



CARLA
VAN DEN BRINK

SPADINALAAN 699 AMSTERDAM

This exceptionally spacious penthouse of approximately 189 m² (Energy Label A+) offers a unique combination of space, light, and refined custom design.

*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.*



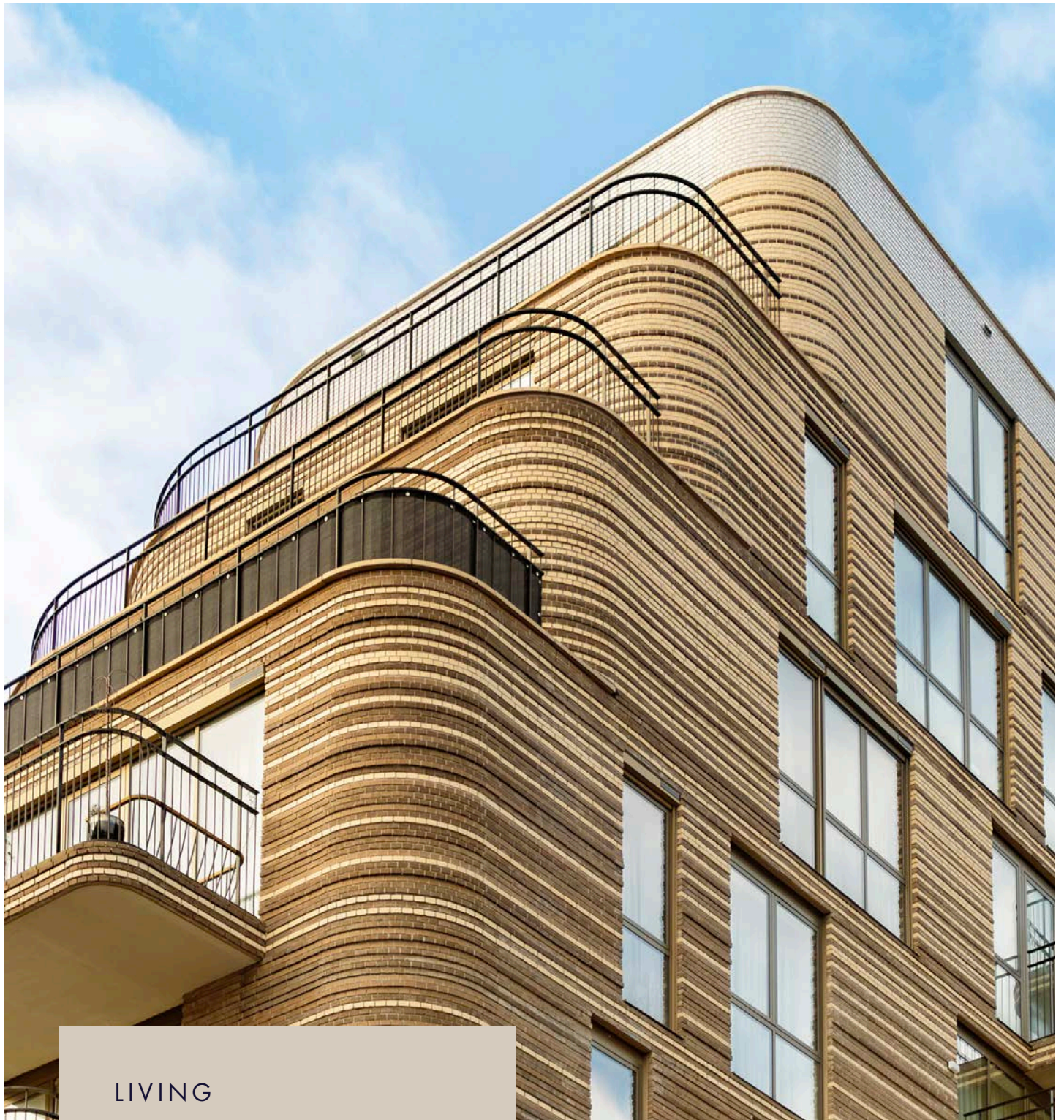
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
institute
Approved by Rijksoverheid



LIVING

Thanks to its elevated location and windows facing in all directions, you can enjoy a sense of spaciousness and plenty of natural light. Outside, the apartment seamlessly connects with the indoor living space, featuring two terraces with different sun exposures that together cover approximately 43 m² and offer sunlight throughout the day. The apartment has 3 bedrooms and 3 bathrooms.



ACCESSIBILITY

Accessibility is excellent. The ferry takes you across the IJ to Central Station in just a few minutes—a route that is not only practical but also one of the most attractive ways to enter the city. Overhoeks attracts a diverse crowd of young professionals and families and is known for its modern, international atmosphere, where architecture, culture, and urban comfort converge.

SURROUNDINGS

From the terraces, an impressive panorama unfolds over the IJ and the city, with iconic urban landmarks naturally becoming part of the view. The dynamism of Amsterdam lies literally at your feet here, while the height and location offer tranquility and privacy.

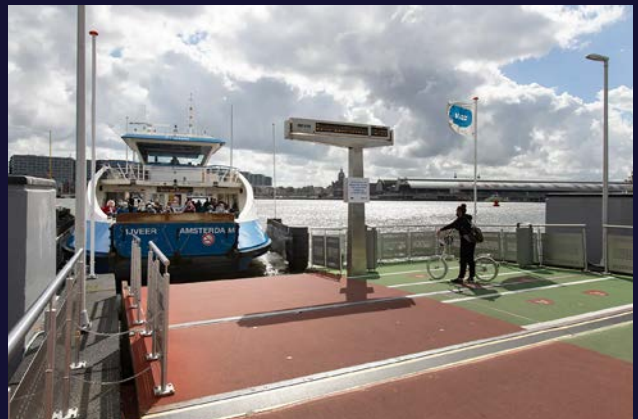
The Bow building stands out for its elegant volumes and soft, rounded lines. The design is by Orange Architects, who drew inspiration from the refined urban structures of Paris, where architecture and public space blend seamlessly. The combination of generous windows and spacious outdoor areas gives living on the IJ an almost Mediterranean feel, with light and air as defining elements.

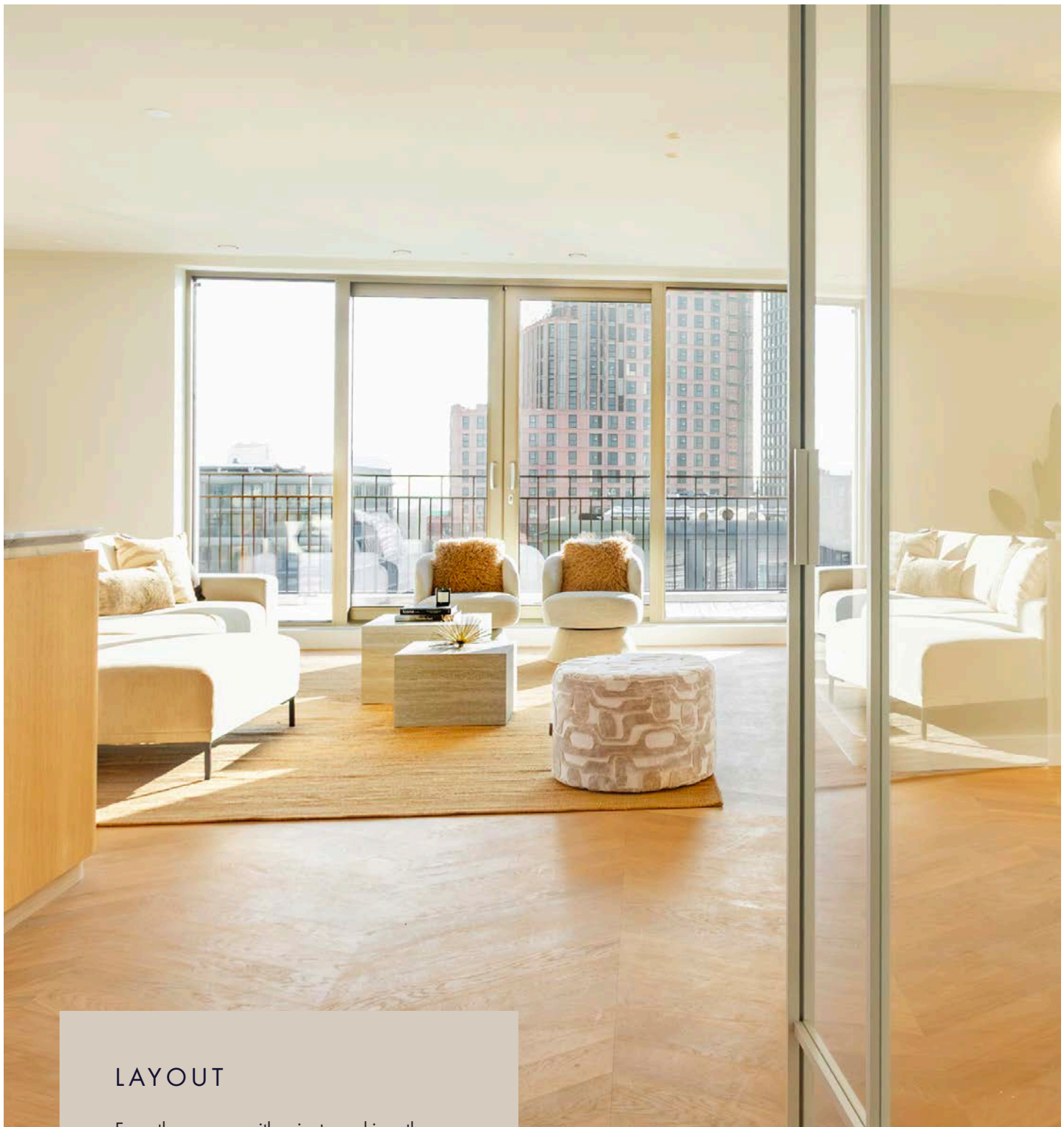
Its location in Overhoeks makes this a particularly attractive residential area. This green urban neighborhood, situated directly on the water and a short distance from the city center, offers a balanced mix of tranquility, space, and urban vibrancy. Cultural

landmarks such as the EYE Film Museum and the A'DAM Tower are located in the immediate vicinity, while the adjacent Van der Pek neighborhood provides an authentic, local atmosphere with markets and neighborhood amenities.

Along Docklandsweg, a vibrant ground-floor retail strip has been created in the surrounding buildings, featuring various commercial functions. These include restaurants, daily necessities, and specialty shops—all within walking distance and perfectly integrated into the neighborhood. The area surrounding the complex is designed to be car-free and is surrounded by greenery, walking paths, and park-like zones. The nearby Cartagenaplein, currently under development, will soon further enrich the neighborhood with additional recreational space and amenities.

The surrounding area will be completed with paving and greenery.

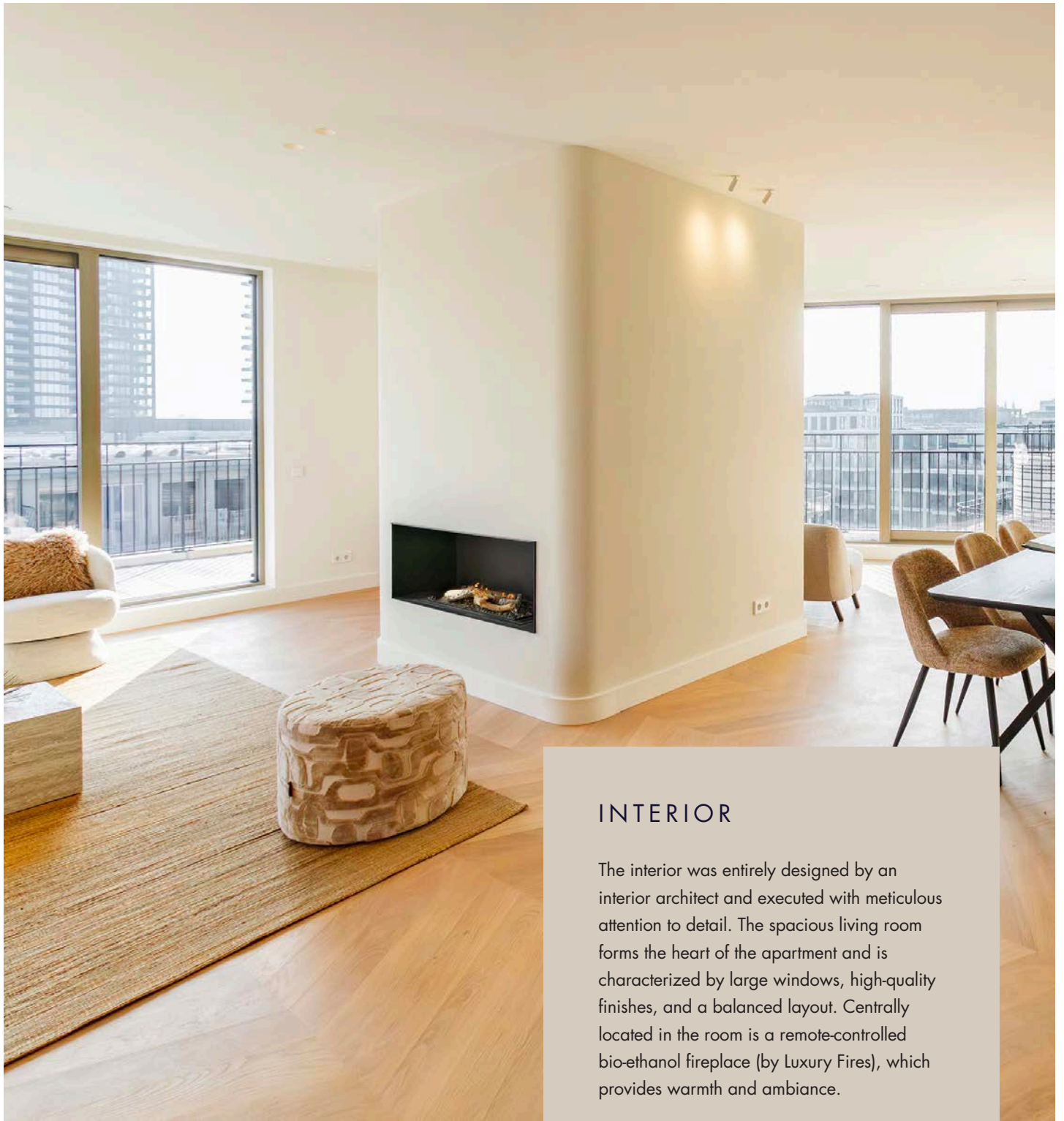




LAYOUT

From the garage with private parking, the elevator takes you to the seventh and top floor. The entrance effectively provides a private access via the elevator. The entryway and hallway provide access to all rooms. The light streaming in from the living room will immediately catch your eye.

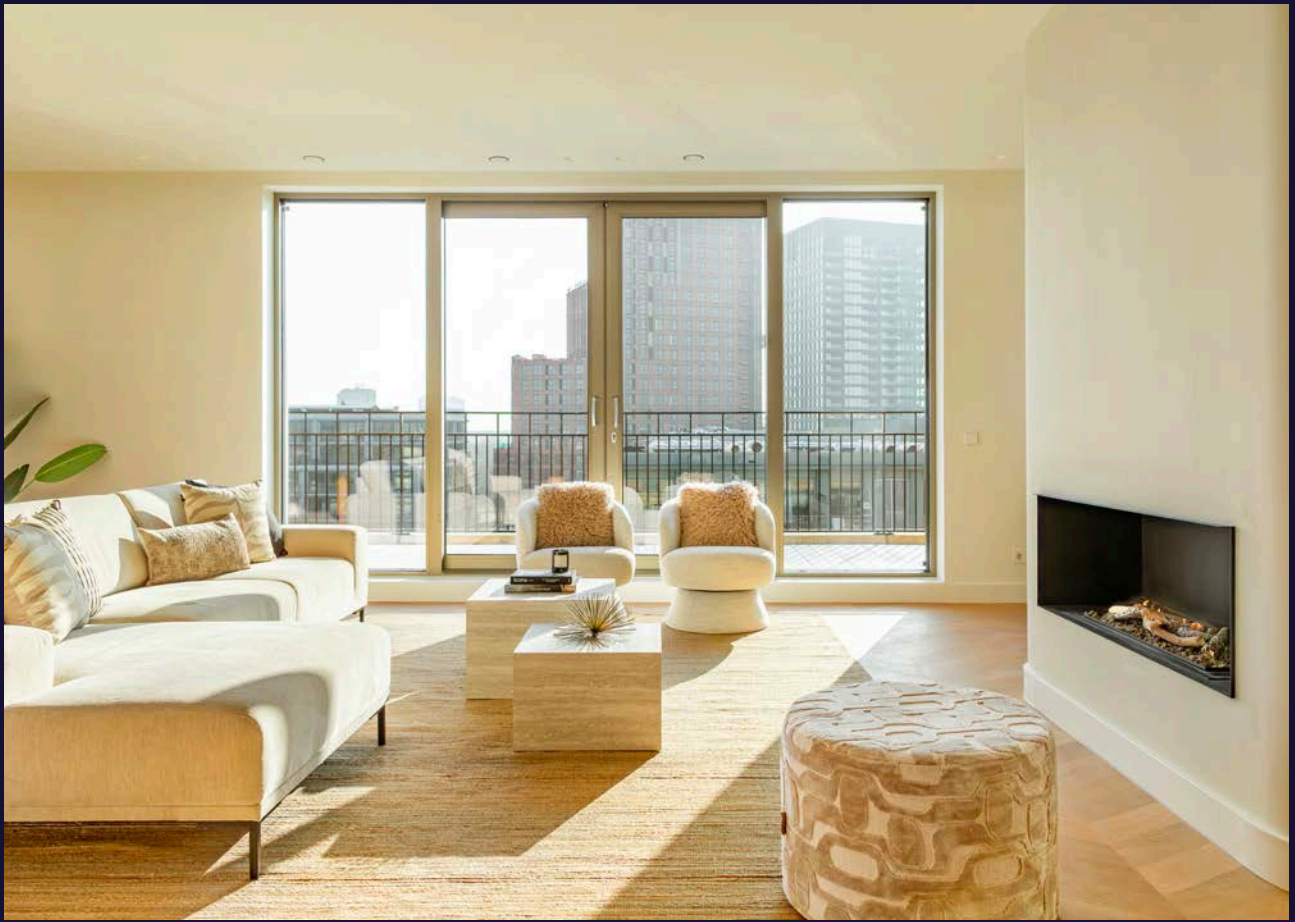




INTERIOR

The interior was entirely designed by an interior architect and executed with meticulous attention to detail. The spacious living room forms the heart of the apartment and is characterized by large windows, high-quality finishes, and a balanced layout. Centrally located in the room is a remote-controlled bio-ethanol fireplace (by Luxury Fires), which provides warmth and ambiance.

The home features a herringbone-patterned oak floor with underfloor heating and cooling. Suspended ceilings with trimless spot lighting, custom-made curtain niches, and floor-to-ceiling doors enhance the sleek and timeless character of the interior. Home automation (Fibaro) and an integrated Sonos sound system in both the living room and the shower ensure modern living comfort at a high level.

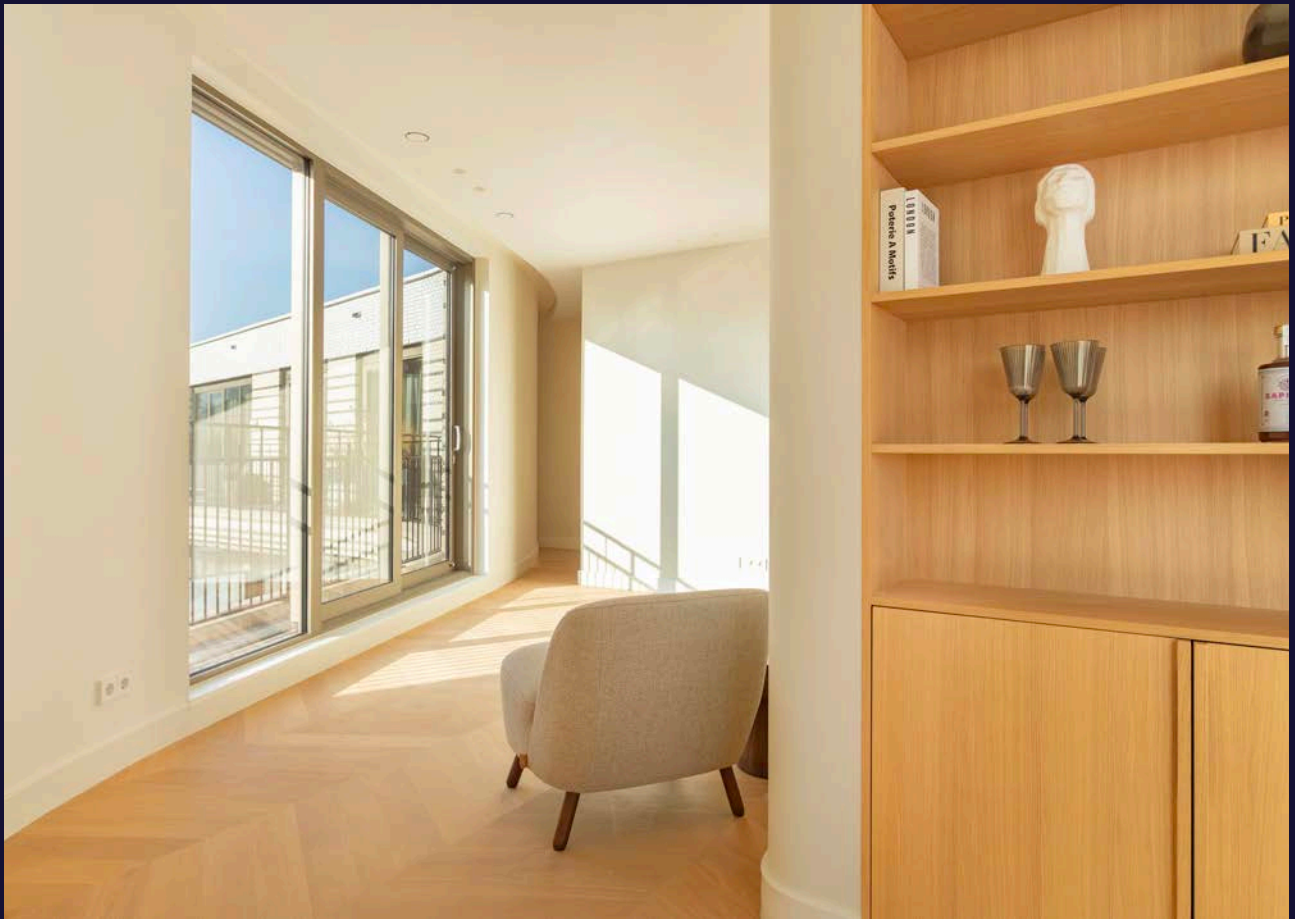






THE INTERIOR
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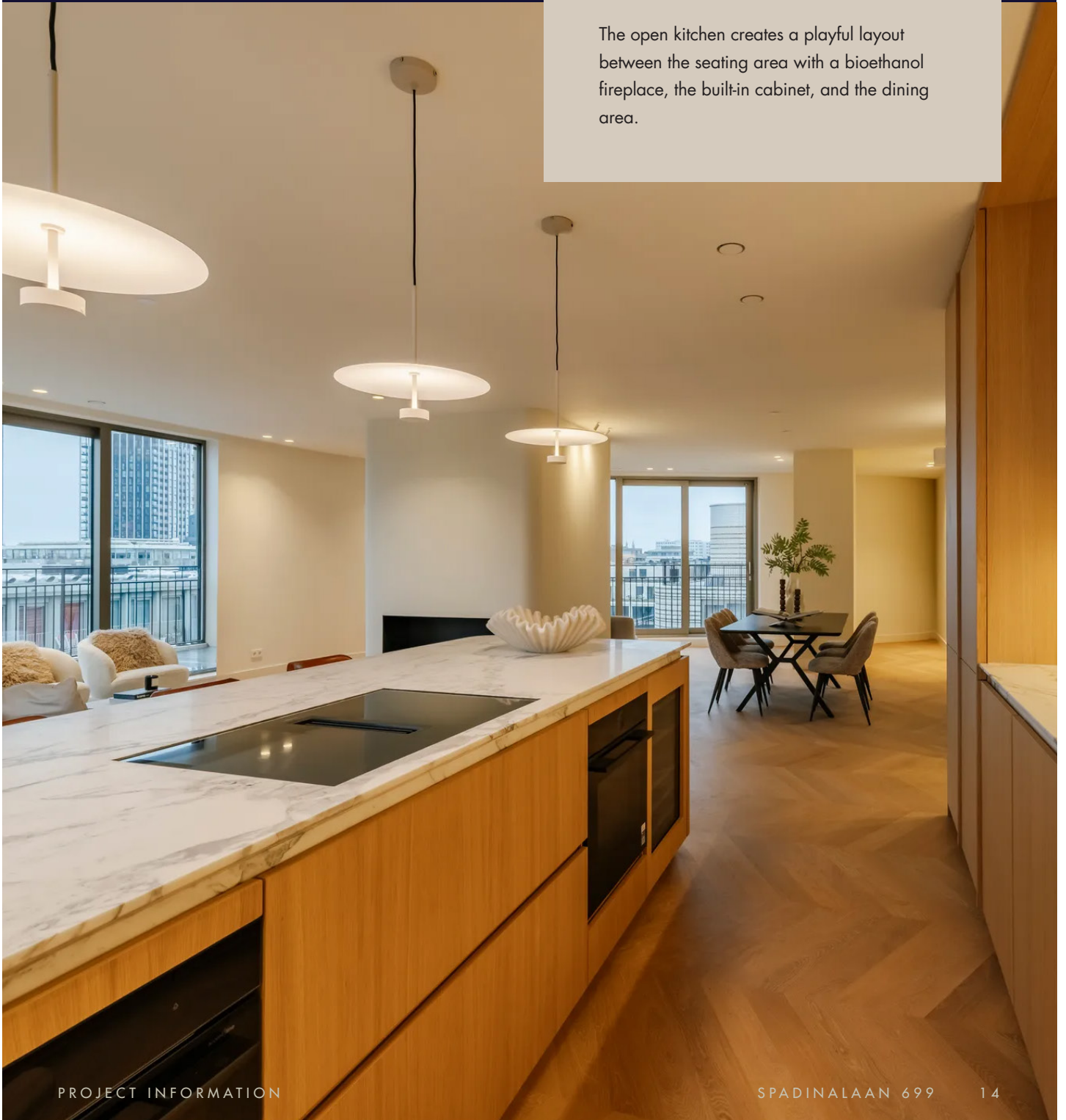




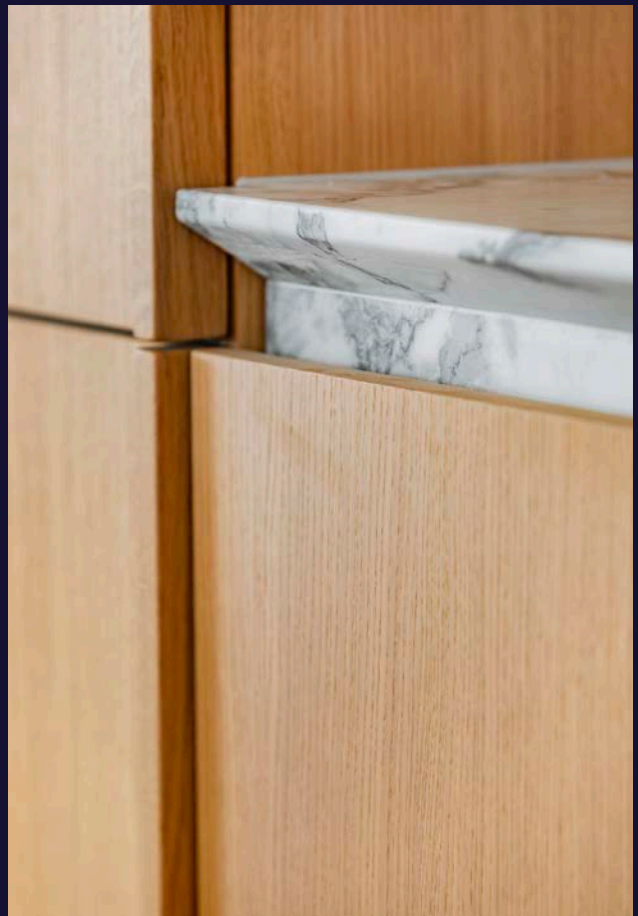
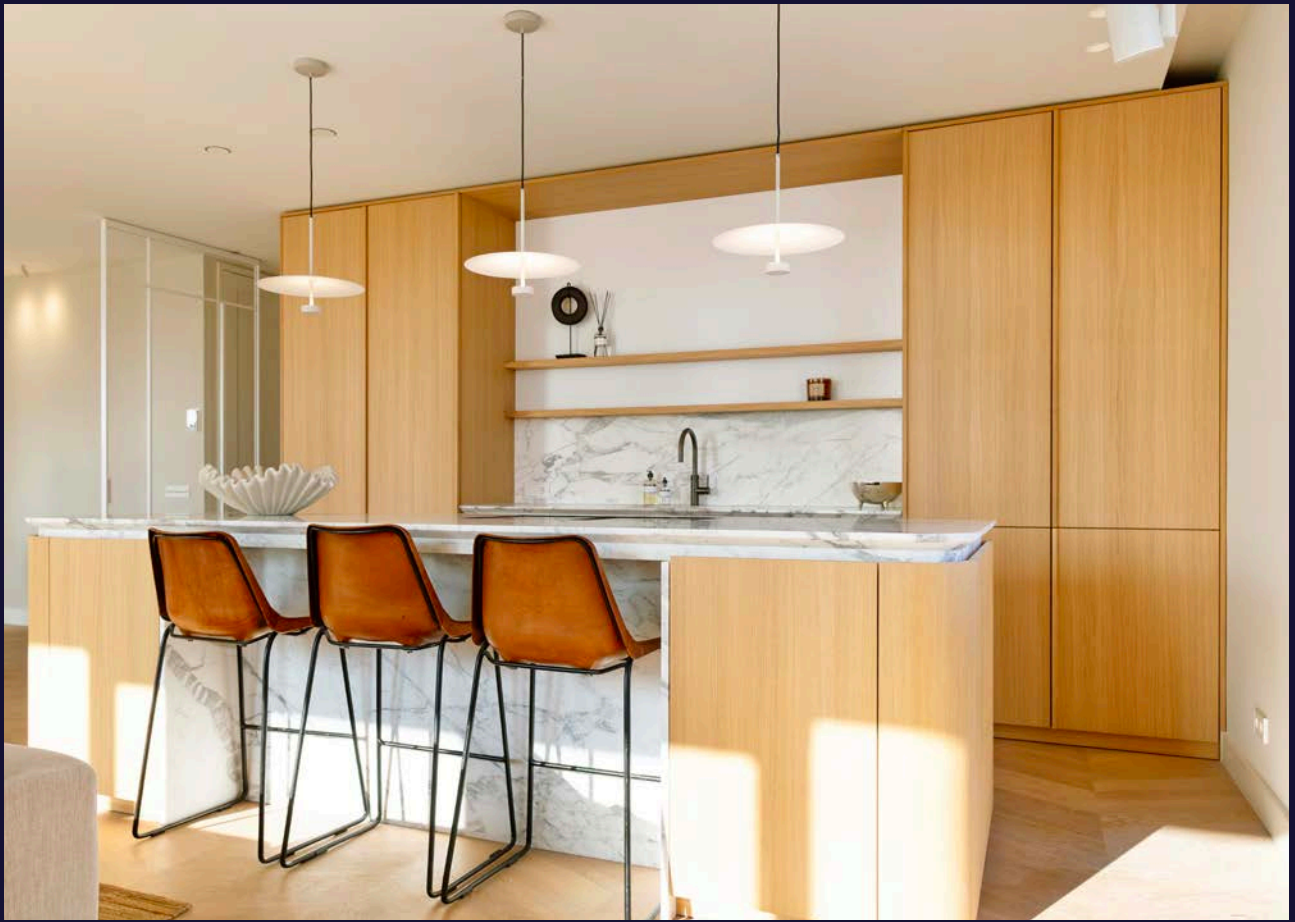
KITCHEN

The open kitchen is fully custom-built and features a natural stone marble countertop. All appliances have been carefully selected and include a Miele induction cooktop with integrated vent, a Bosch combi-oven and combi-microwave, a Bosch refrigerator, a Quooker, and a built-in mQuvée wine climate cabinet. Functionality and design blend seamlessly here.

The open kitchen creates a playful layout between the seating area with a bioethanol fireplace, the built-in cabinet, and the dining area.







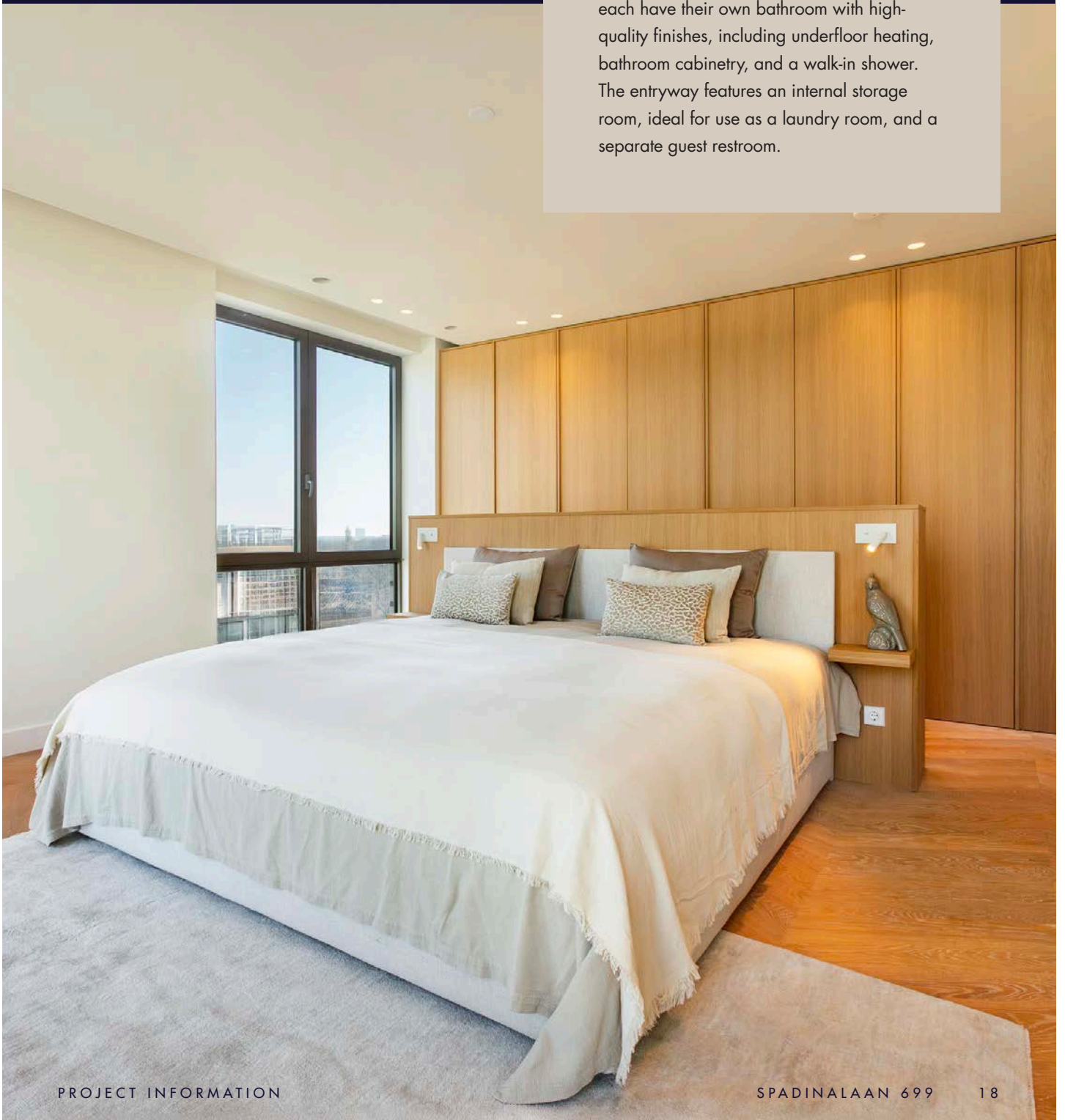


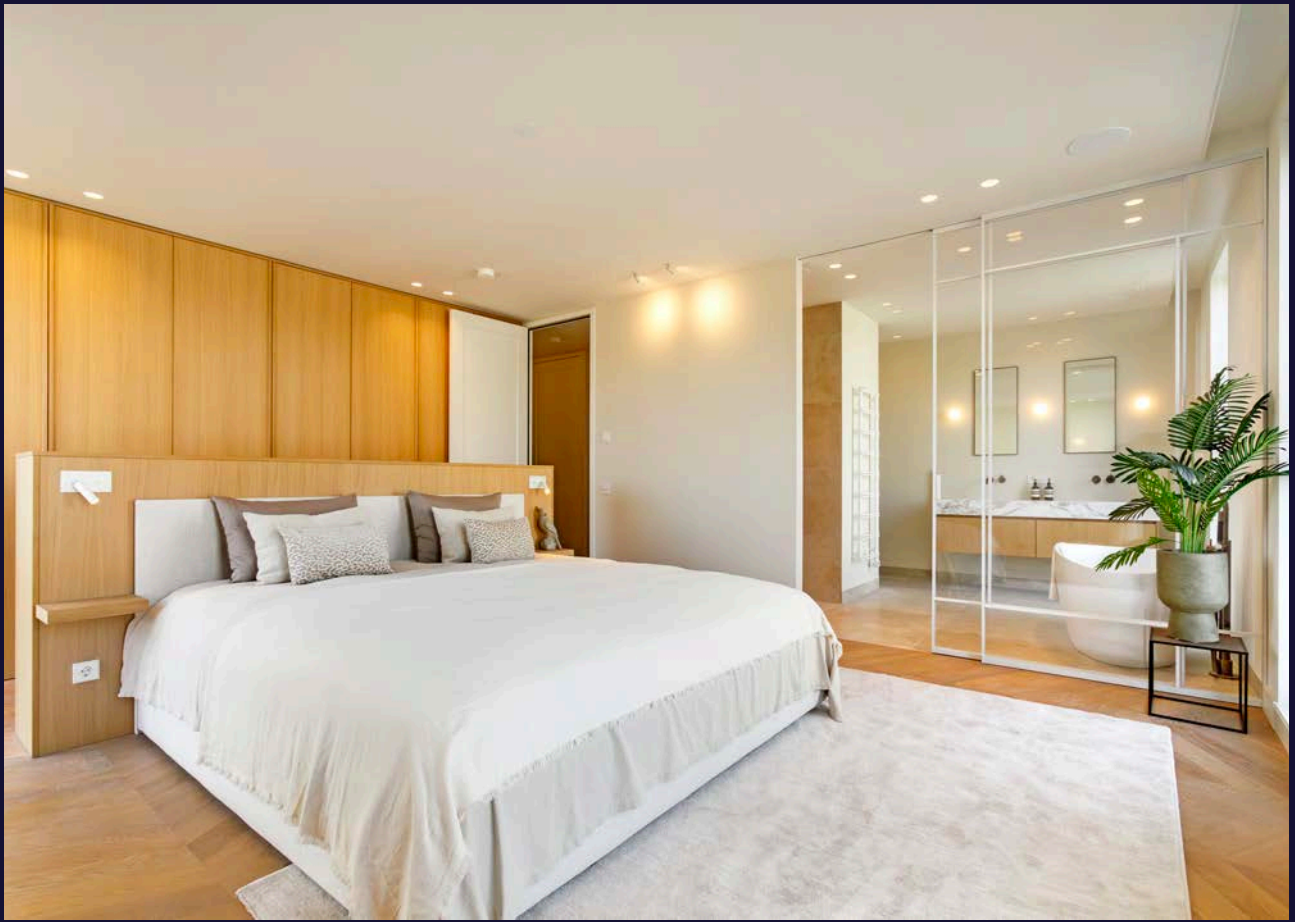
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SLEEPING

The master bedroom evokes the feel of a luxurious hotel room and features a lavish en-suite bathroom with custom-made natural stone vanities and a double built-in rain shower with high-quality faucets. Here, too, the design prioritizes tranquility, luxury, and consistency, all executed in marble.

The other two generously sized bedrooms each have their own bathroom with high-quality finishes, including underfloor heating, bathroom cabinetry, and a walk-in shower. The entryway features an internal storage room, ideal for use as a laundry room, and a separate guest restroom.





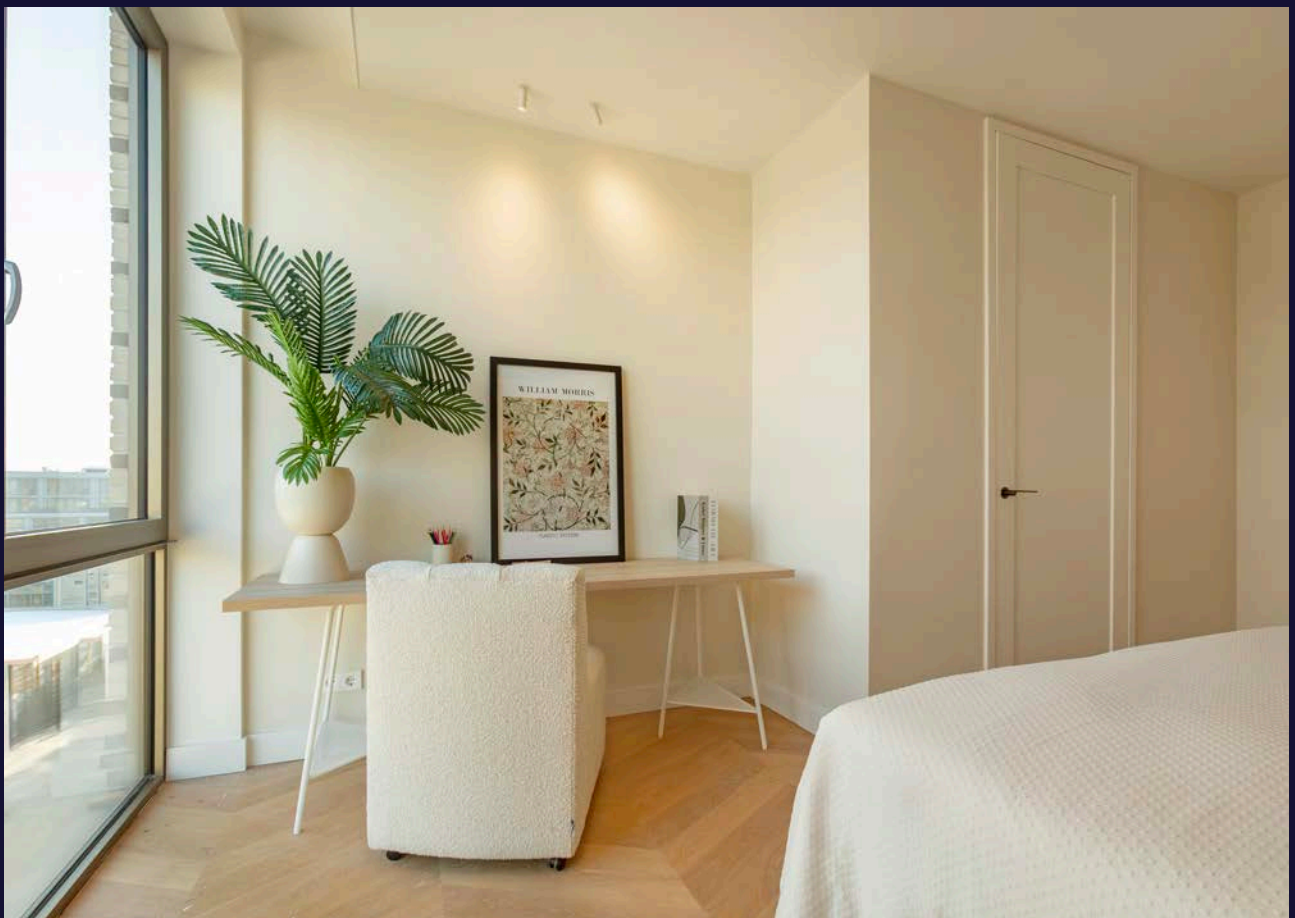


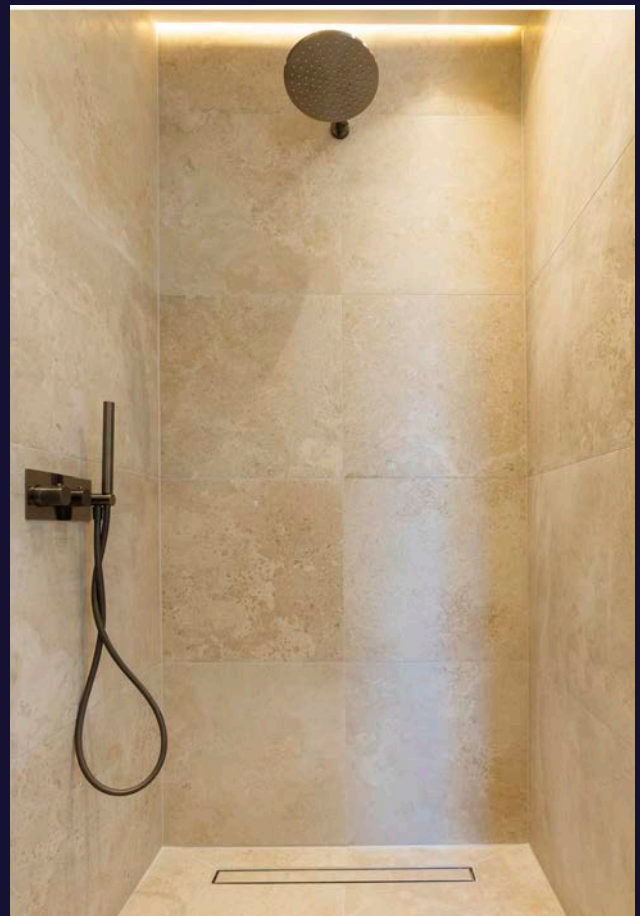
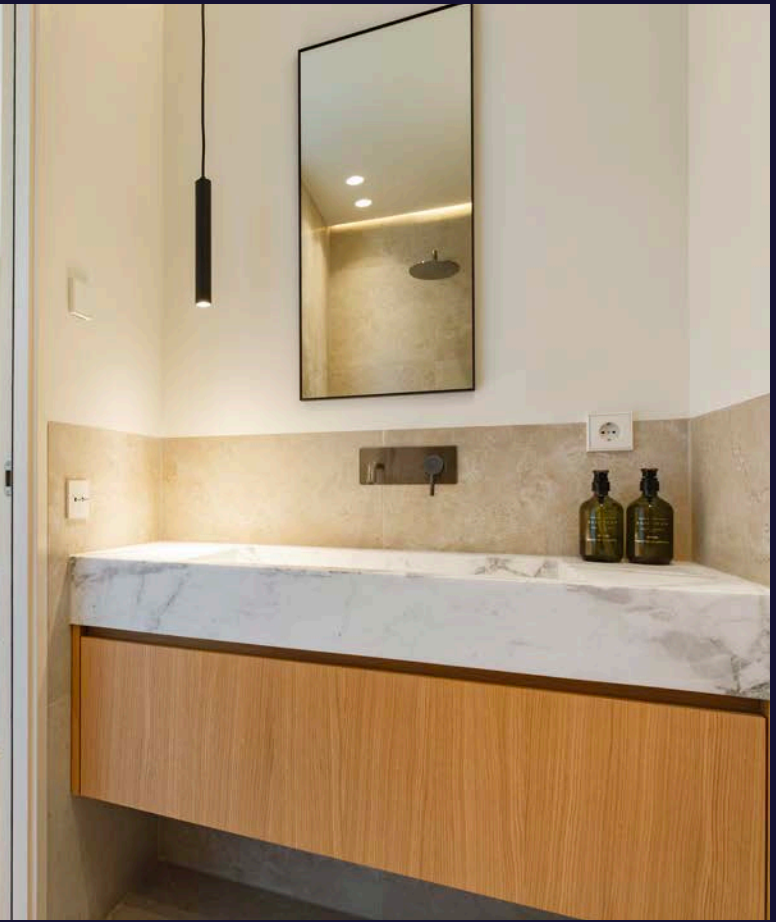
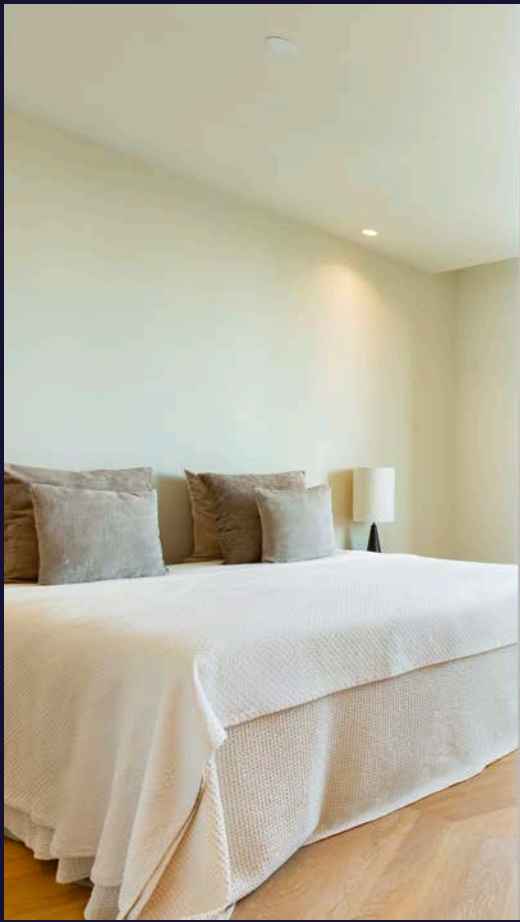


THE MASTER
BEDROOM
EVOKES THE FEEL
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HOTEL.



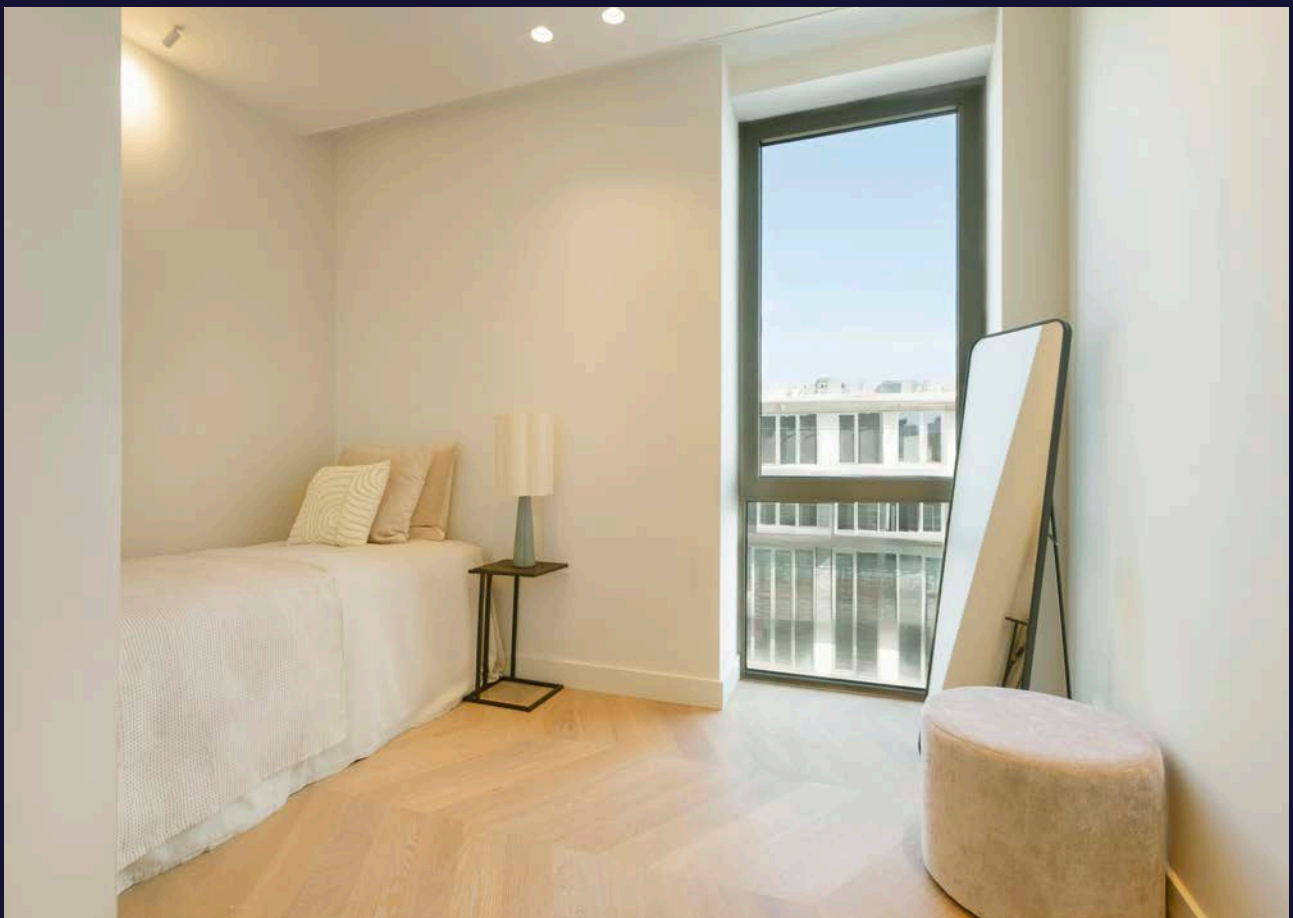


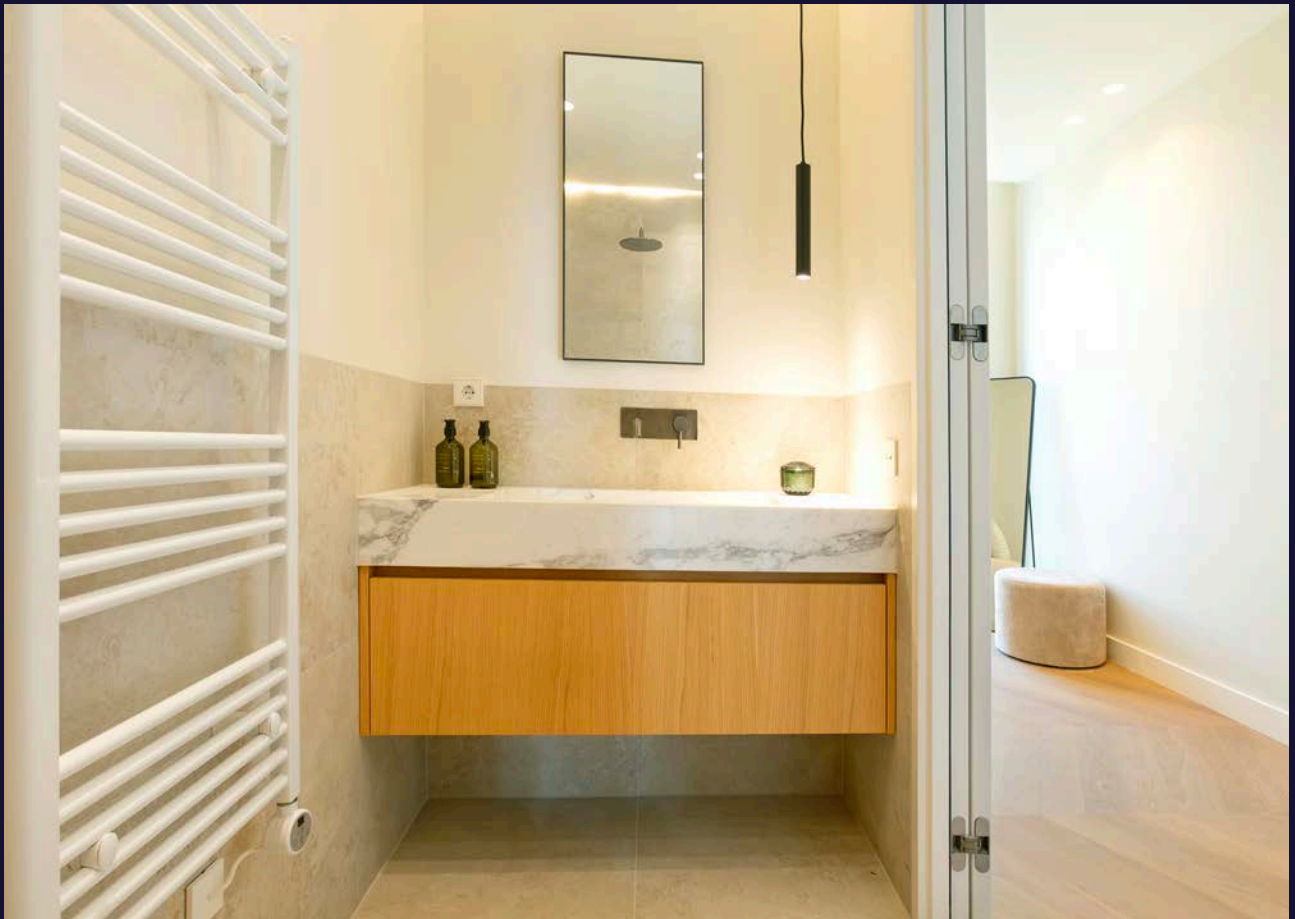


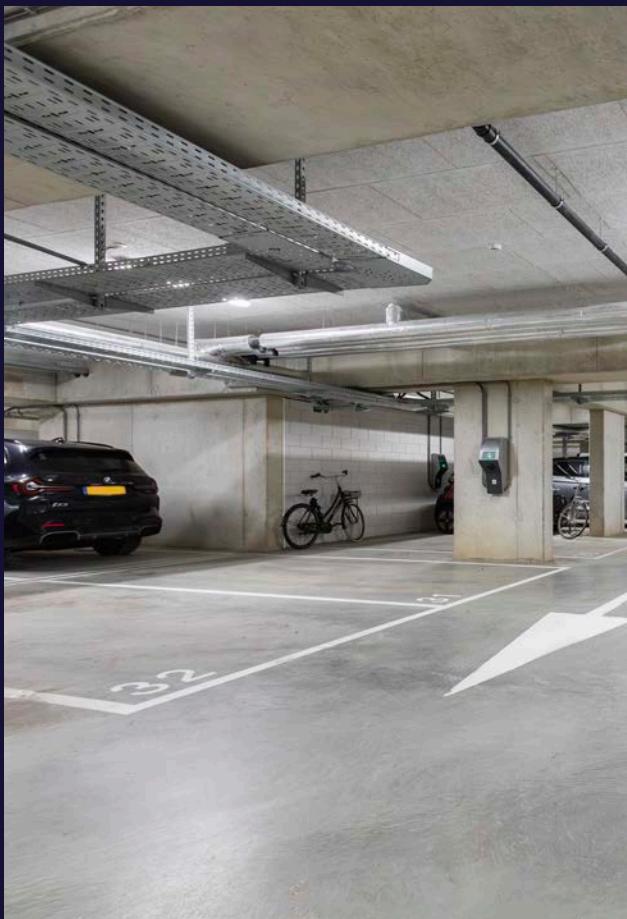




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PARKING AND STORAGE

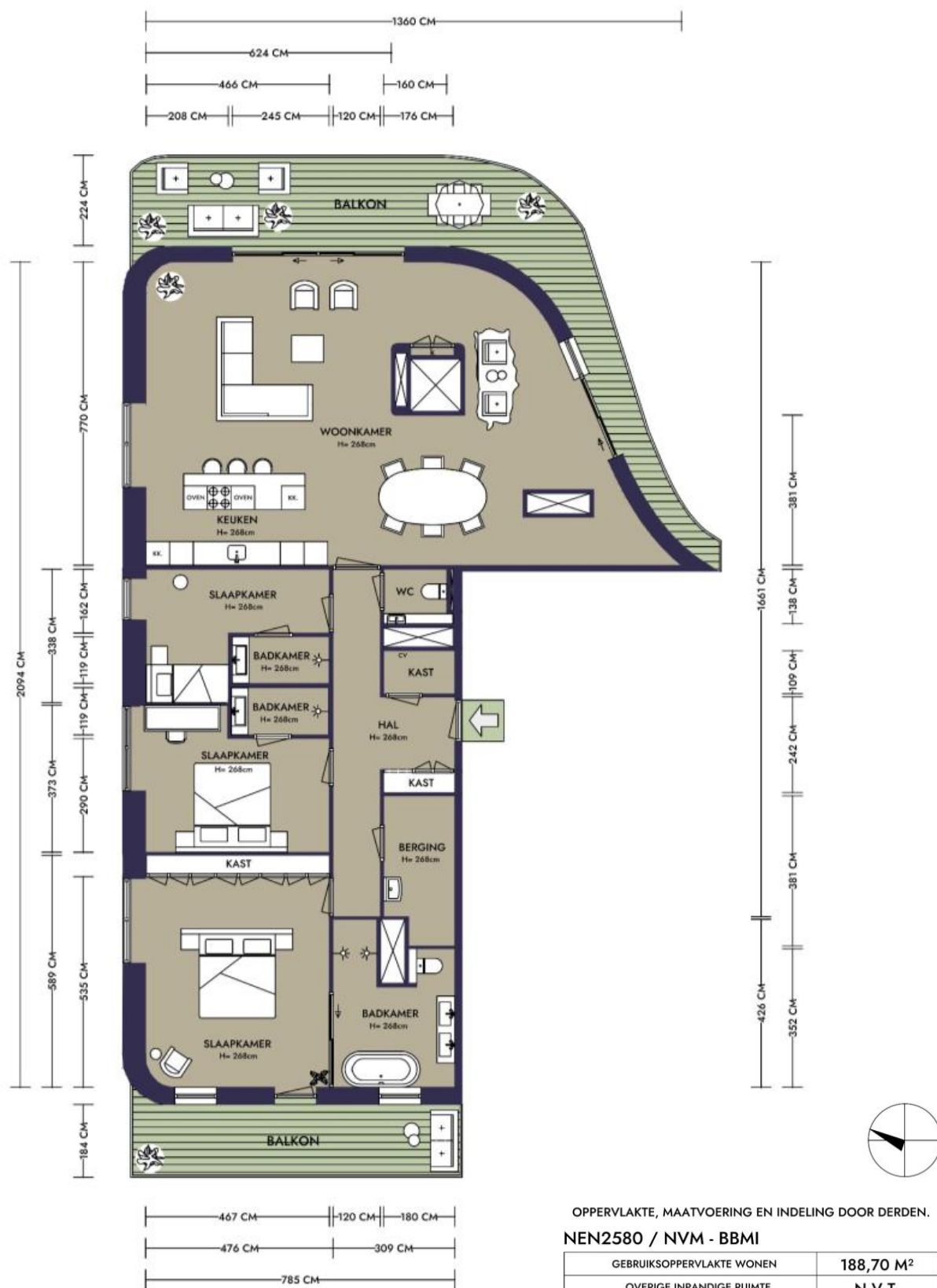
In addition to the living and sleeping areas, the apartment features an external storage room of approximately 8 m² and a private parking space in the underground parking garage. The asking price includes a parking space (valued at approximately €100,000).

VVE

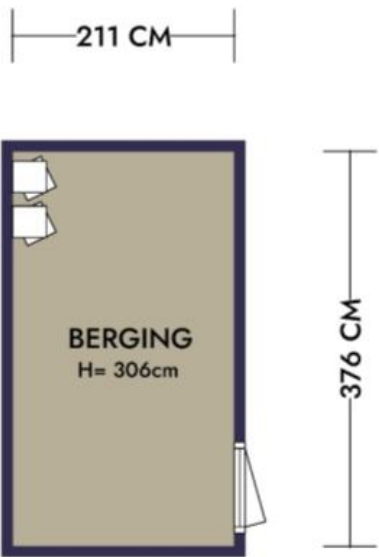
The penthouse is part of a well-organized and professionally managed homeowners' association, with a monthly fee of €435. Everything about this home exudes quality, attention to detail, and exclusivity, creating a rare opportunity for those seeking a high-quality, move-in-ready penthouse with outdoor space, privacy, and top-tier comfort.



7TH FLOOR



STORAGE

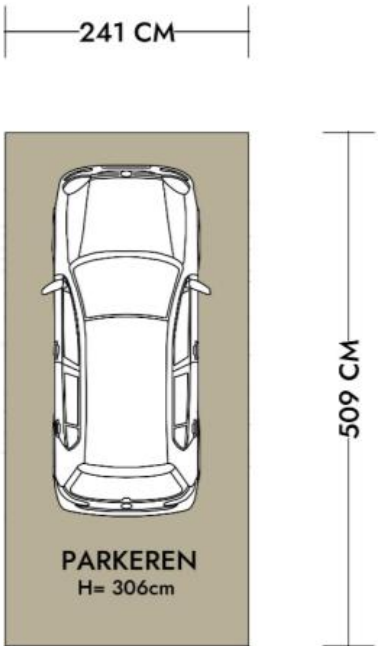


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	8,00 M ²

PARKING



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OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	12,30 M ²

7TH FLOOR



SPECIFICATIONS

OBJECT

Type	Penthouse
Type	Apartment
Year of construction	2024
Current use	Living space
Current destination	Living space

CHARACTERISTICS

Living area:	189 m ²
Number of rooms:	4
Number of bedrooms:	3
Building-related outdoor space	42 m ²
External space	8 m ²

OUTDOOR SPACE

- + Two terraces totalling approximately 43 m², enjoying sun throughout the day
- + Located on the seventh and top floor, with sweeping views over the IJ and the city
- + Two different orientations, allowing for outdoor living from morning until evening

CADASTRAL

Municipality	Amsterdam
Section	K
Index number	A111
Plot number	11554

BIJZONDERHEDEN

- + CApprox. 189 m² of living space
- + 3 bedrooms and 3 bathrooms
- + The ground lease has been bought out until July 1, 2071
- + Fully custom interior, designed by an interior architect
- + 1 parking space with electric charging point
- + Underfloor heating and cooling
- + Energy label A+
- + External storage room approx. 8 m²
- + Luxury open kitchen with island
- + Bioethanol fireplace (remote-controlled)
- + Home automation & integrated sound system
- + Homeowners' association fee € 435 per month

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

- + Leasehold
- + The ground lease has been bought out until July 1, 2071

