



CARLA
VAN DEN BRINK

P.C. HOOFTSTRAAT 152 A
AMSTERDAM

Unique ground-floor apartment, situated in an exceptional location at the entrance to Vondelpark, on one of Amsterdam's most sought-after streets, the P.C. Hooftstraat.

*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
geaccrediteerd door de Rijksoverheid

LIVING

This exclusive 141 m² ground-floor home features a large balcony, a deep garden, and was fully and luxuriously renovated in 2023 by Rock Vastgoed. The foundation was also restored during this renovation.

Rock Vastgoed's high-end signature is reflected in every detail. Premium, durable materials have been used throughout, including solid doors, steel pivot doors with glass, an elegant oak herringbone floor in Hungarian point pattern, and carefully selected color schemes. High-quality electrical fittings and exclusive Italian "Arabescato" marble further emphasize the luxurious level of finish.

With three spacious bedrooms and two stylish bathrooms, this apartment offers a combination of space, elegance, and living comfort. In addition, this family home boasts an exceptionally large balcony overlooking the beautifully landscaped, deep backyard garden.





ACCESSIBILITY

Accessibility is excellent: several tram lines (including line 5) stop just around the corner and provide direct connections to the city center and the Zuidas business district. By car, the A10 ring road can be reached within approximately 5 minutes. Schiphol Airport is just 15 minutes away.

LOCATION

The apartment is situated in the most sought-after part of Amsterdam Oud-Zuid, on the quiet side of the prestigious P.C. Hooftstraat, right next to the Vondelpark. On the opposite side of the street, you'll find Amsterdam's most exclusive boutiques, including Hermès, Prada, Cartier, Dior, and Louis Vuitton, for which the P.C. Hooftstraat is internationally renowned.

In the immediate vicinity, you'll find a wide range of popular hotspots, including the Conservatorium Hotel, the exclusive Akasha Spa, and well-loved restaurants such as The Seafood Bar, Restaurant Frantzén, George WPA, Café Garçon, Brasserie Van Baerle, Brasserie Keyzer, and Coffee District. Also nearby are Ottolenghi Amsterdam, Restaurant Bellavista, Bar Carter, Barolo, and L'Entrecôte et les Dames.

For daily groceries, an Albert Heijn and Organic for You are just a stone's throw away in the Museumkwartier. In addition, you'll find many specialty food shops nearby, such as Olives & More, as well as the charming local stores along the Cornelis Schuytstraat and the ZuiderMRKT.

For art and culture, the Rijksmuseum, Van Gogh Museum, Stedelijk Museum, and the Concertgebouw are all within walking distance. For sports and relaxation, the Vondelpark is right next door, and SportCity is located in the former Christie's building on the Cornelis Schuytstraat.



This beautiful ground-floor apartment spans two levels and has the following layout;

RAISED GROUND FLOOR

Entrance on the raised ground floor, with a vestibule and hallway featuring a wardrobe closet. The hallway provides access to the living level. At the front is the inviting living room with a gas fireplace and stunning tall windows that allow for plenty of natural light. At the heart of this floor a charming, discreet intermediate space with floor-to-ceiling built-in cabinets and a separate toilet with a washbasin is situated.

At the rear one will find the generous open-plan kitchen, featuring a central island equipped with high-end built-in appliances, including two Miele (combi) ovens, a Quooker, dishwasher, and refrigerator. The kitchen island includes a bar area for casual seating and is fitted with a Bora cooktop, a wine cooler and an additional wine fridge. The dining area, also located at the rear, offers beautiful views of the garden. Floor-to-ceiling French doors open onto the deep terrace that spans the full width of the property. Here, you can enjoy complete privacy in the beautifully landscaped garden.









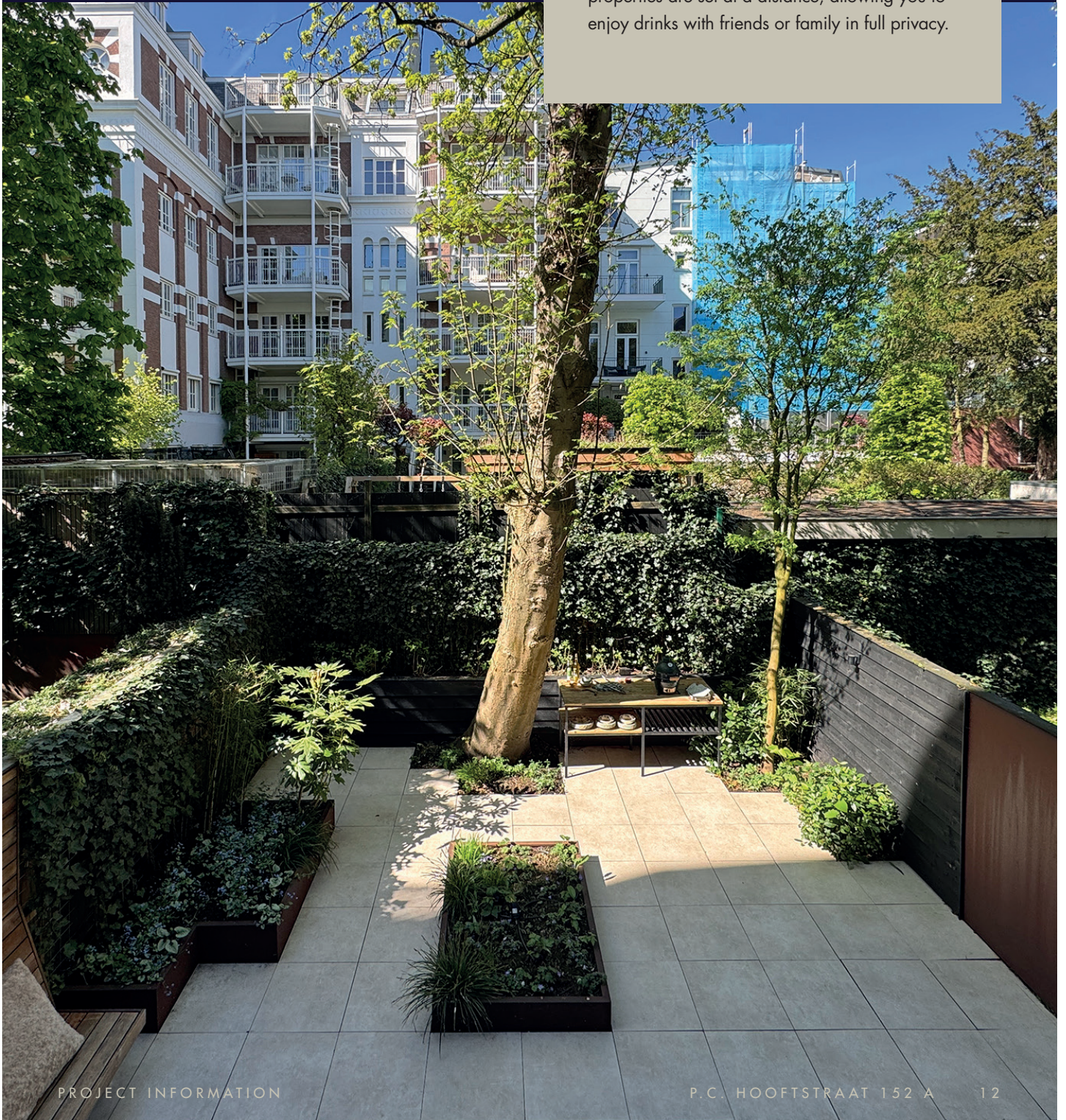


THE FRENCH
DOORS
LEAD ONTO
THE SPACIOUS
TERRACE.



TERRACE & GARDEN

At the rear, the wide and deep garden of no less than 58 m² (8.28 meters deep by 7 meters wide) is situated. It has been thoughtfully and beautifully landscaped. A custom-made bench, combined with elegant corten steel planters and a well-designed drainage and irrigation system, makes this garden a fantastic outdoor space. In the evening, the lighting creates a warm and atmospheric ambiance. The neighboring properties are set at a distance, allowing you to enjoy drinks with friends or family in full privacy.





IN COMPLETE
PRIVACY,
YOU CAN
ENJOY
THE BEAUTIFULLY
LANDSCAPED
GARDEN.





LOWER GROUND FLOOR GARDEN LEVEL

Via the staircase, you reach the sleeping quarters at garden level. At the front is the bright and spacious master bedroom with large windows, a generous walk-in closet, and a luxurious en-suite bathroom. This bathroom features a freestanding bathtub, double vanity, toilet, and a comfortable walk-in shower. The long hallway leads to the beautifully designed garden, created with great care and attention to detail.

At the garden side are two additional bedrooms, both with direct access to the garden. These rooms share a second bathroom with a walk-in shower and stylish vanity unit, as well as a separate toilet. The spacious laundry room accommodates both a washer and dryer and also provides additional storage space.







ON THE
GARDEN SIDE
THERE ARE
TWO BEDROOMS,
BOTH WITH
DIRECT ACCESS
TO THE GARDEN.





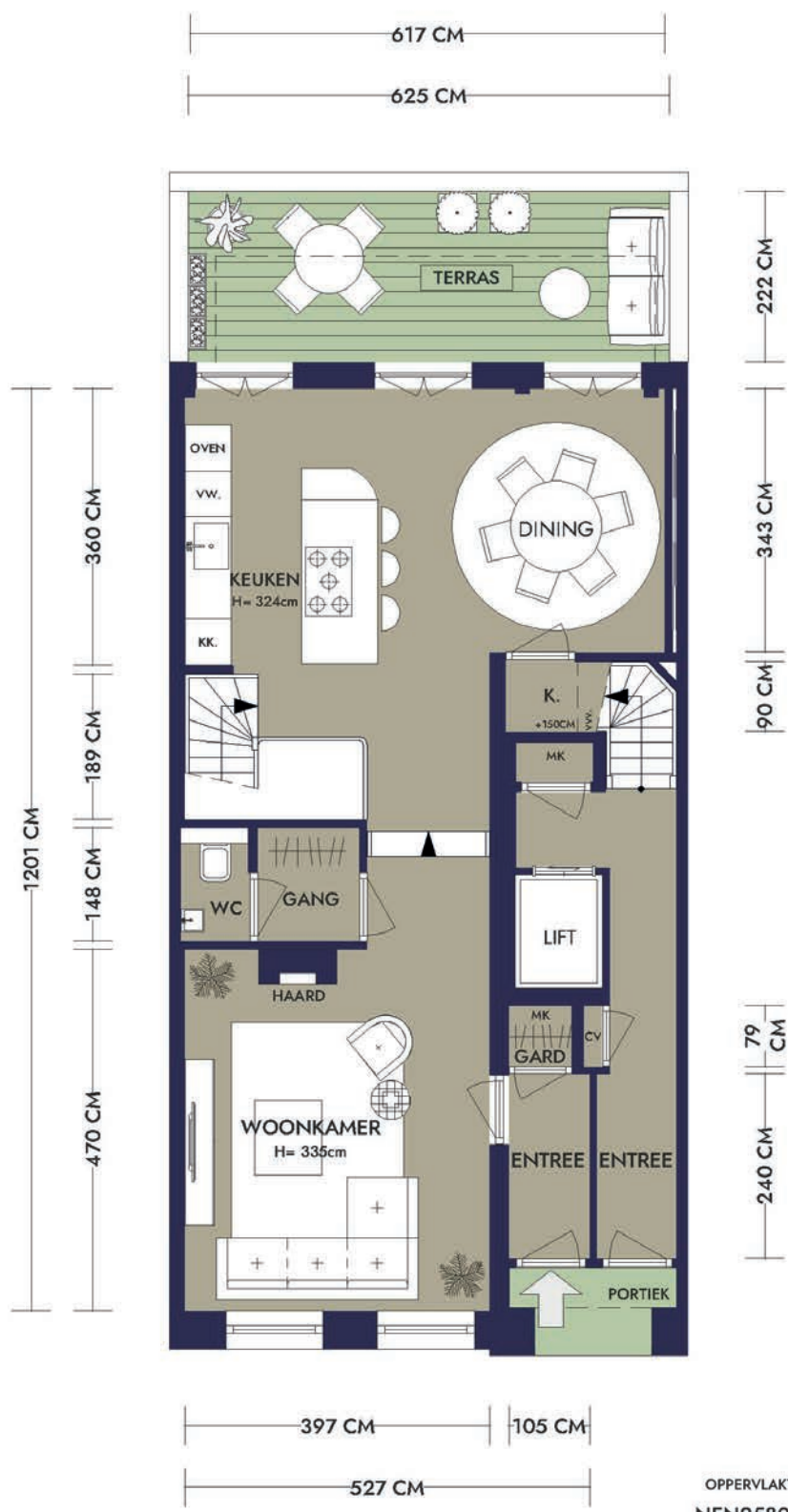




THE GARDEN
HAS BEEN
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AND ATTENTION
TO DETAIL.



RAISED GROUND FLOOR

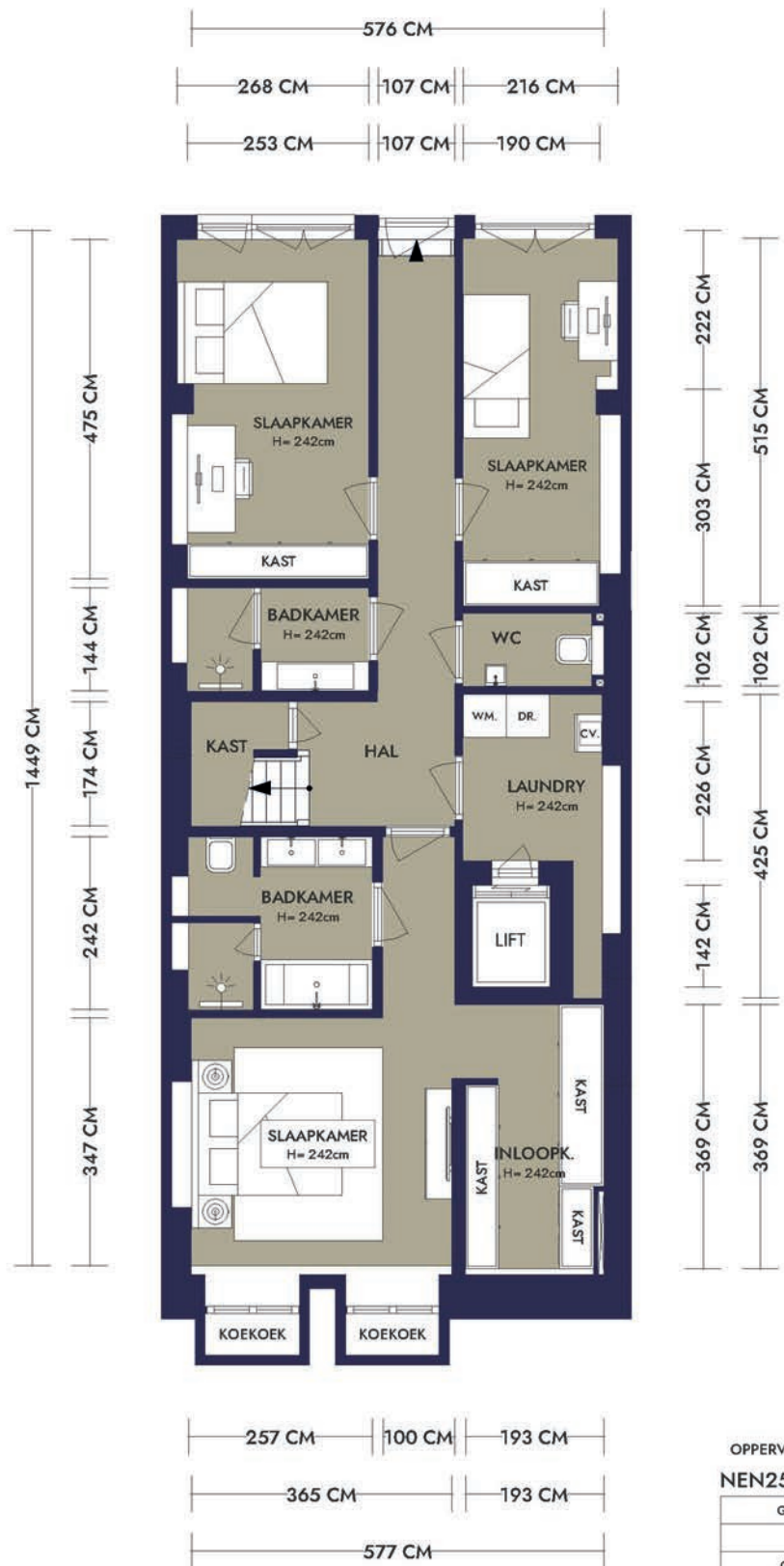


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	60,81 M ²
Overige inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	13,70 M ²
Externe bergruimte	N.V.T.

LOWER GROUND FLOOR | GARDEN LEVEL



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEbruiksoppervlakte wonen	80,58 M ²
Overige inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

PLOT



SPECIFICATIONS

OBJECT

Type:	Ground-floor duplex with garden
Type:	Apartment
Year of construction:	2023
Current use:	Living space
Current destination:	Living space

KEY FEATURES

- + Stunning family home with renewed foundation, uniquely located at the entrance to Vondelpark, featuring a large garden and a deep balcony directly connected to the living area;
- + Living area approx. 141 m² (NEN 2580);
- + Fully and luxuriously renovated by Rock Vastgoed;
- + Restored foundation;
- + Three bedrooms and two bathrooms;
- + Gas fireplace;
- + Oak flooring in Hungarian point pattern;
- + Italian "Arabescato" marble used for floors and wash-basins;
- + Underfloor heating;
- + Energy label A;
- + Hardwood window frames;
- + HR++ glazing and full insulation;
- + Lovely terrace adjacent to the open kitchen and dining area;
- + Beautifully landscaped, deep garden (58 m²) including lighting, irrigation system, and proper drainage;
- + Professionally managed owners' association (VvE), current service charges amount to EUR 249.34;
- + Freehold property (no ground lease).

CHARACTERISTICS

Living area:	141 m ²
Number of rooms:	5
Number of bedrooms:	3
Volume:	423 m ³
Building- related outdoor space:	14 m ²

CADASTRAL

Municipality	Amsterdam
Sectie	R
Plot Number	8463

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

- + Freehold property

DELIVERY

- + Completion in consultation.

