



CARLA
VAN DEN BRINK

UITHOORNSTRAAT 27 H
AMSTERDAM

Luxuriously renovated two-story ground-floor flat (150 m²)
with a sunny garden and a multi-purpose garden house.

*Estate Agency Carla van den Brink
loves the city of Amsterdam.
But maybe it loves the city's
inhabitants even more.*

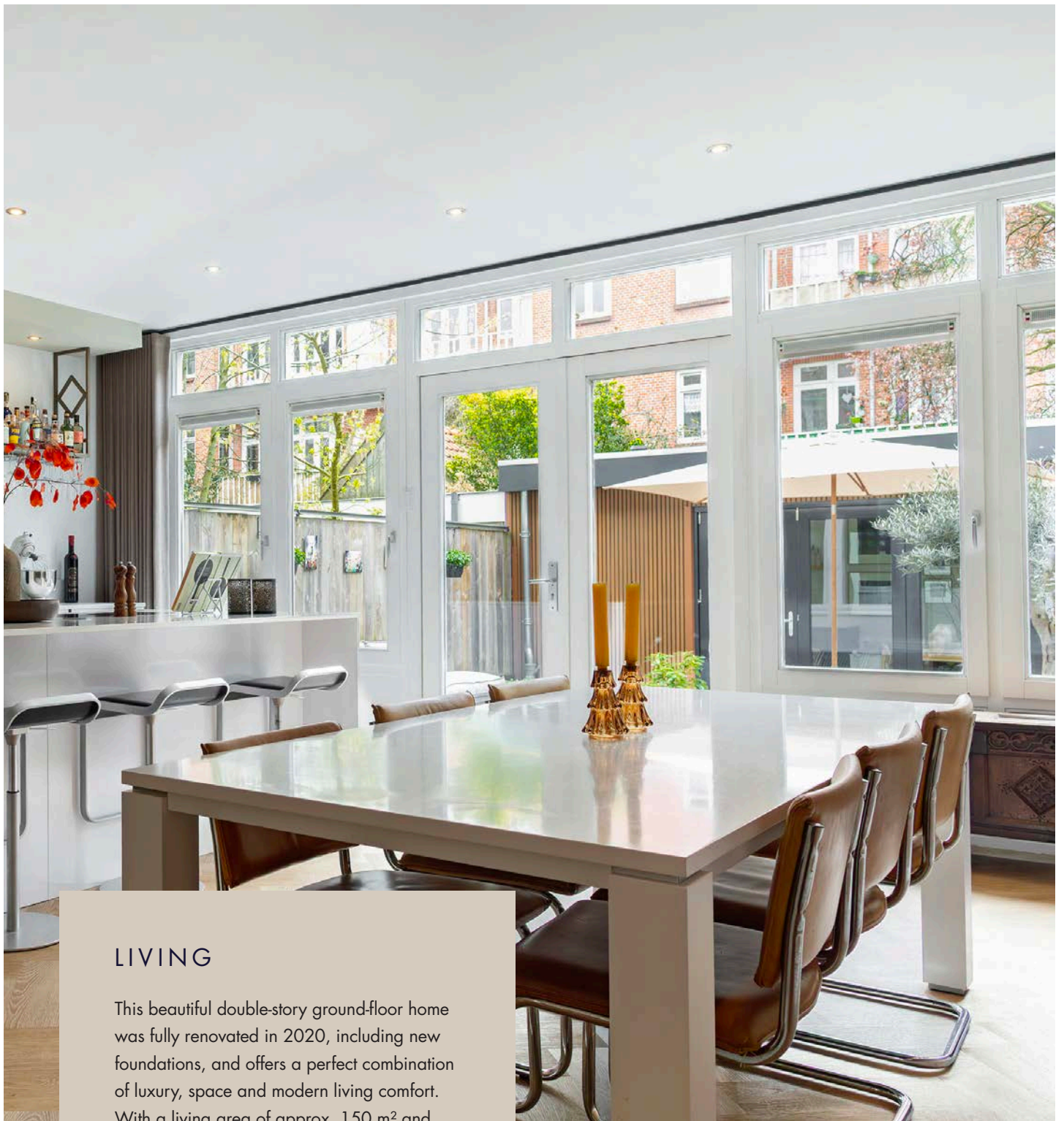
*And one takes good care of one's
loved ones. That has been our credo
since 1979, and it will always
remain our credo.*



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LIVING

This beautiful double-story ground-floor home was fully renovated in 2020, including new foundations, and offers a perfect combination of luxury, space and modern living comfort. With a living area of approx. 150 m² and a beautifully landscaped, south-facing sunny garden, this is a unique opportunity.

At the rear of the home is an impressive large glass facade that provides an abundance of natural light. Through two French doors, the living area connects directly to the garden, allowing the indoors and outdoors to blend seamlessly.



SURROUNDINGS

The property is situated in a lively and popular neighbourhood in Amsterdam, where everything is within easy reach. In the immediate vicinity, you will find a wide range of cosy restaurants, coffee shops and specialist shops, ideal for a night out or a relaxed lunch. For daily shopping, there are various shops and supermarkets within walking distance.

A short distance away lies the beautiful River Amstel, where you can enjoy a lovely walk, a run or simply take in the views over the water. This combination of urban vibrancy and tranquil nature makes the location particularly attractive.



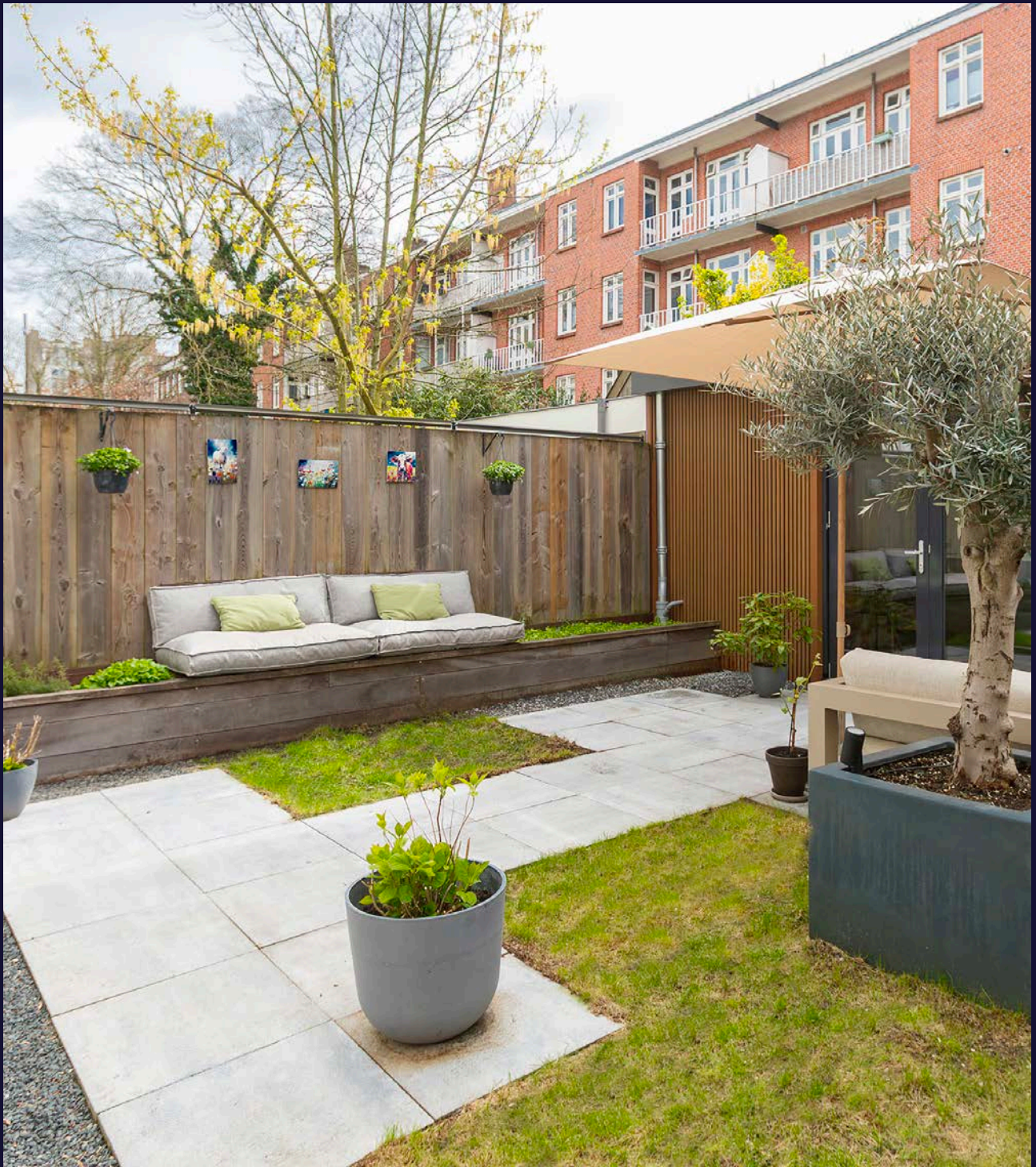
LAYOUT

The ground floor features attractive wood-effect PVC flooring and has a practical and stylish layout. The private entrance leads into the hall, which includes a storage room, toilet and wardrobe.

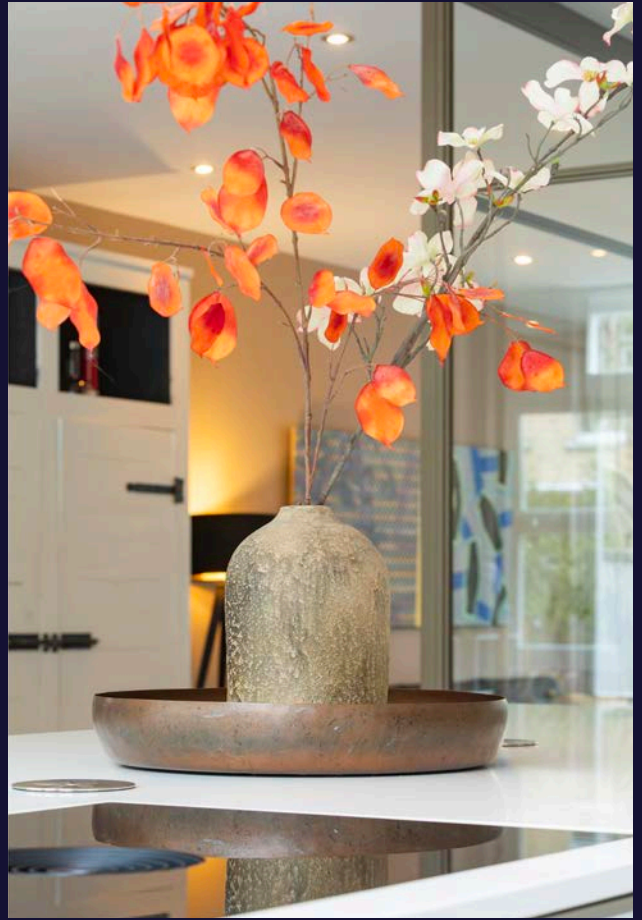
At the rear is the spacious open-plan kitchen with a cooking island, fitted with high-quality appliances: a large fridge and freezer, a steamoven, an oven/microwave, two wine climate cabinets, a dishwasher and a Quooker for instant boiling water. Cooking is done on a Bora induction hob with integrated extractor. The light-coloured composite worktop completes the look. The kitchen flows into a spacious dining area with a view of the garden, whilst an attractive seating area is situated at the front.







THROUGH TWO FRENCH DOORS,
THE LIVING AREA CONNECTS
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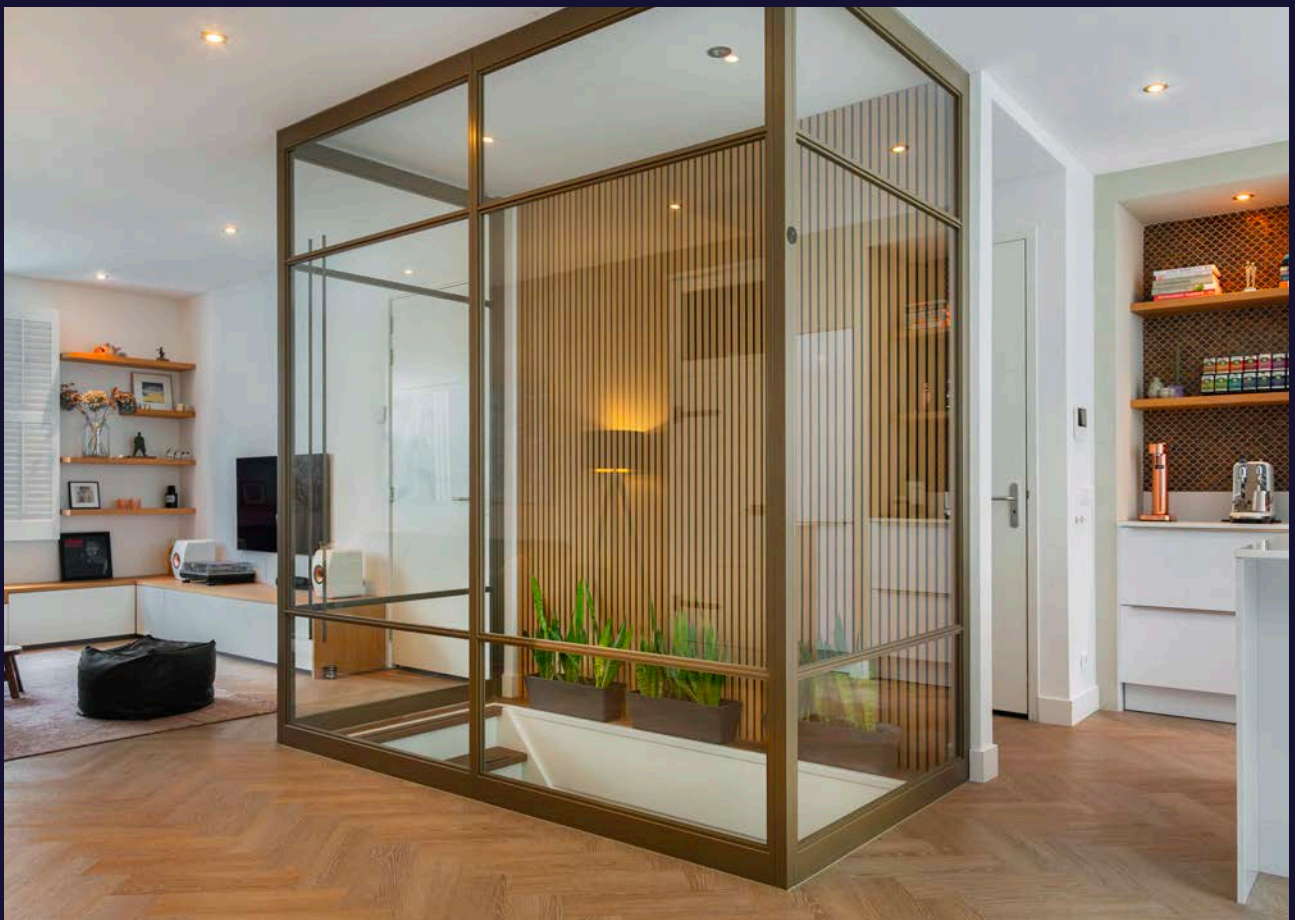




THE SPACIOUS
OPEN-PLAN
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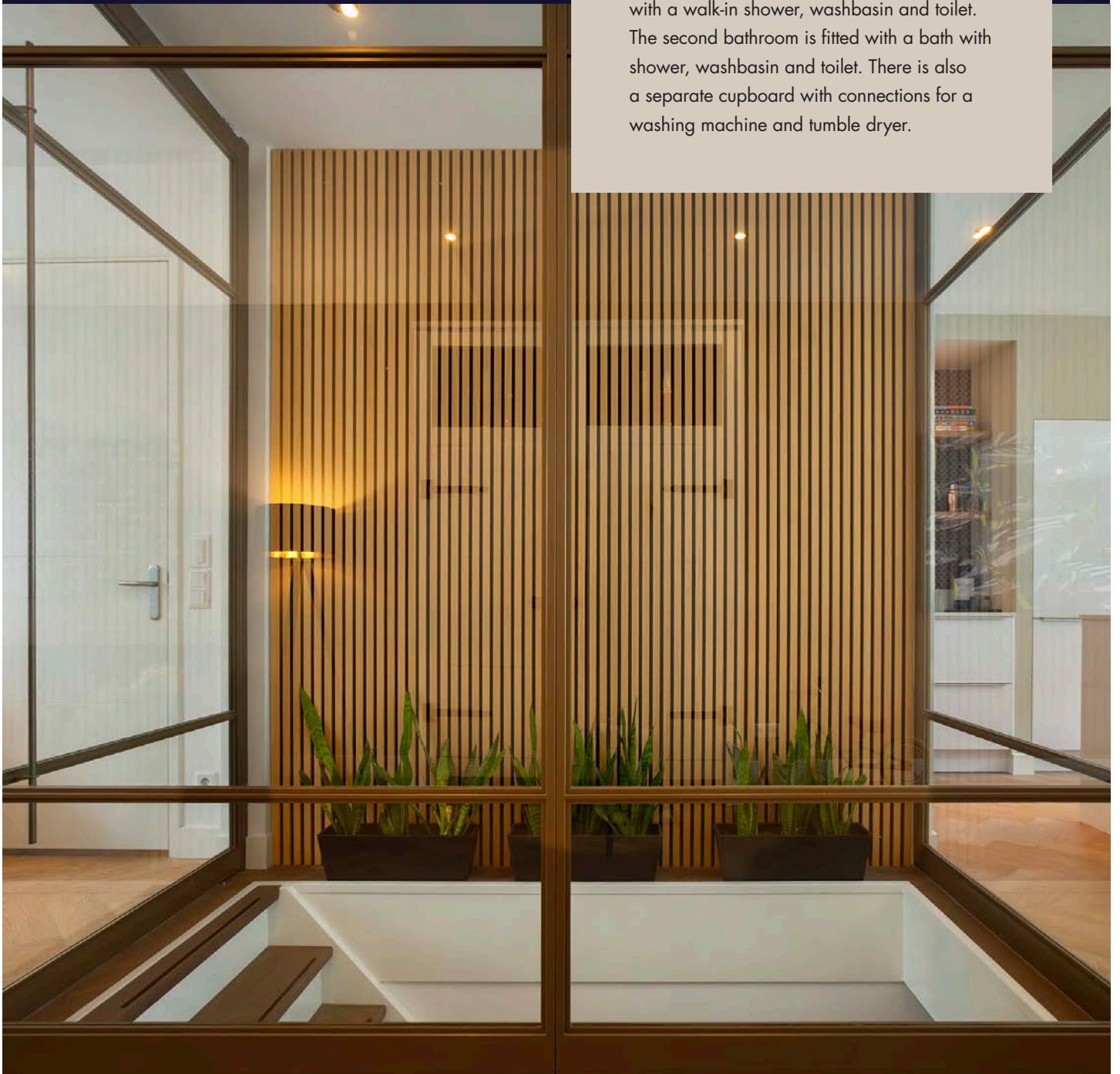


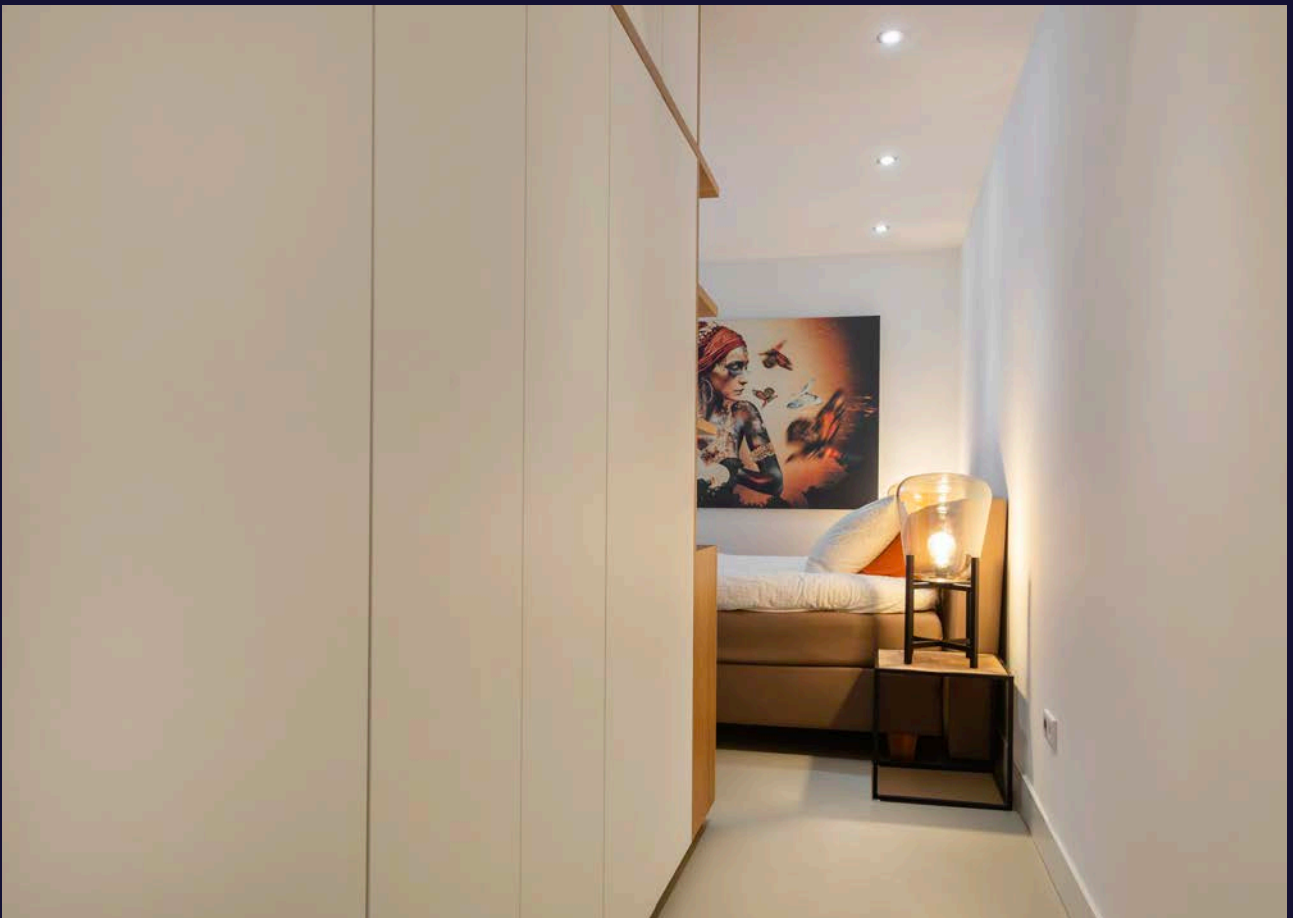




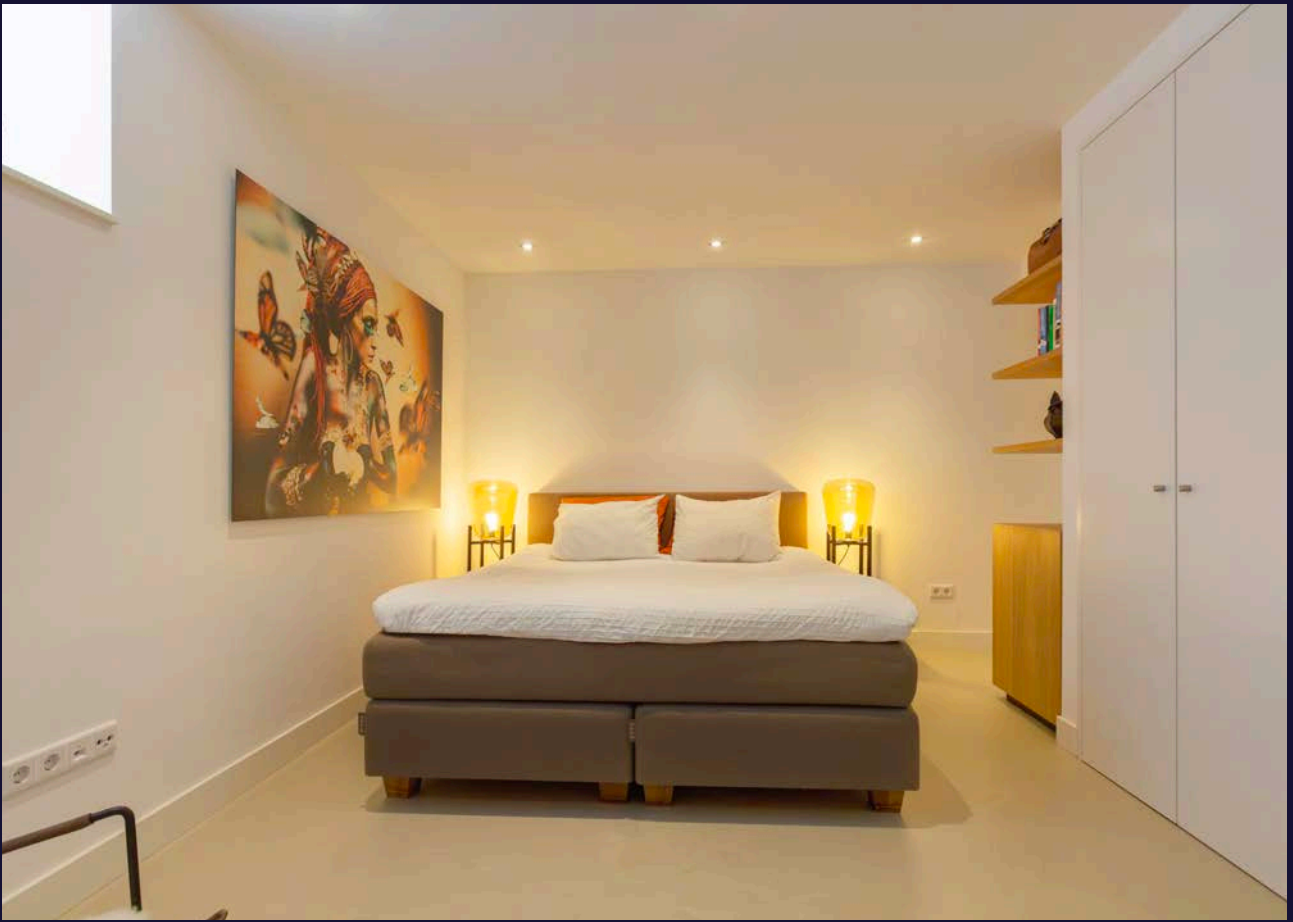
BASEMENT

The staircase to the basement is a real eye-catcher, surrounded by glass walls with a warm wooden back panel, elegantly integrating this space into the living area. The basement, featuring a light-coloured poured concrete floor, comprises three spacious bedrooms and two bathrooms. The spacious master bedroom features a large built-in wardrobe and an en-suite bathroom with a walk-in shower, washbasin and toilet. The second bathroom is fitted with a bath with shower, washbasin and toilet. There is also a separate cupboard with connections for a washing machine and tumble dryer.



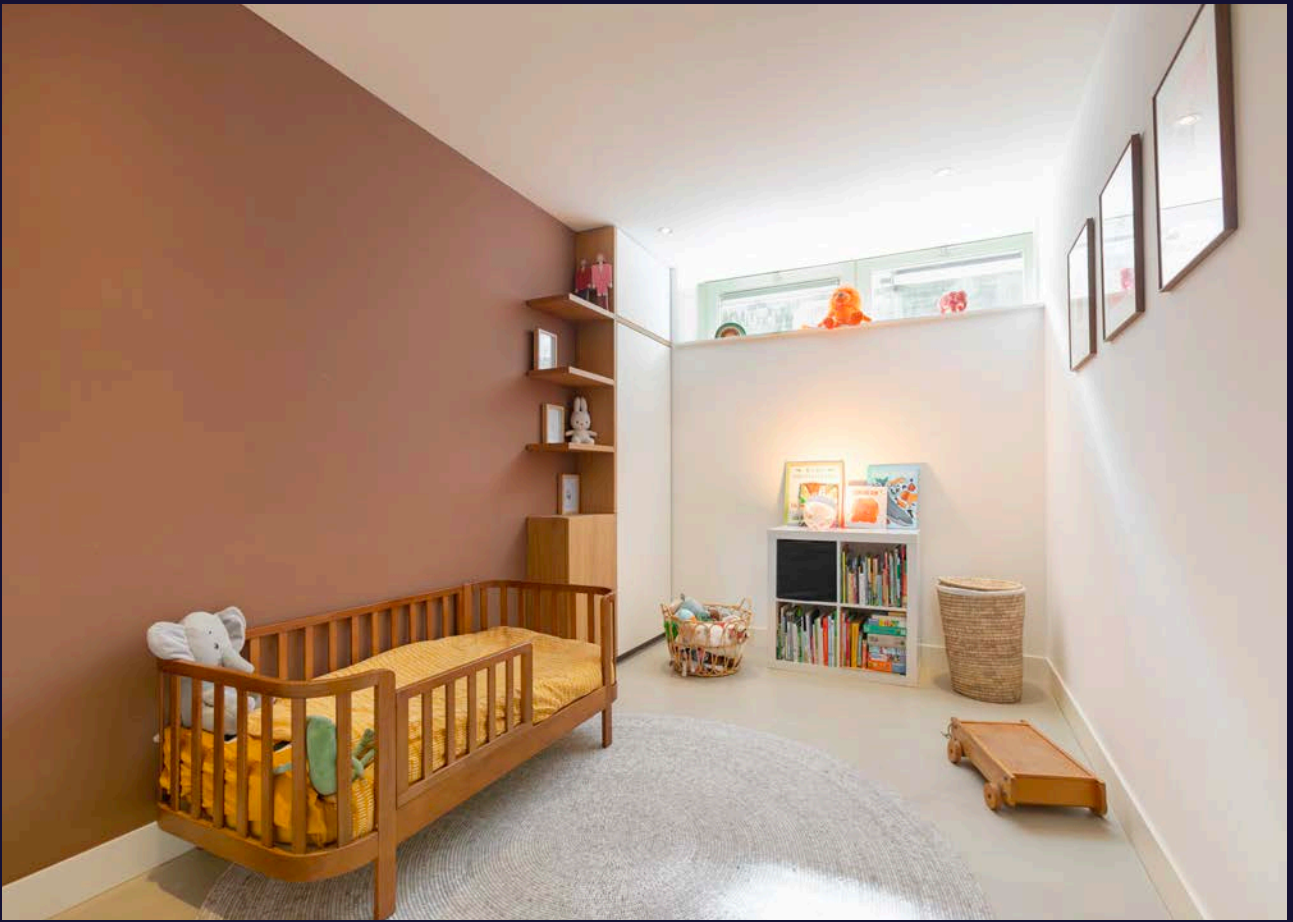


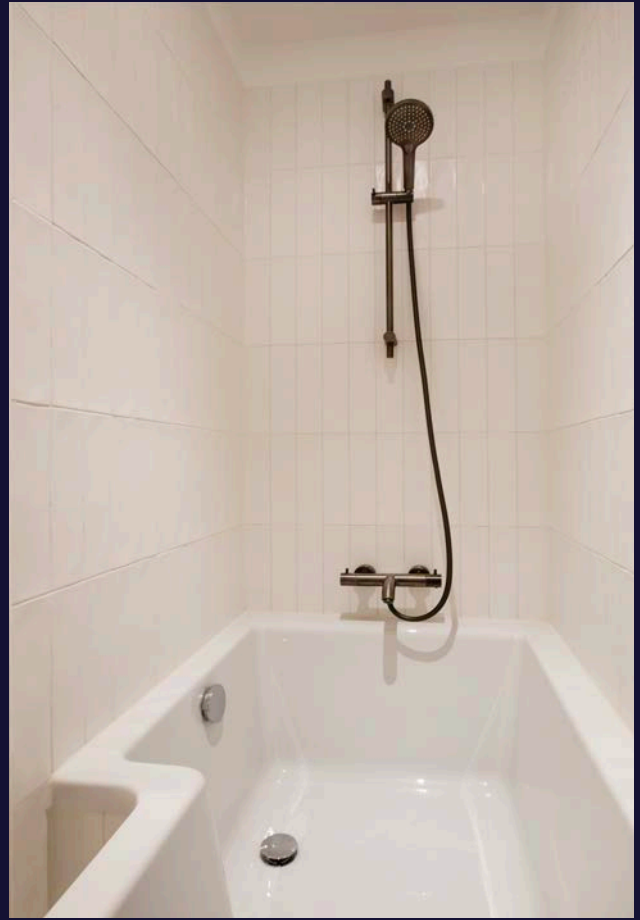


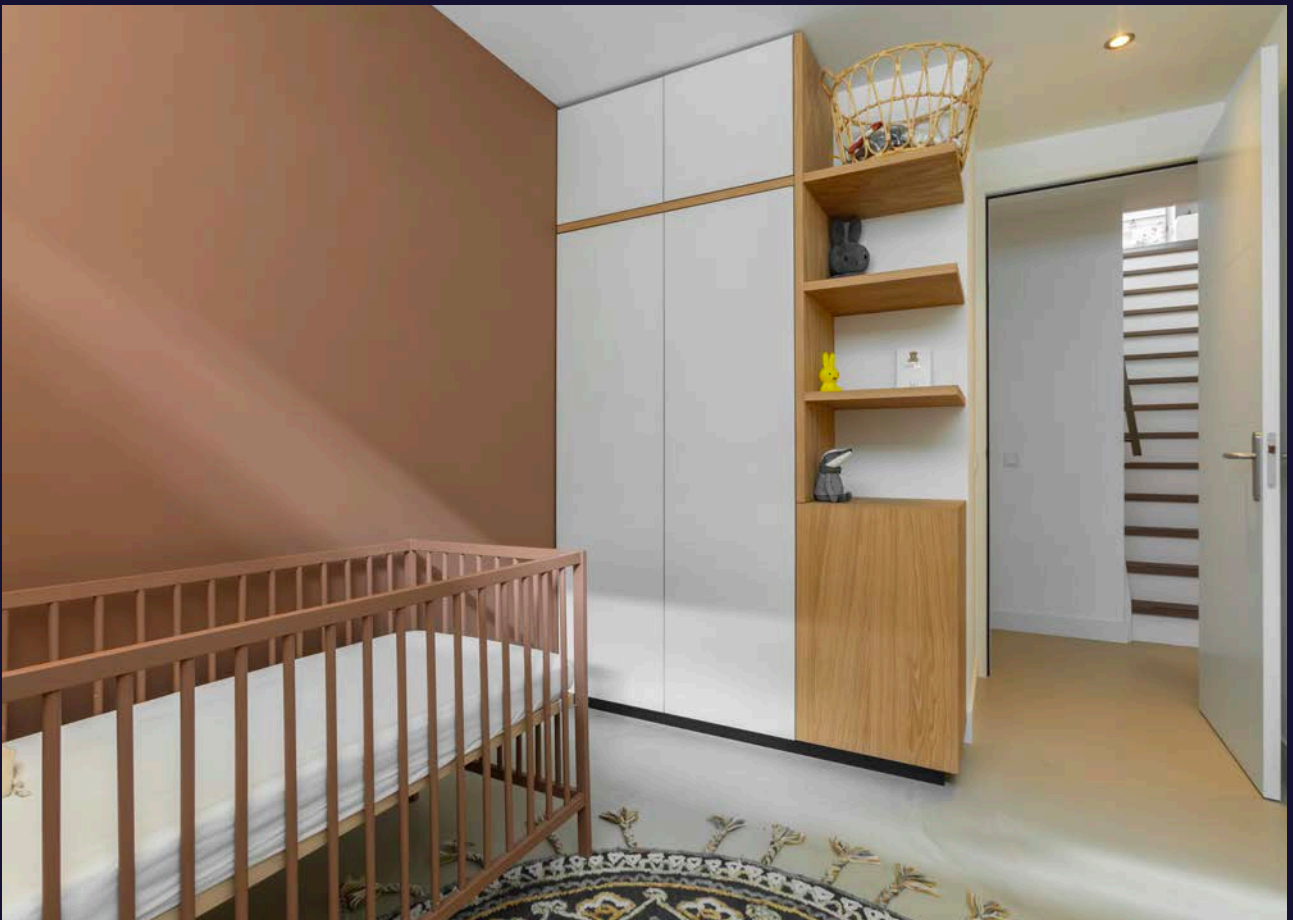


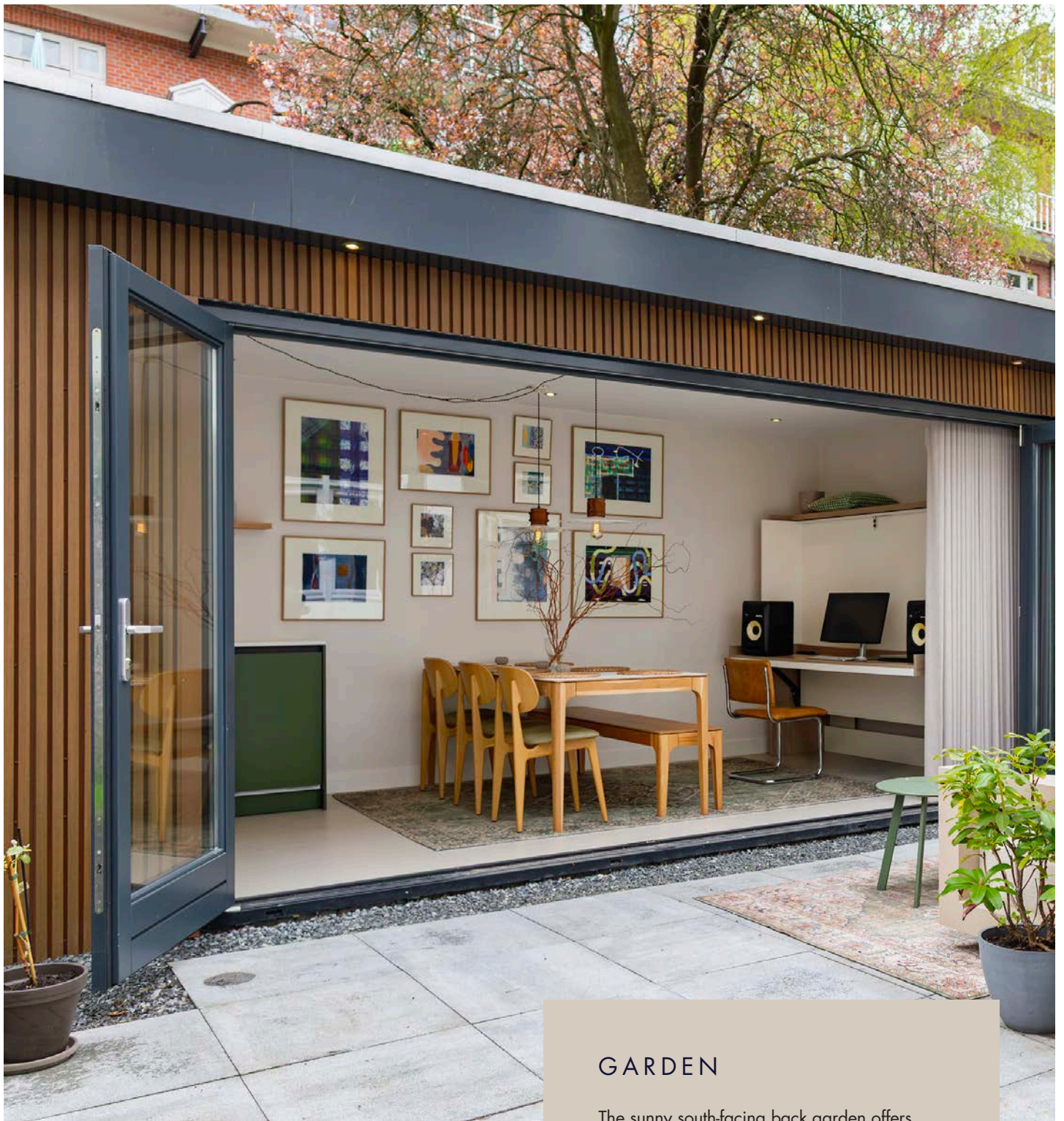


THE SPACIOUS
MASTER BEDROOM
FEATURES A LARGE
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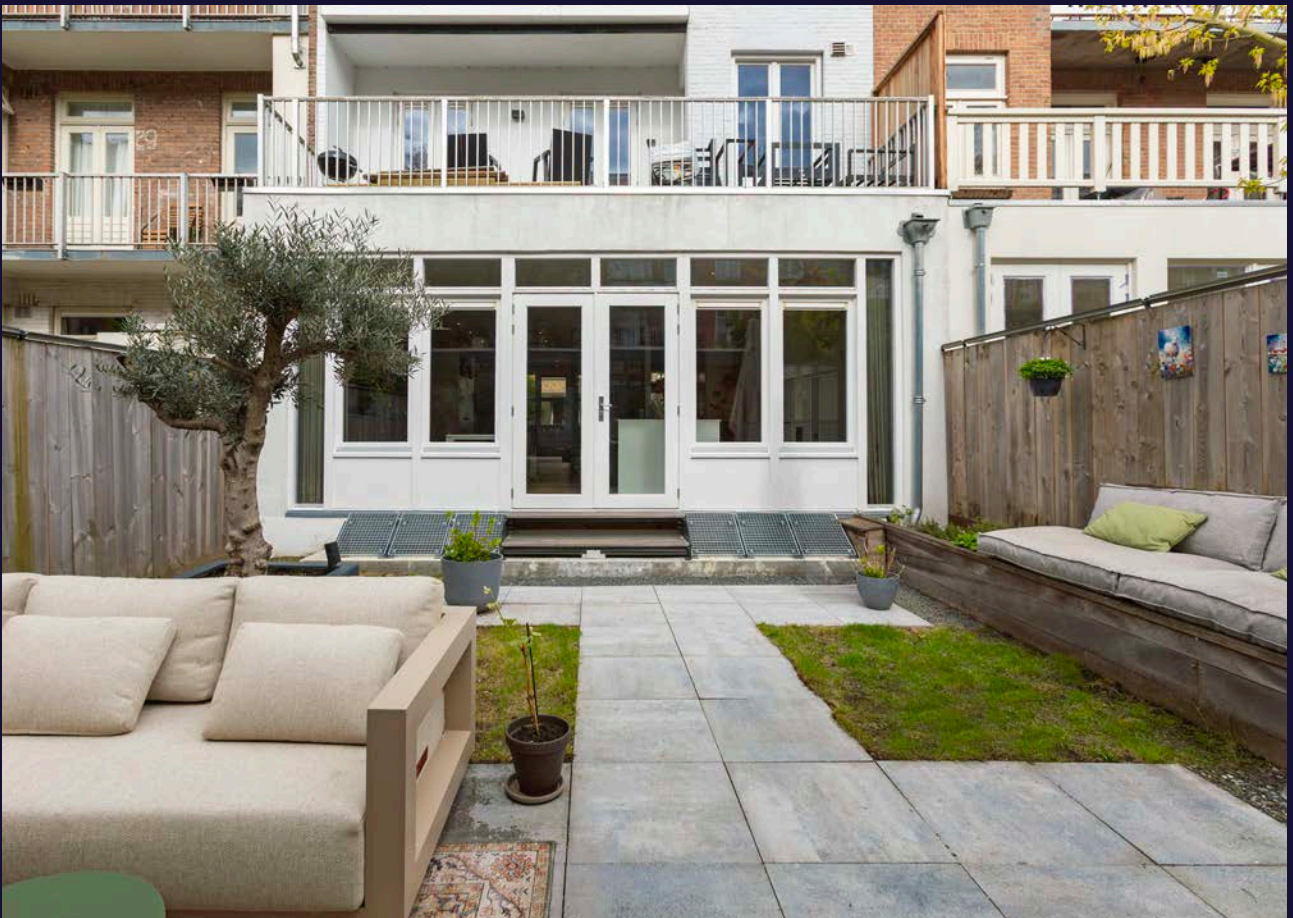
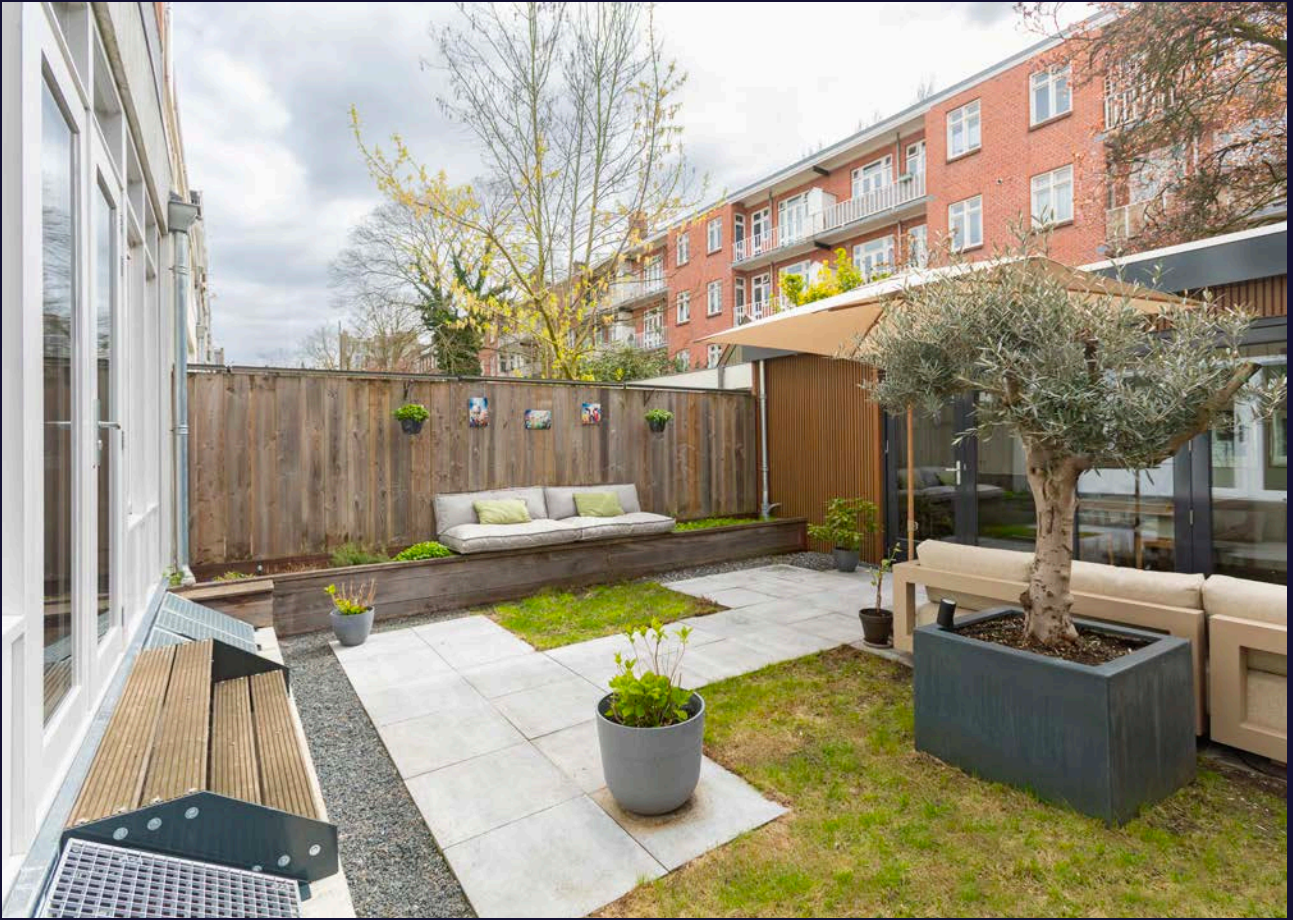


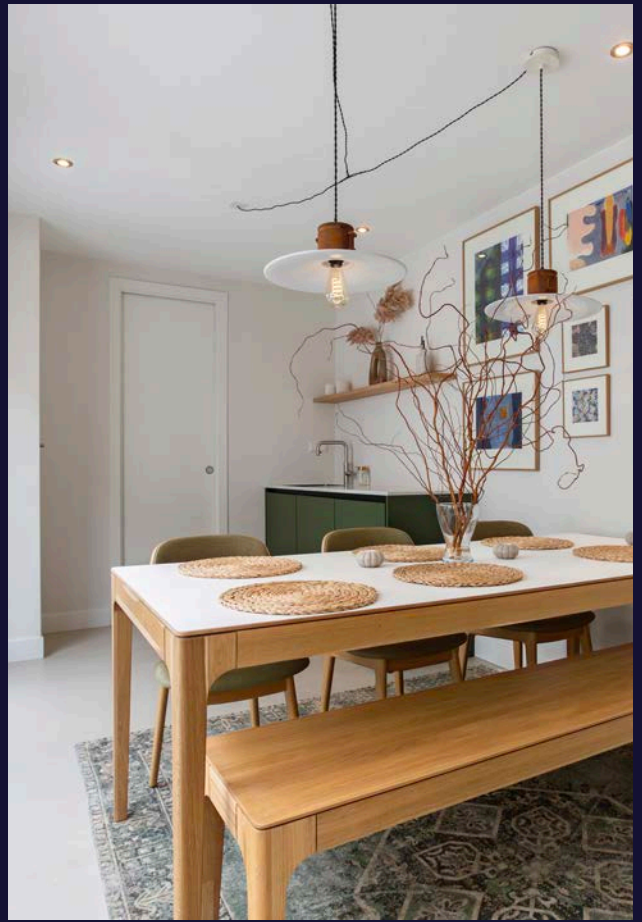


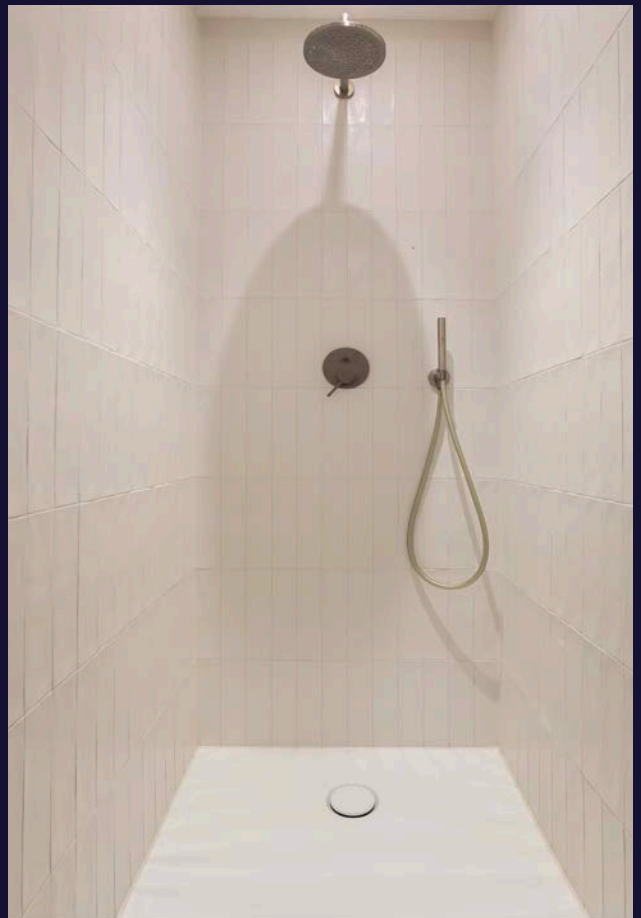
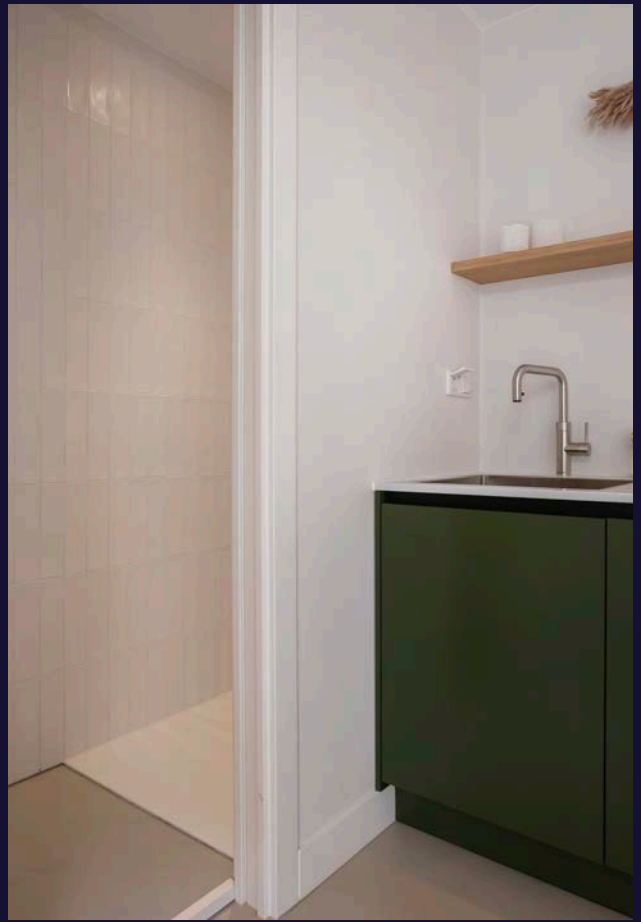


GARDEN

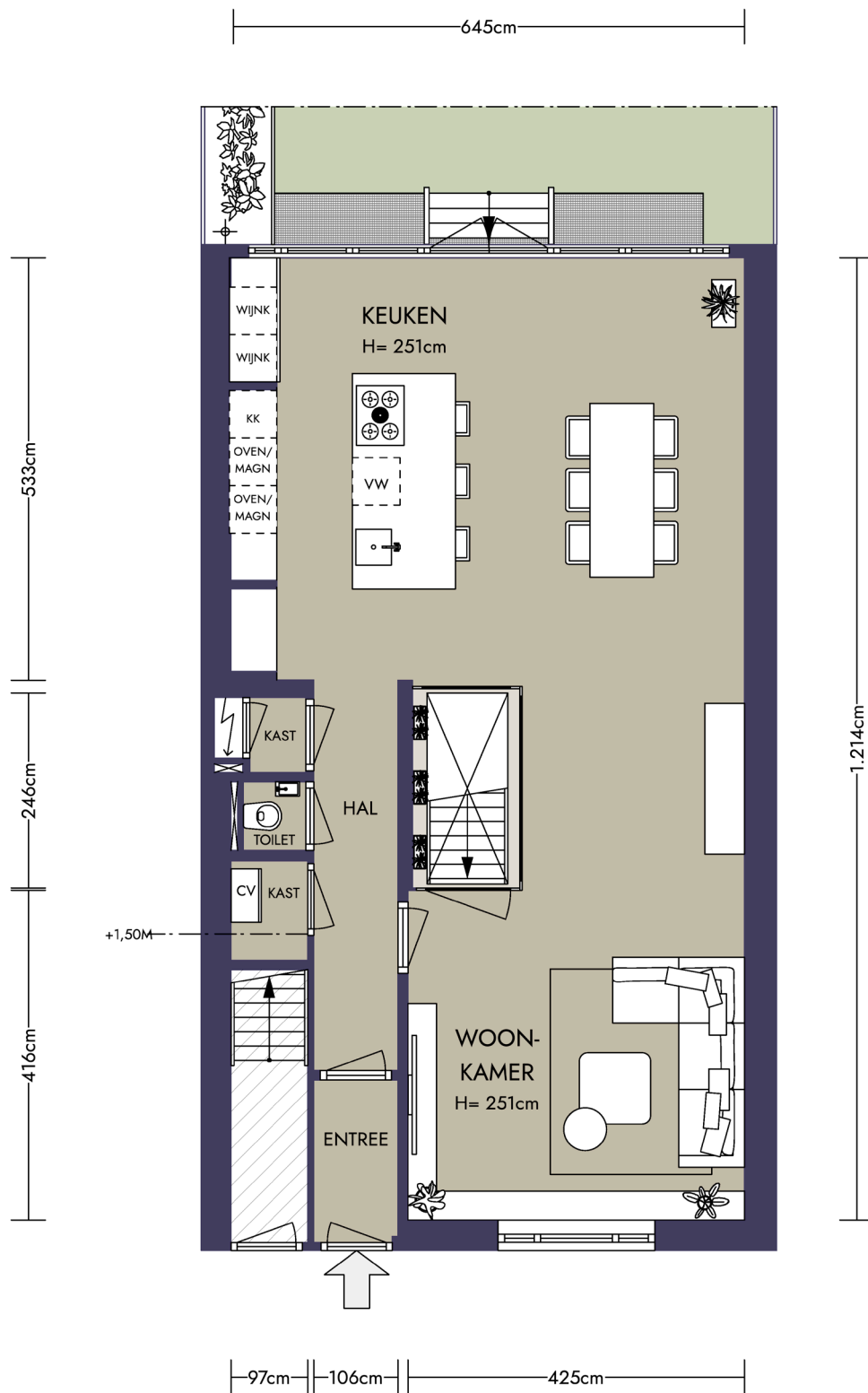
The sunny south-facing back garden offers plenty of space for both a comfortable lounge area and a large dining table. At the rear of the garden is a fully equipped garden house of approx. 18 m², newly built in 2022, featuring a pantry and a private bathroom with shower and toilet. Thanks to the built-in bed, this garden house is perfectly suited as a guest house, but also ideal as a quiet workspace or studio.







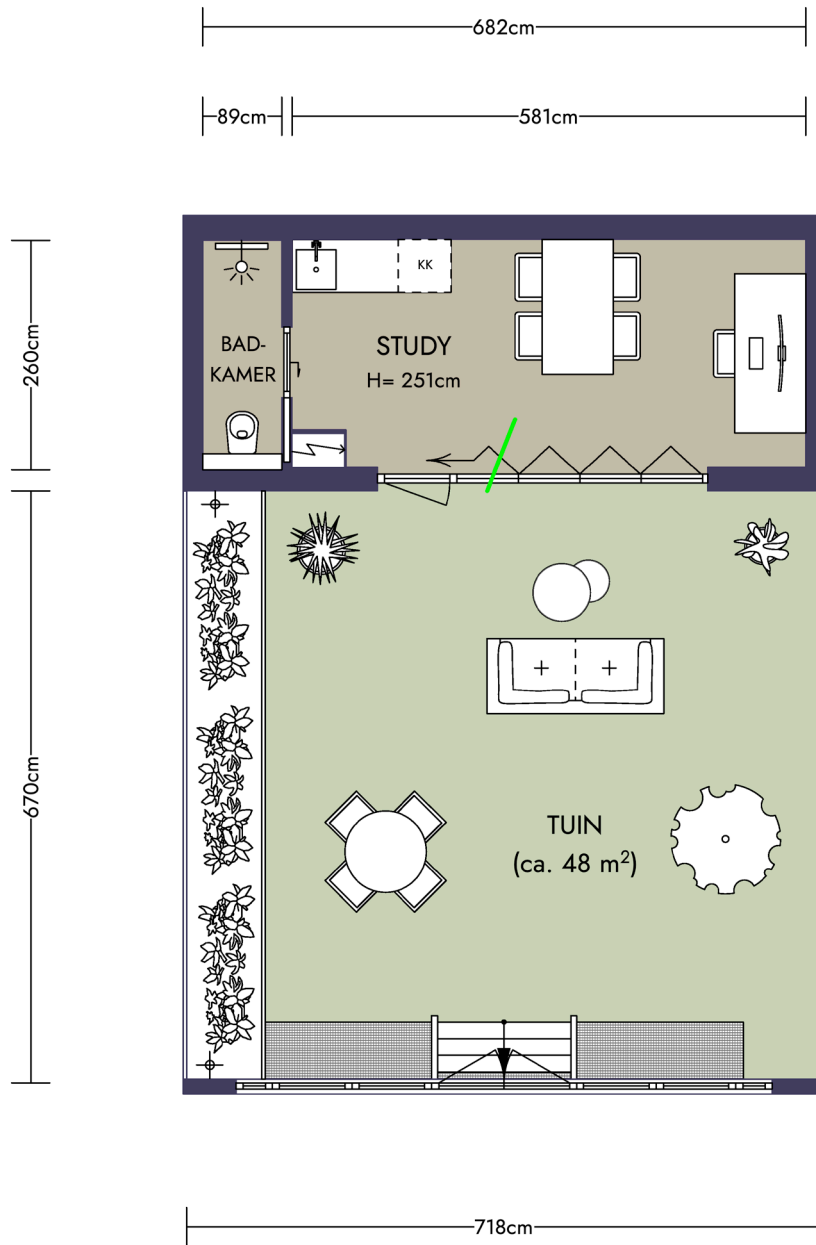
GROUND FLOOR



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte Wonen	75,43 m ²
Overige inpandige ruimte	n.v.t.
Gebouwggebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

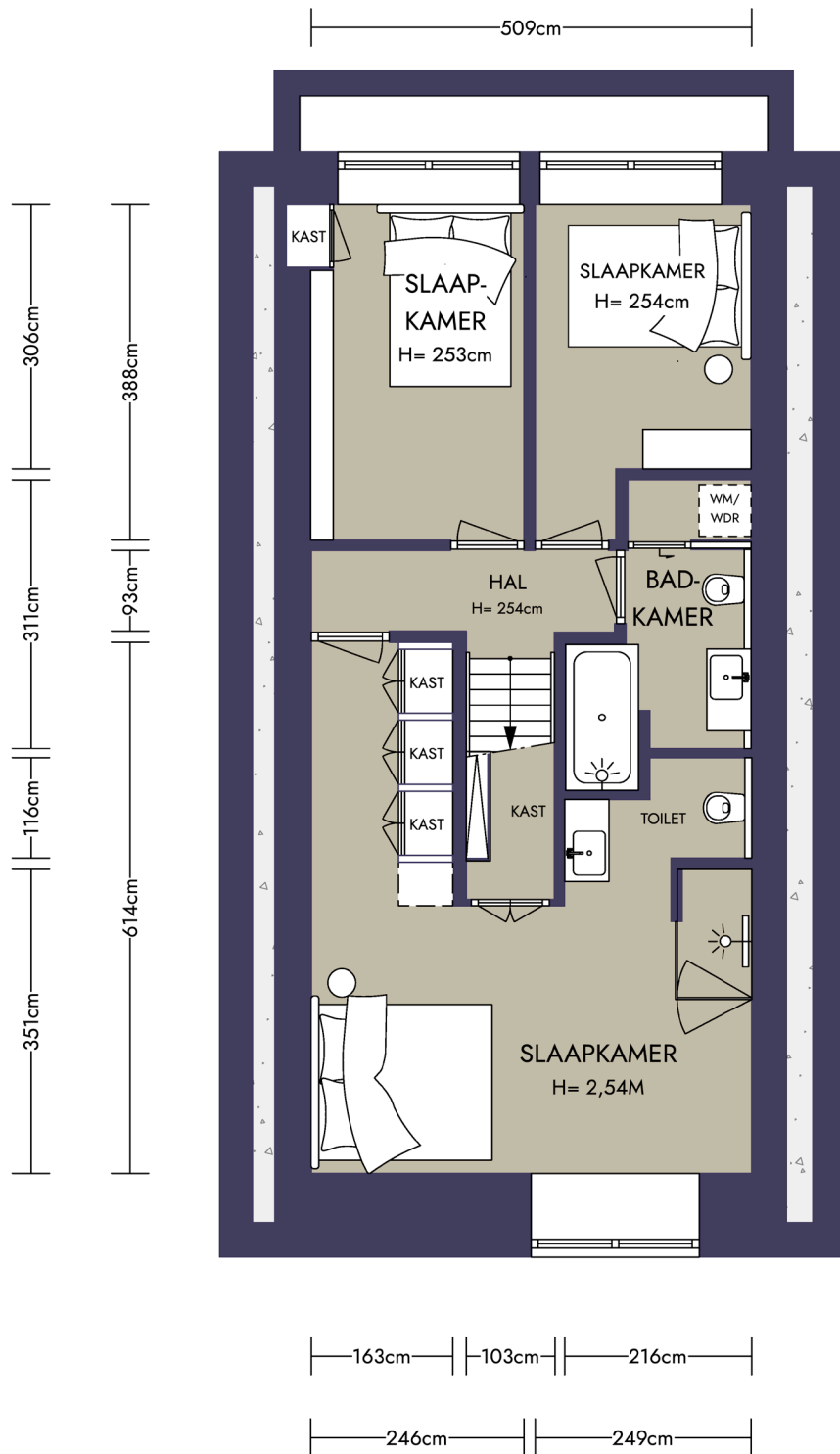
GARDEN



NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	17,62 m ²
OVERIGE INPANDIGE RUIMTE	n.v.t.
GEBOUWGEBONDEN BUITENRUIMTE	n.v.t.
EXTERNE BERGRUIMTE	n.v.t.

BEASEMENT



NEN 2580 / NVM - BBMI

GEbruiksoppervlakte Wonen	56,97 m ²
Overige inpandige ruimte	n.v.t.
Gebouwggebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

SPECIFICATIES

OBJECT

Type:	Two-story ground floor flat
Type:	Apartment
Year of construction:	1922
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

48 m² south-facing backyard with a fully equipped 18 m² garden shed

DESTINATION

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

FEATURES

- + Living area approx. 150 m²
- + Fully renovated in 2020, including new foundations
- + Underfloor heating throughout the home
- + Small, active owners' association, long-term maintenance plan in place
- + Service charges: €144 per month
- + Luxury open-plan kitchen with cooking island and high-quality built-in appliances
- + Three spacious bedrooms and two bathrooms
- + Basement with comfortable poured concrete floor
- + Sunny south-facing garden
- + Multifunctional garden house (approx. 18 m²) with its own facilities

CHARACTERISTICS

Living area:	150 m ²
Number of rooms:	4
Number of bedrooms:	3
Volume:	378 m ³

CADASTRAL

Municipality:	Amsterdam
Section:	V
Index number:	1
Plot Number:	12683
Share:	148/307

MUNICIPALITY

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

LEASEHOLD

- + The property is situated on leasehold land owned by the Municipality of Amsterdam.
- + The current lease term runs until 15 October 2046, with an annual ground rent of €864.56. The transition to a perpetual leasehold has already been made.
- + From 15 October 2046, the ground rent will be €1,035.06 per year (excluding annual indexation until 2046). This provides clarity and security for the long term.

