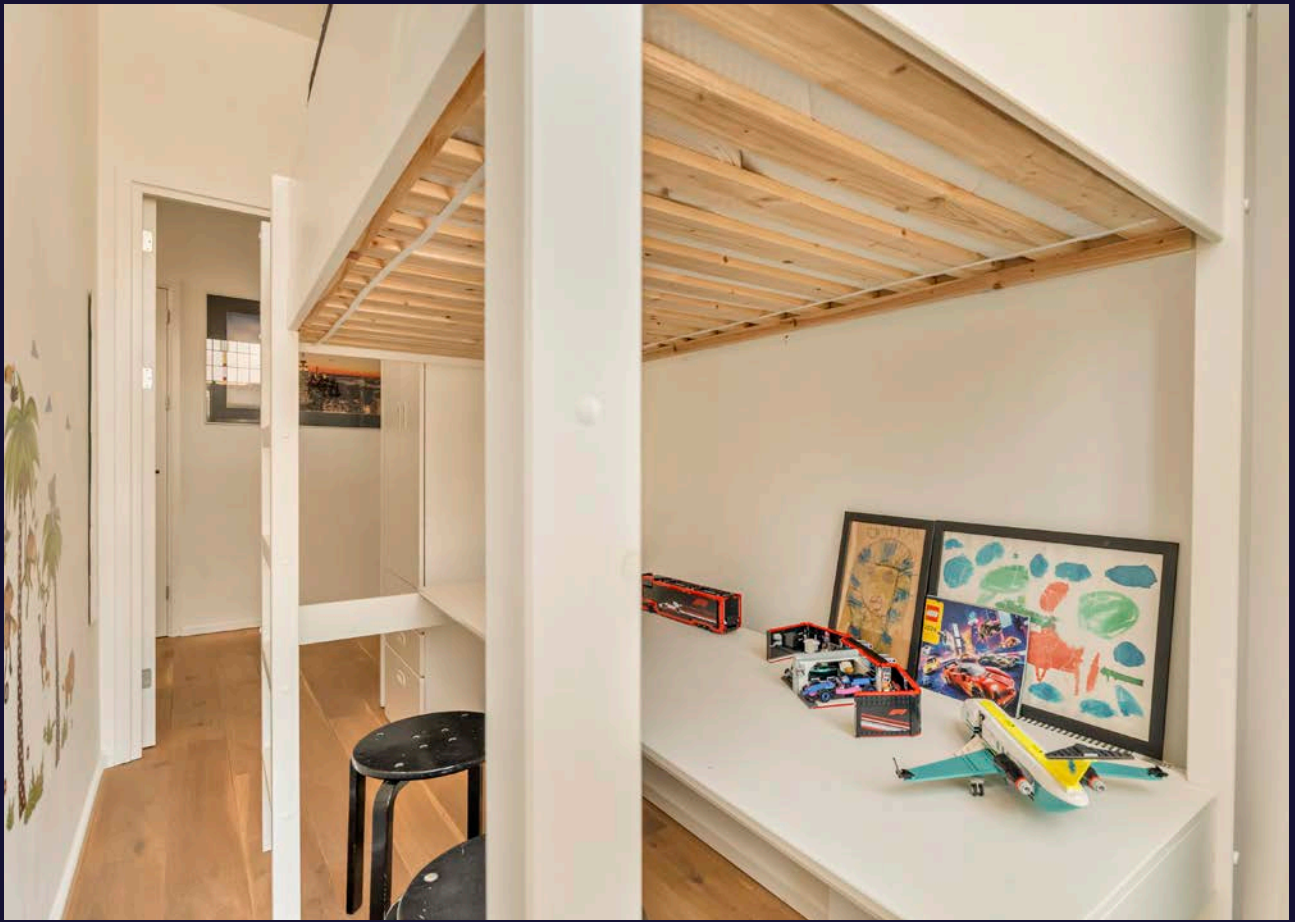




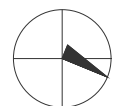
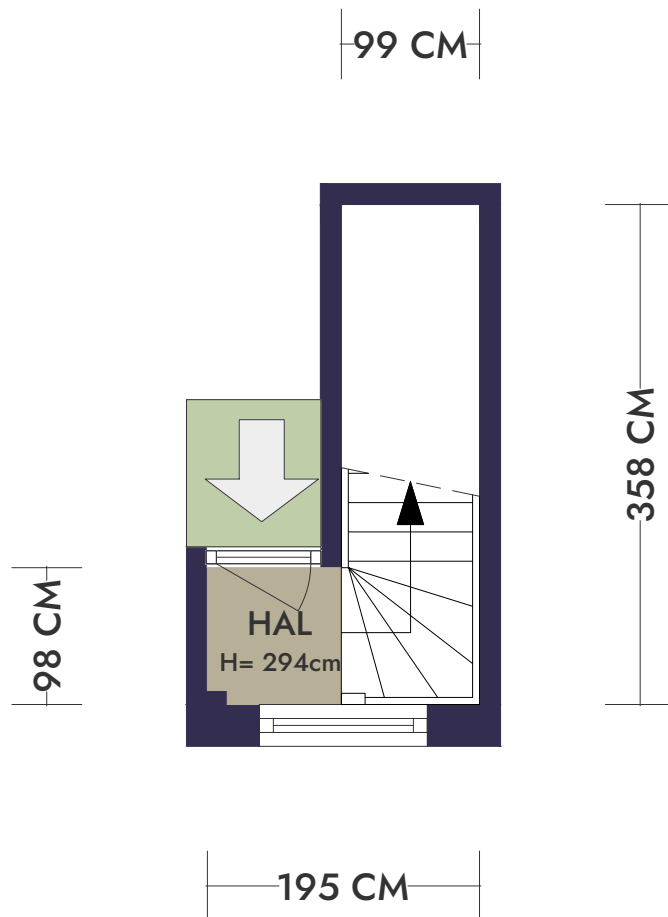
THE STYLISH
BATHROOM
HAS MODERN
SANITARY
FITTINGS,
A BATHTUB
AND A WALK-IN
SHOWER.







SECOND FLOOR

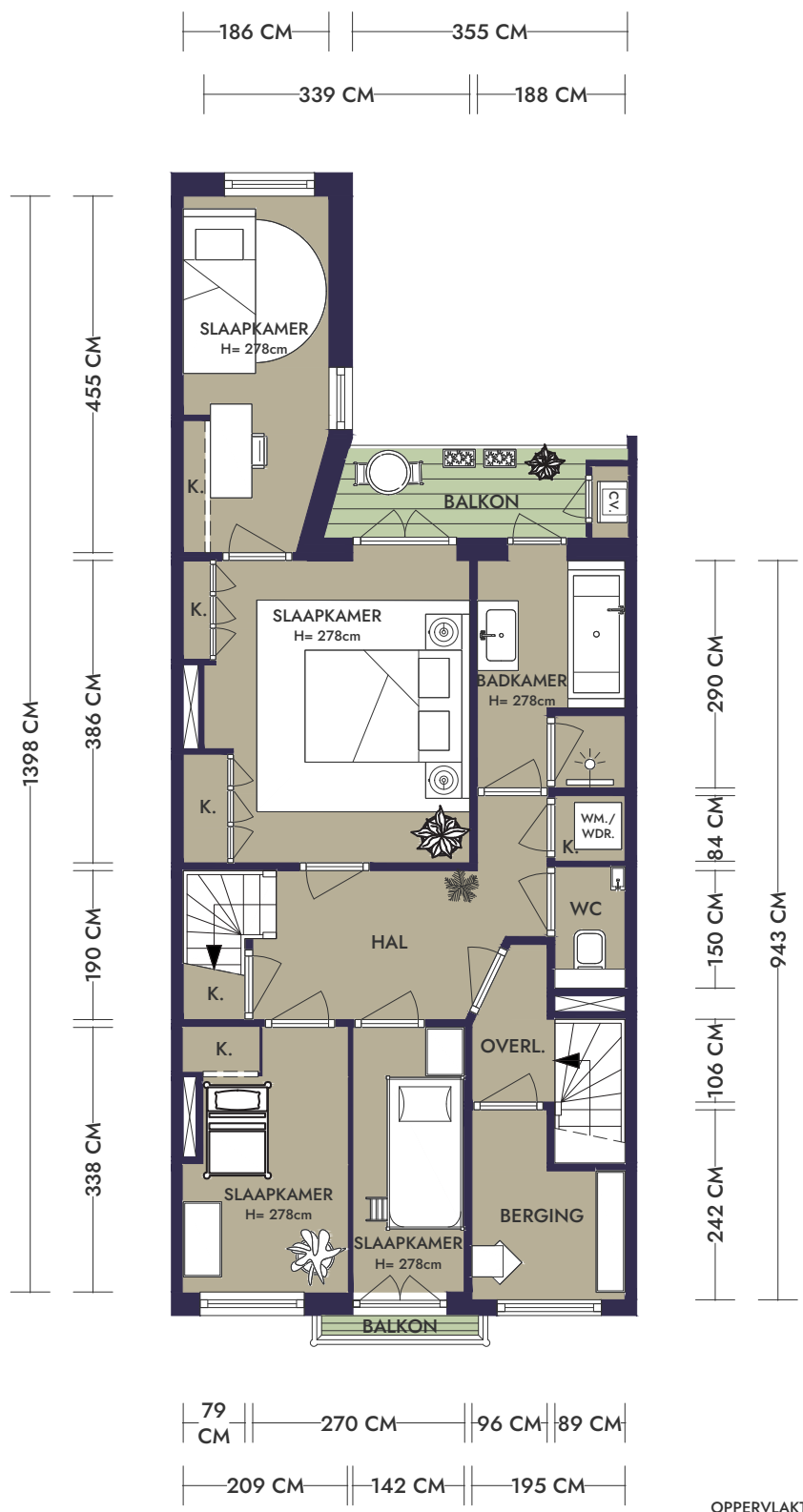


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	0,90 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

THIRD FLOOR

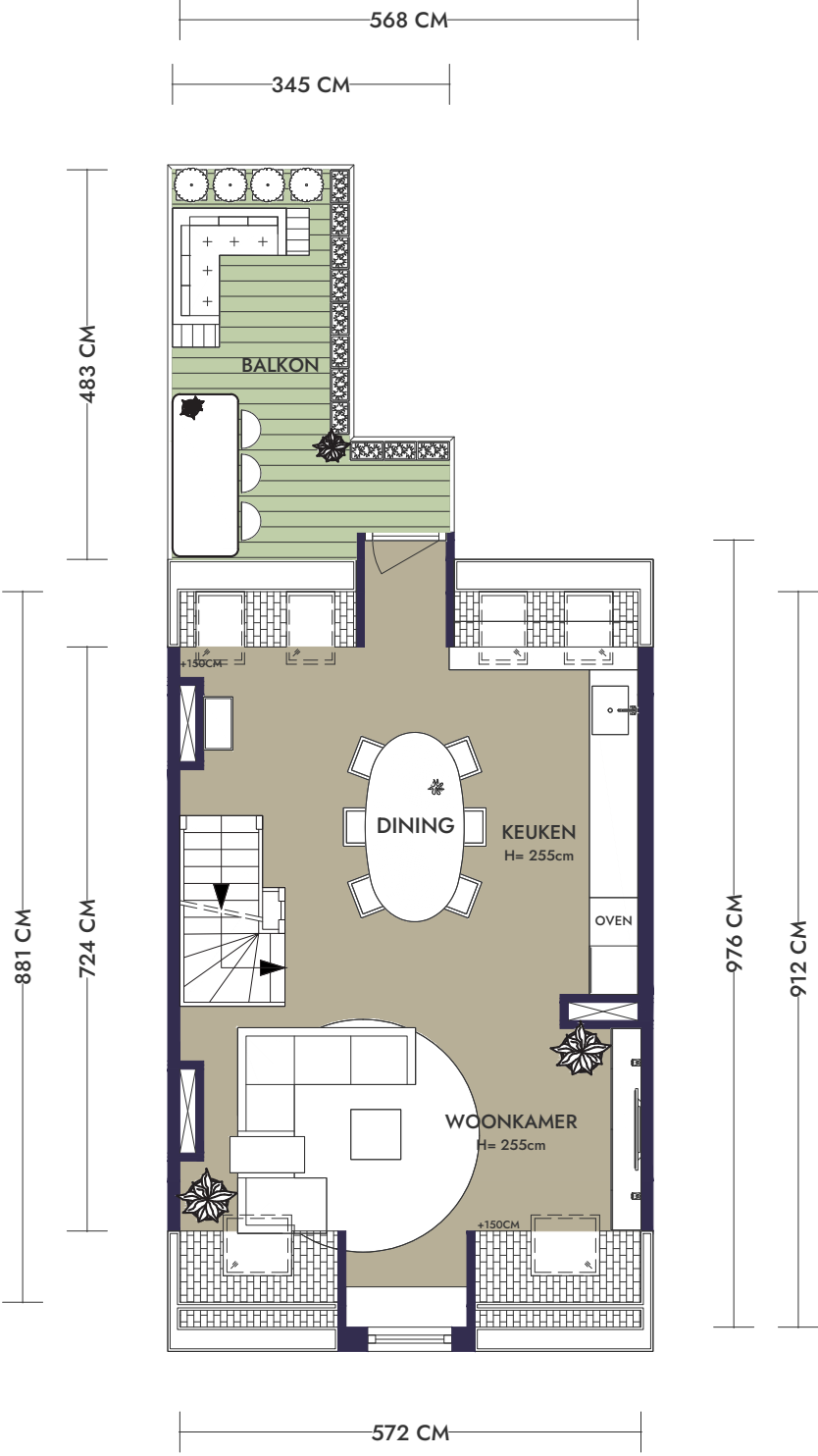


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	61,60 M ²
Overige inpandige ruimte	0,40 M ²
Gebouwggebonden buitenruimte	4,10 M ²
Externe bergruimte	N.V.T.

FOURTH FLOOR

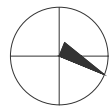


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	44,40 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	12,10 M ²
EXTERNE BERGRUIMTE	N.V.T.

ROOF TERRACE



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	N.V.T.
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	26,50 M ²
Externe bergruimte	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Upper house
Type:	Apartment
Year of construction:	1910
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	107 m ²
Number of rooms:	5
Number of bedrooms:	4
Volume:	349 m ³
Building- related outdoor space:	43 m ²

OUTDOOR SPACE

In total, the apartment offers approximately 43 m² of outdoor space, spread across a balcony, terrace and roof terrace

DESTINATION

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

DETAILS

- + Fully renovated in 2019
- + Energy label A
- + Separate office space, ideal for working from home
- + Sleek and well-maintained finish with a pleasant and practical layout
- + Two air conditioning units
- + Four custom-made wardrobes
- + Bathroom with both bathtub and walk-in shower
- + Separate laundry room
- + Modern kitchen with wine climate cabinet
- + Roof terrace with water and electricity connections

CADASTRAL

Municipality:	Amsterdam
Section:	T
Plot number:	6613
Index number:	A24
Share:	93/1690

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Leasehold
- + Perpetual ground lease purchased outright

OWNERS' ASSOCIATION

- + The Owners' Association is financially healthy, active and professionally managed. A multi-year maintenance plan is in place. The front façade has recently been repainted; maintenance and painting work to the rear façade is scheduled for 2027
- + The monthly service charges amount to € 154.28

