



CARLA
VAN DEN BRINK

EMMASTRAAT 32 K
AMSTERDAM

Beautiful, light and spacious corner penthouse (300 m²)

with exceptional light, spread over two floors

with a large private roof terrace

located on Emmastraat in Amsterdam-Zuid.

*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.*



Isabeau Boender
Register Makelaar

T 06 83 574 447
Isabeau@vandenbrink.nl





Emmastraat is located in the heart of Amsterdam-Zuid, one of the most beloved streets in the city. On the corner, you will find the Albert Heijn supermarket, and at the end of the street, you can walk into Vondelpark. This stately, tree-lined street is part of the sought-after Willemsparkbuurt neighborhood, known for its characteristic architecture, peaceful atmosphere, and excellent amenities within easy reach.



BEREIKBAARHEID

The location is also ideal for public transportation. Trams and buses to the city center and Zuid Station stop nearby, and you can reach the center of Amsterdam in just a few minutes by bike. Schiphol Airport is also only 25 minutes away by public transport (which stops practically on your doorstep). By car, you can quickly reach other cities via the A10 Zuid. Parking is available in the immediate vicinity with a resident's permit.

SURROUNDINGS

The neighborhood offers an ideal balance between tranquility and liveliness. A few minutes' walk away are Cornelis Schuytstraat, Beethovenstraat, and Van Baerlestraat, where you can enjoy a wide range of boutiques, delicatessens, specialty shops, and stylish restaurants. There are also several supermarkets and artisan shops in the immediate vicinity for your daily shopping needs.

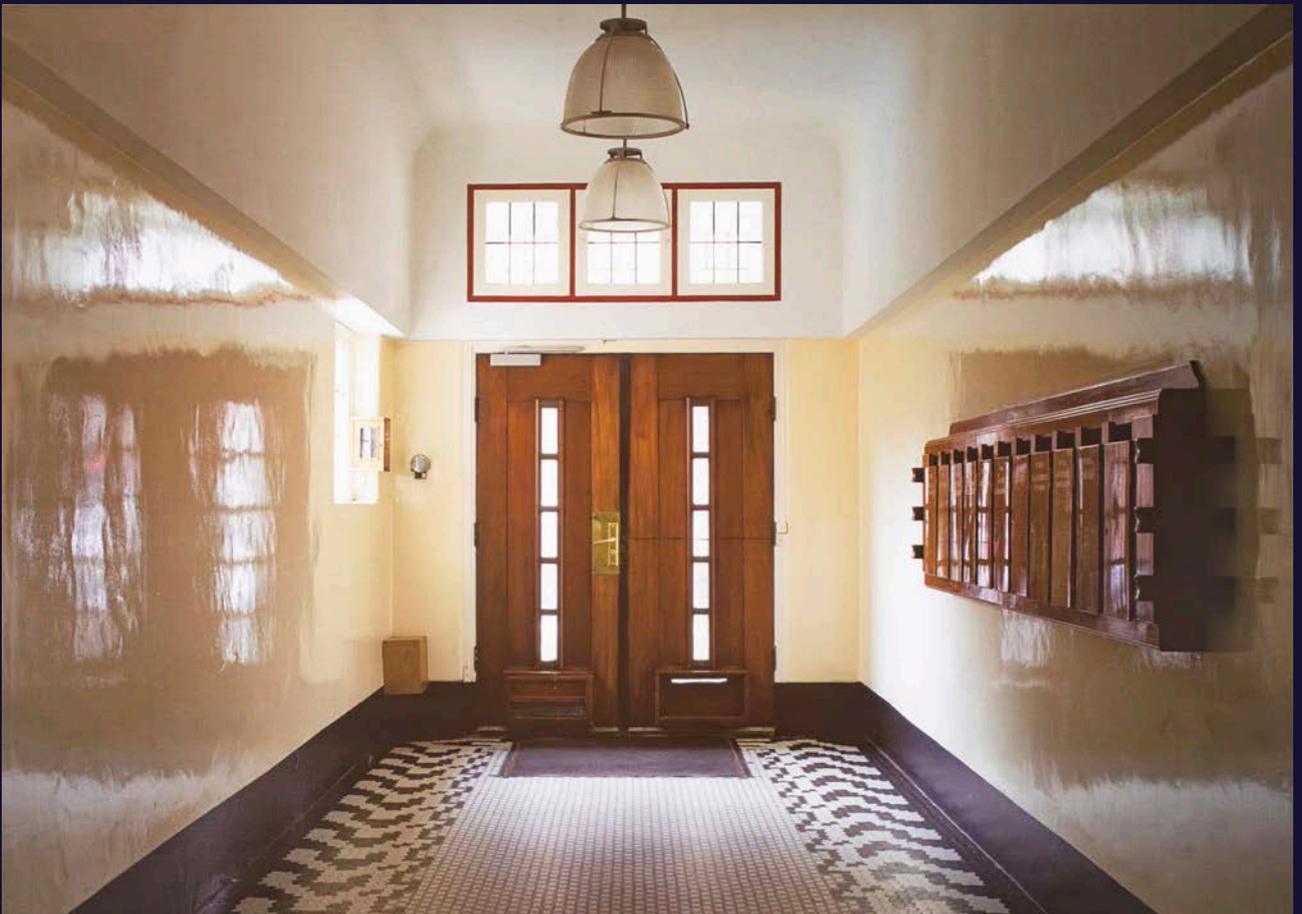
The Vondelpark, within walking distance, offers plenty of freedom. Here you can enjoy a walk, a run, or relax on a terrace surrounded by greenery. The Museumplein is also within walking distance, with cultural highlights such as the Rijksmuseum, Van Gogh Museum, and Concertgebouw.

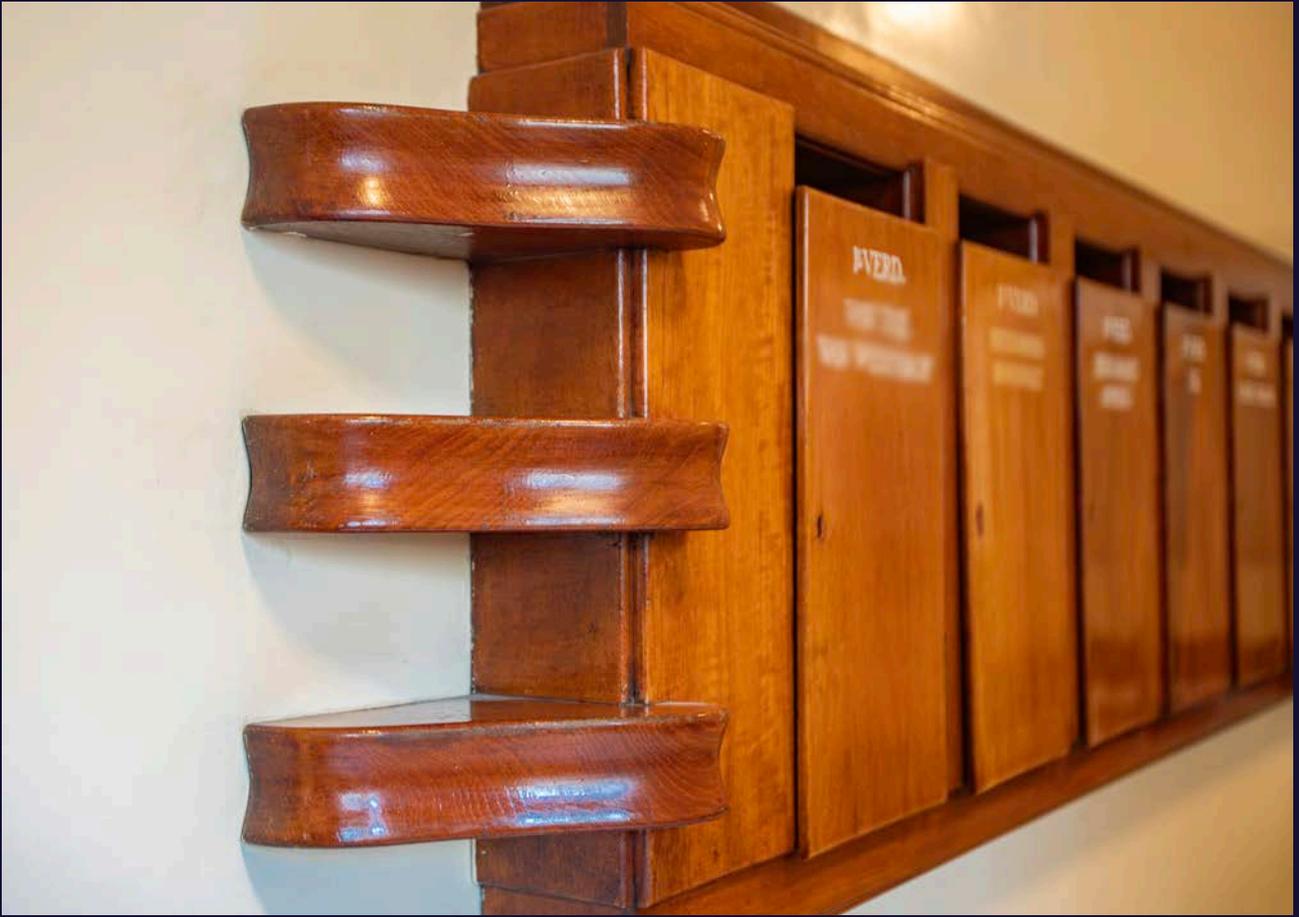


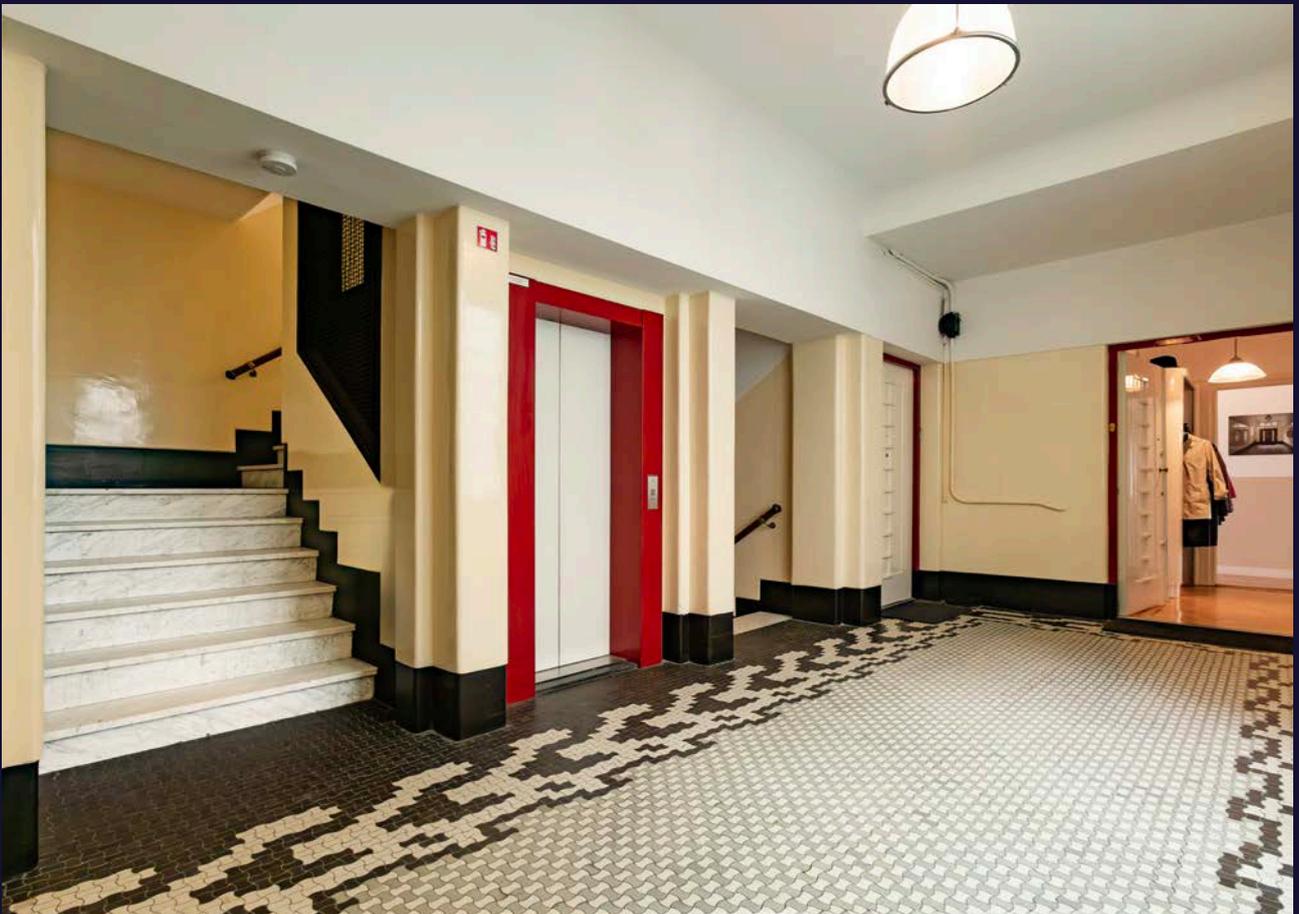
LIVING

On the third (236 m²) and fourth (64 m²) floors of a well-maintained apartment complex (with elevator and concierge), designed by architect F.A. Warners, this light and classic apartment is located on the corner of Emmastraat and De Lairessestraat, a stone's throw from Cornelis Schuytstraat and Vondelpark.











LAYOUT

The apartment in this stately building on Emmastraat offers a particularly spacious and atmospheric experience with a classic layout that combines elegance and comfort. From the elevator, you enter the charming hall of the complex. The apartment provides access to a hall with a cloakroom and separate toilet. The library is located on the right-hand side.

The library forms the heart of the apartment and offers an attractive place to read or work. Given its corner location and position on the courtyard of the complex, every room has large windows and plenty of light, which is unique for Amsterdam. Many rooms offer a view of Emmastraat or Lairessestraat. The kitchen has a practical layout and is equipped with plenty of cupboard space and built-in appliances. Of course, the layout of the house can be changed. For example, by moving the kitchen to one of the larger sitting rooms, you could create a spacious kitchen with beautiful original en-suite doors to the dining room, sitting room, and library. There are also two spacious bedrooms on this floor. The hall provides access to a shared bathroom and another nice office space.



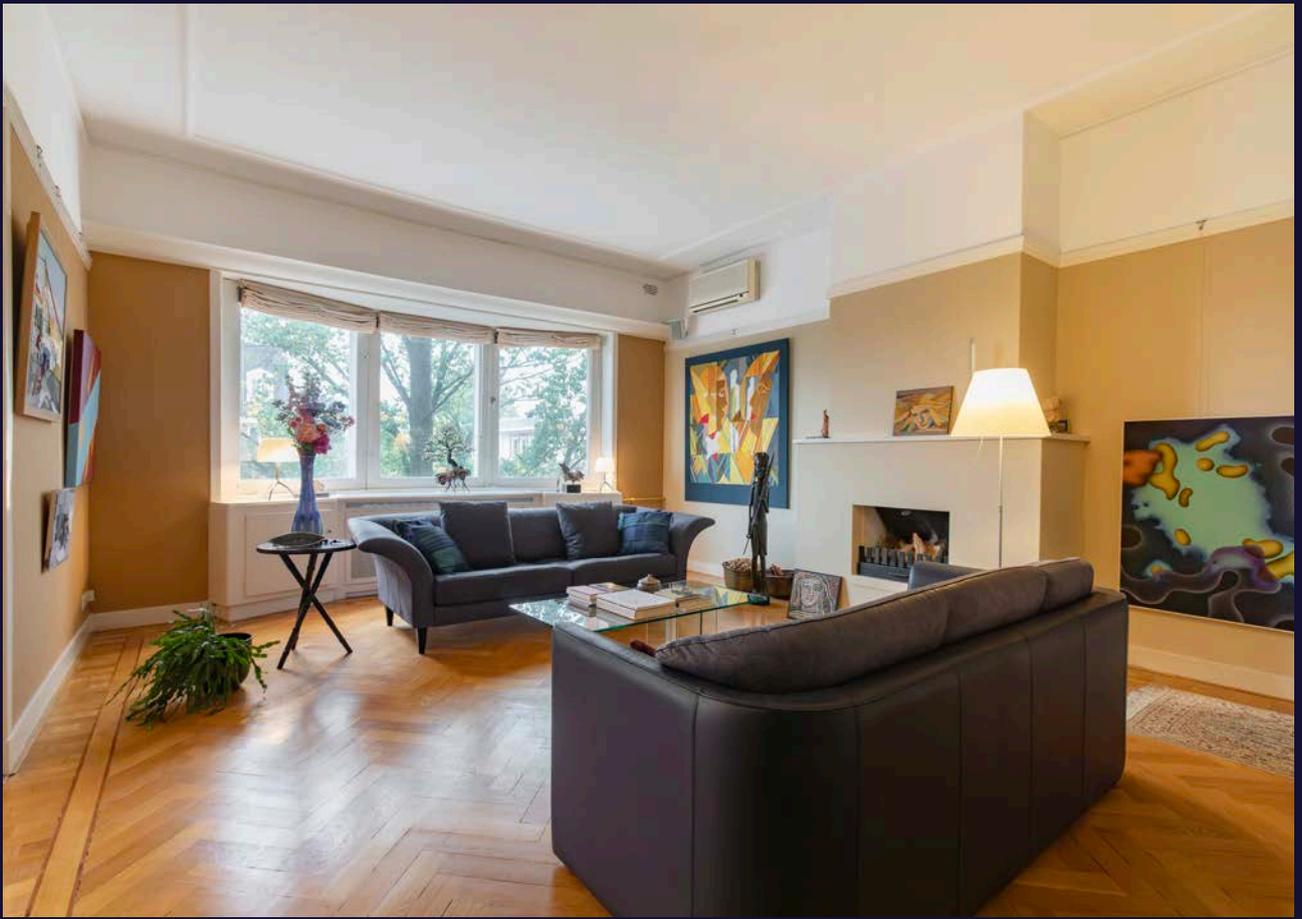
THE LIBRARY FORMS
THE HEART OF
THE APARTMENT
AND OFFERS AN
ATTRACTIVE PLACE
TO READ OR WORK.





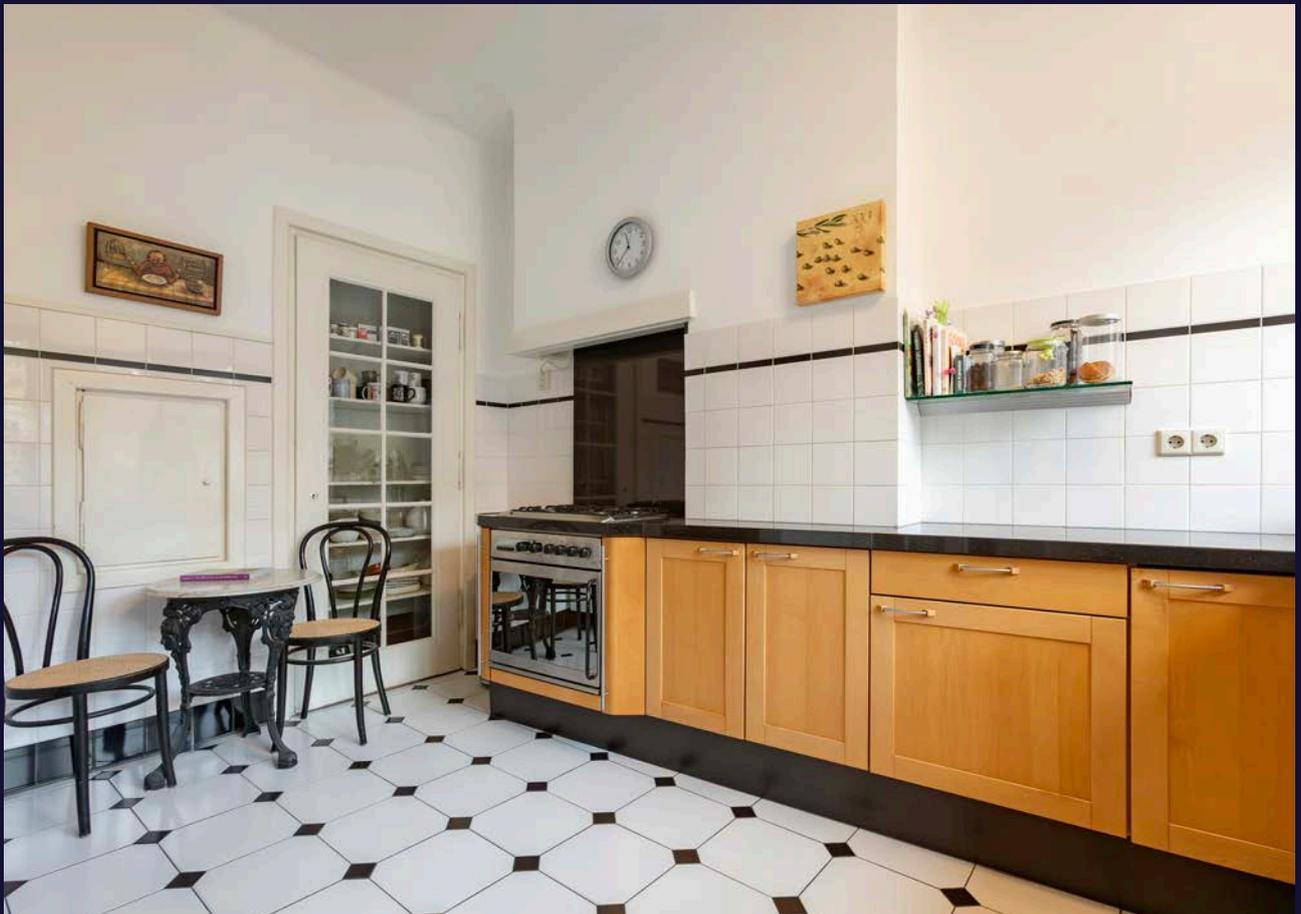
GIVEN ITS CORNER LOCATION AND POSITION ON THE COURTYARD OF THE COMPLEX, EVERY ROOM HAS LARGE WINDOWS AND PLENTY OF LIGHT, WHICH IS UNIQUE FOR AMSTERDAM.

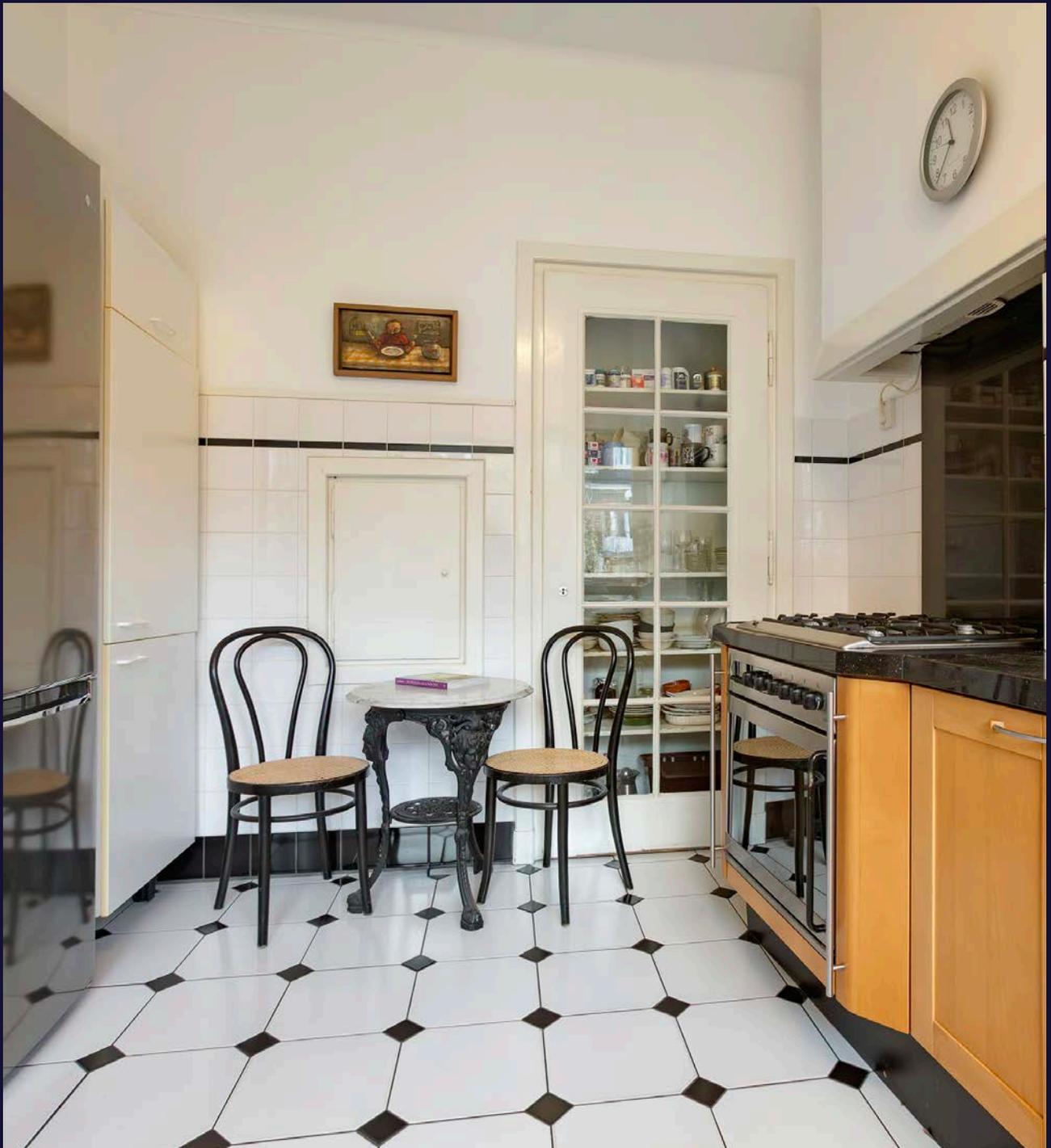




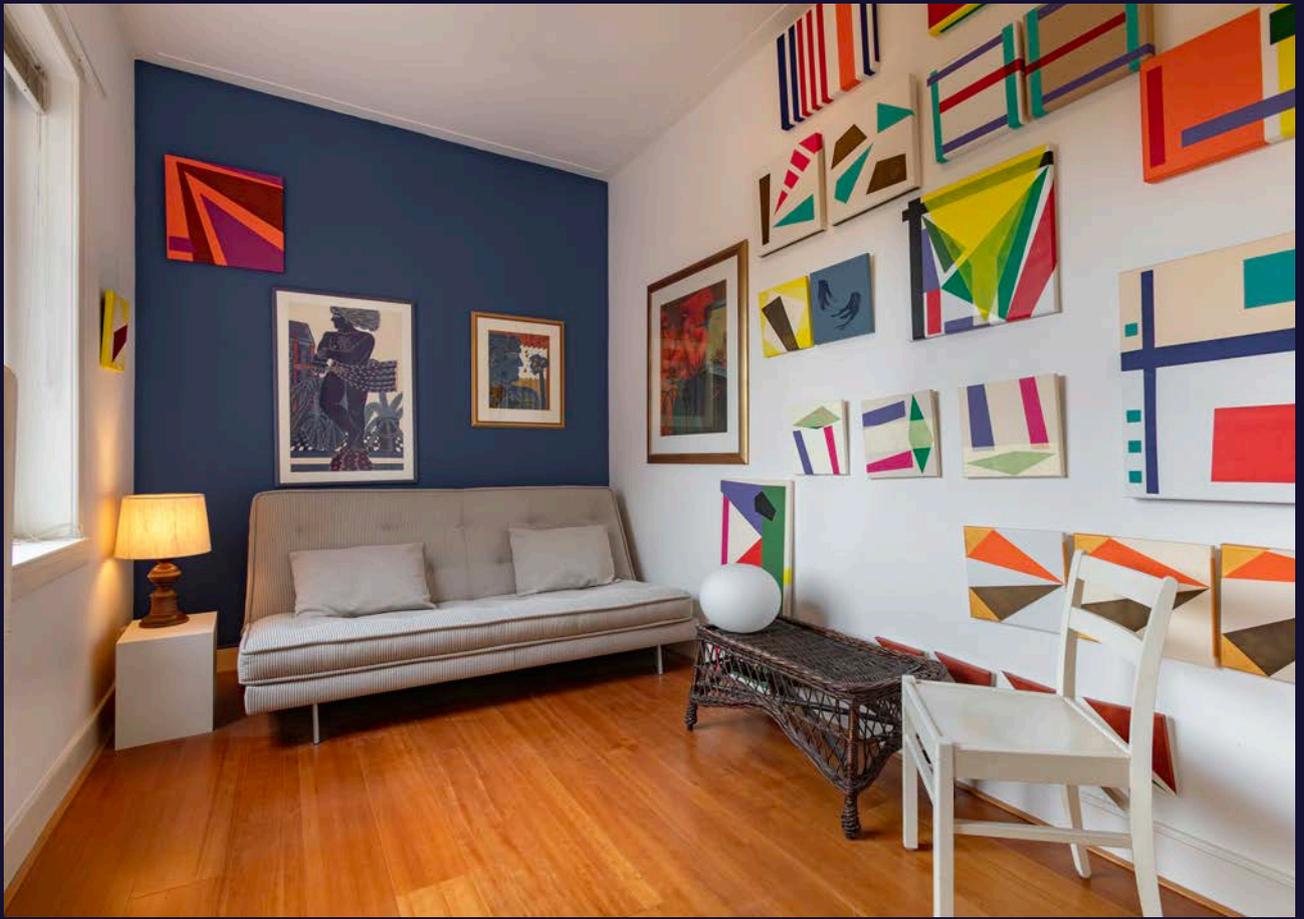


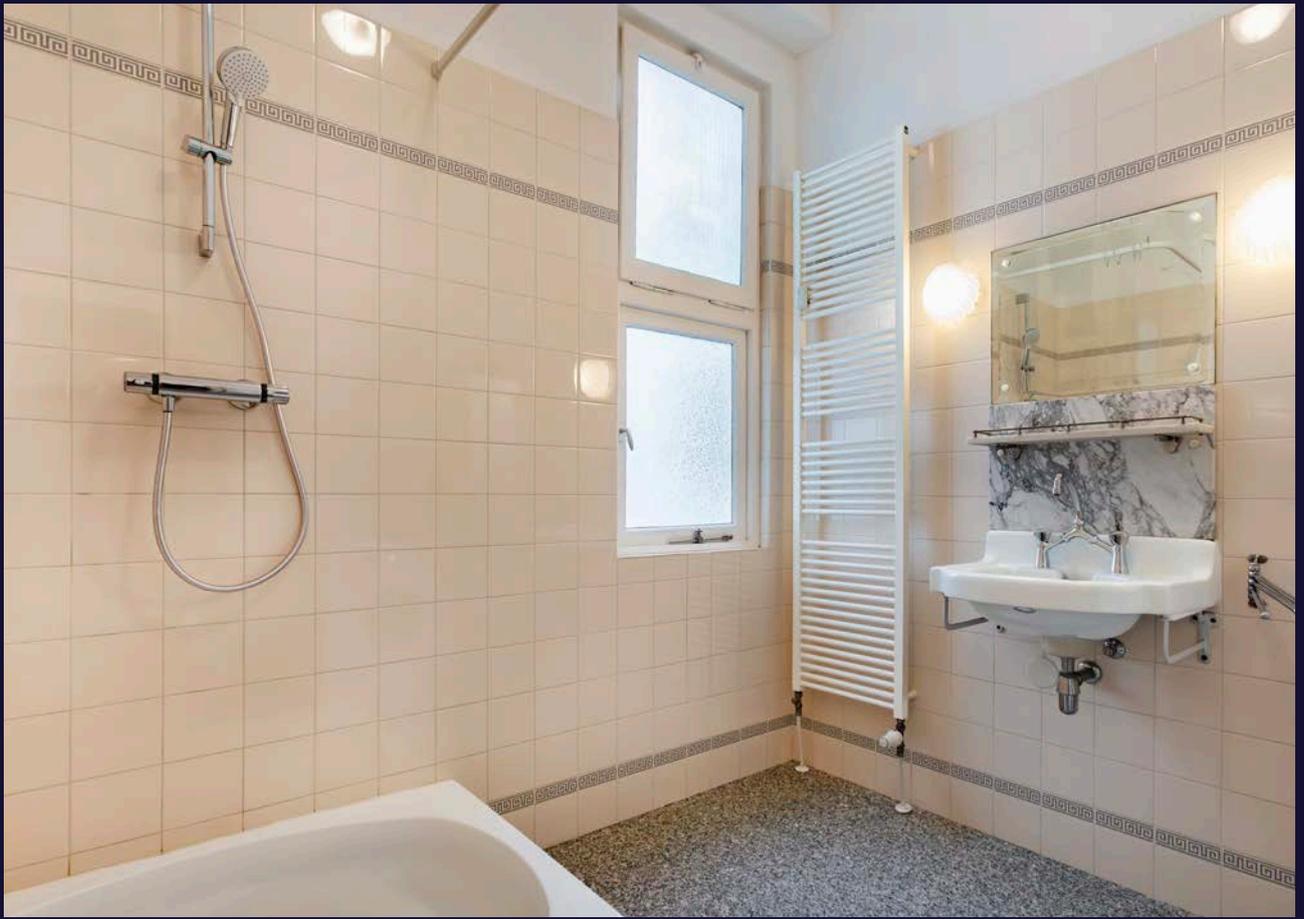


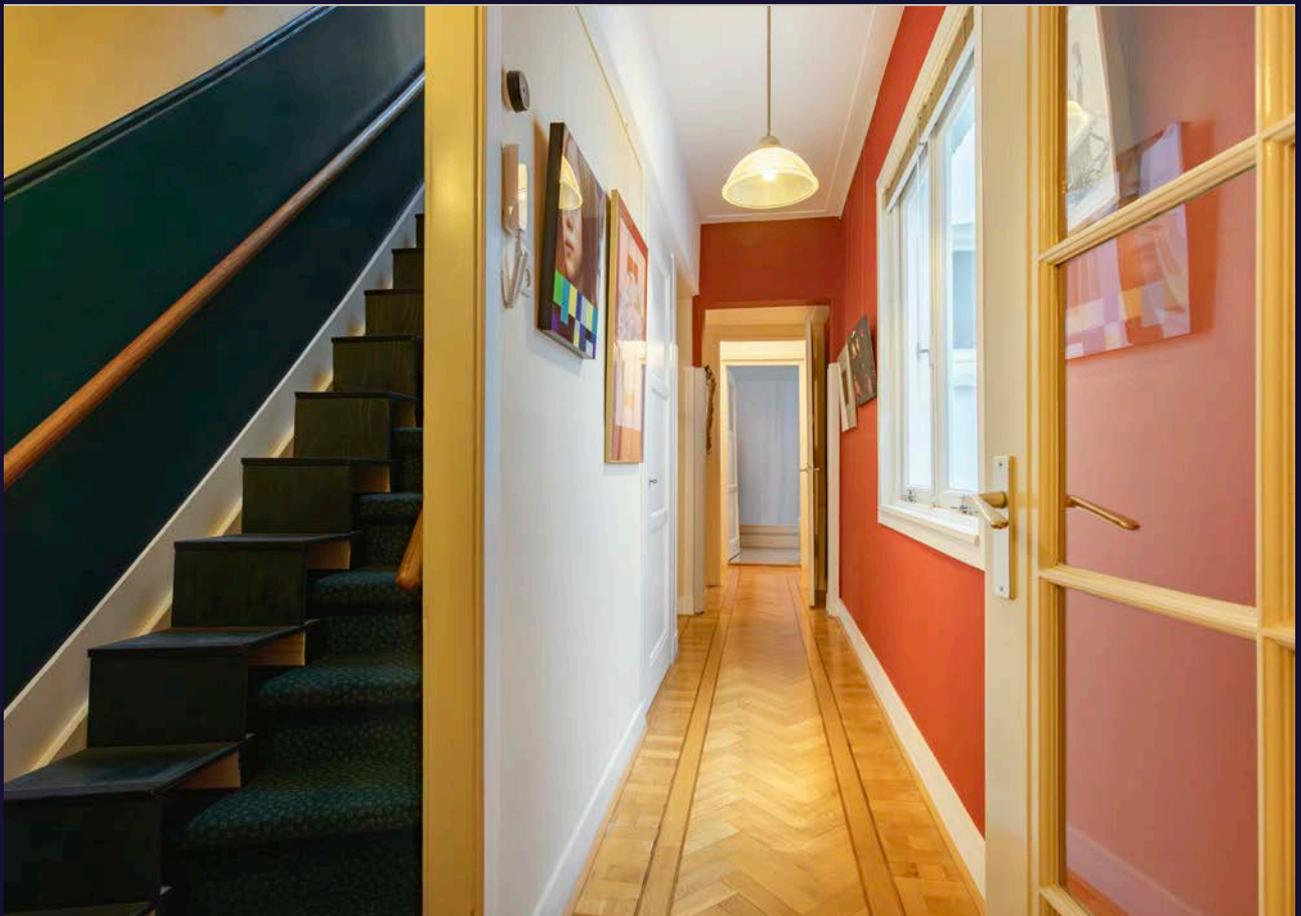




OF COURSE, THE LAYOUT OF THE HOUSE CAN BE CHANGED. FOR EXAMPLE, BY MOVING THE KITCHEN TO ONE OF THE LARGER SITTING ROOMS, YOU COULD CREATE A SPACIOUS KITCHEN.







FOURTH FLOOR

The sleeping floor, which is also the fourth floor, offers a nice private feeling with a large master bedroom, closet room, and another guest room or extra bedroom. There is also a spacious bathroom with a Jacuzzi and steam cabin.

From the landing, an electric skylight provides access to the panoramic private roof terrace with fantastic views over the whole of Amsterdam. Truly breathtaking.







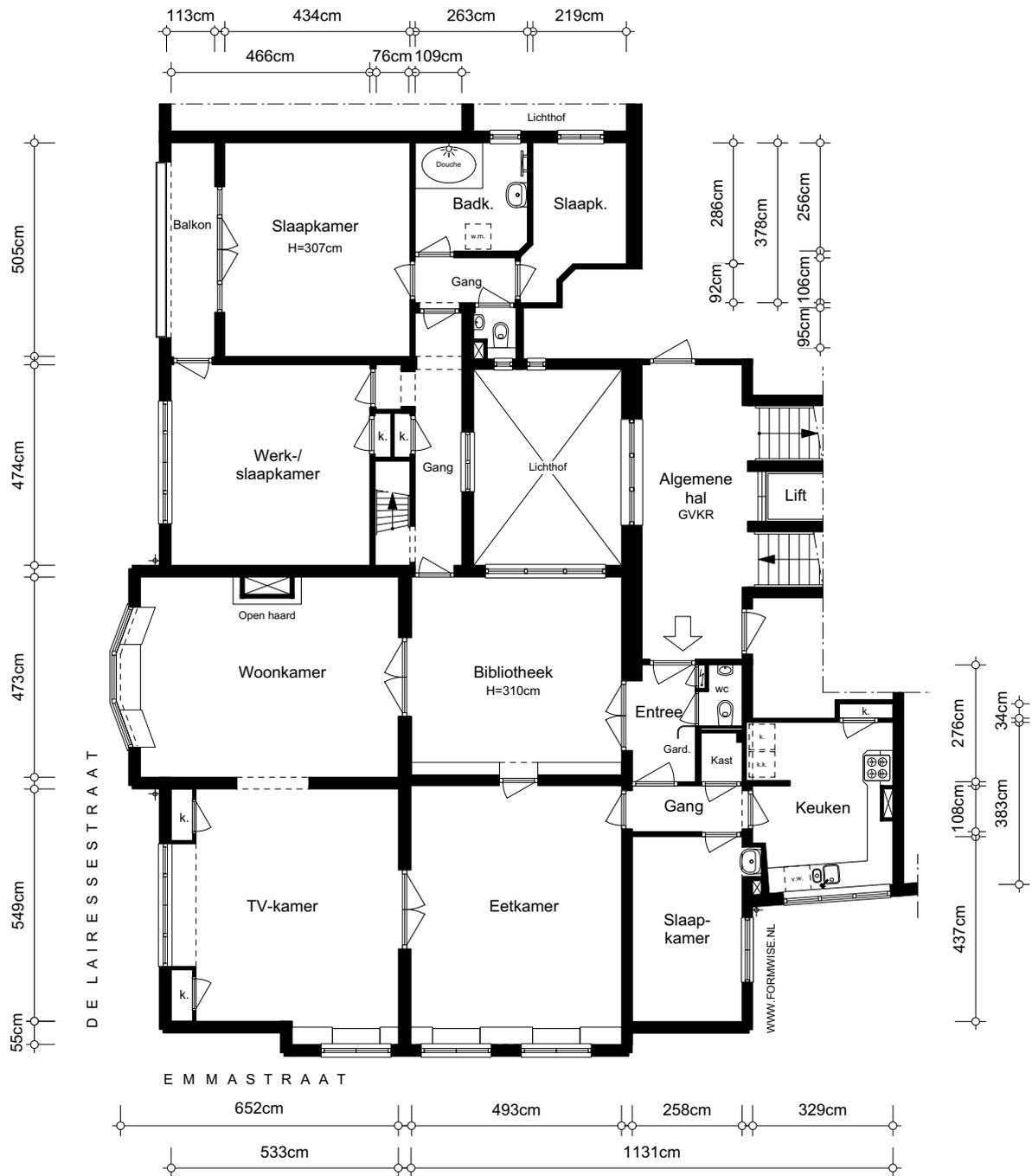


THE ROOF TERRACE
OFFERS FANTASTIC
VIEWS OVER
THE WHOLE OF
AMSTERDAM.





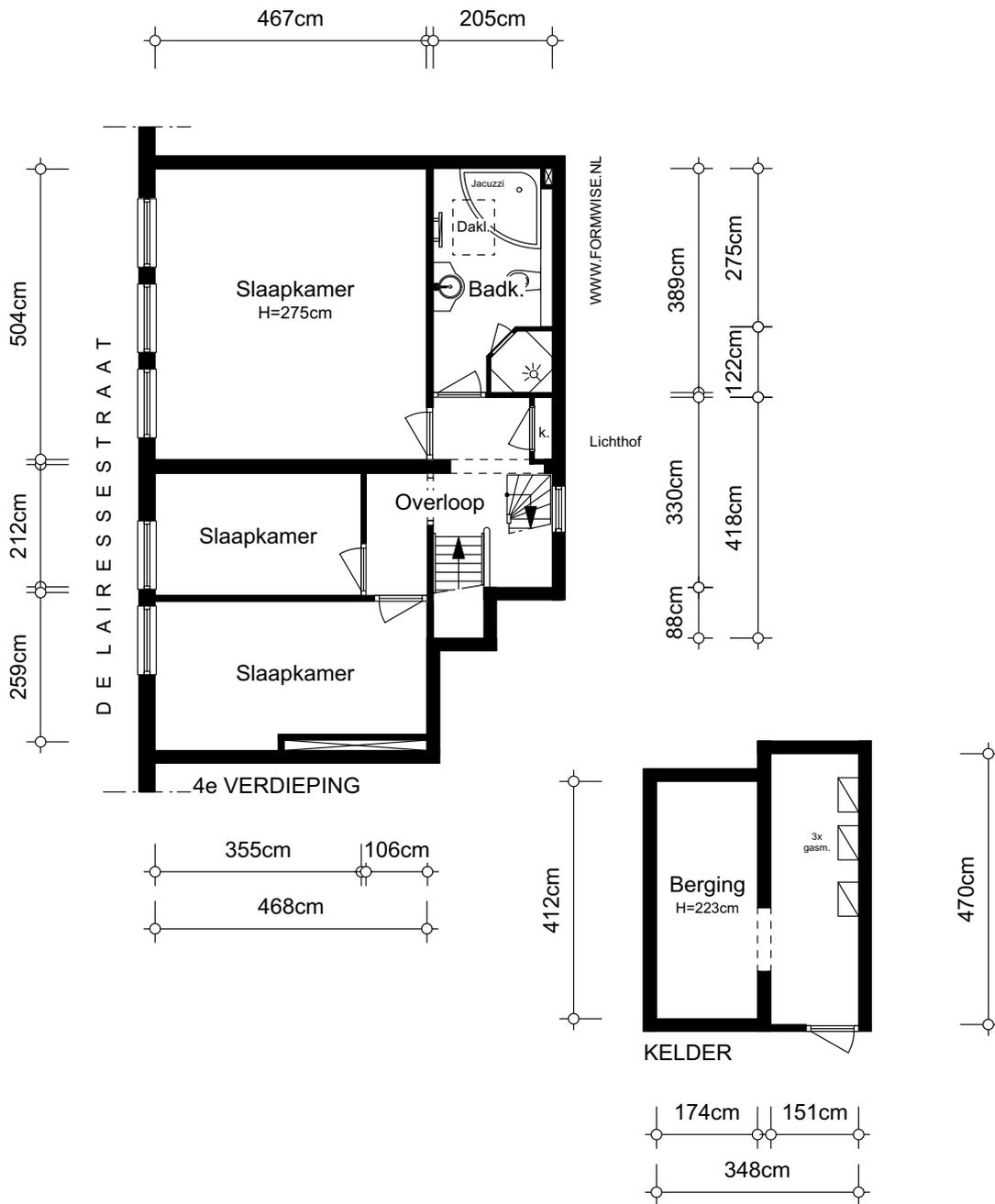
3TH FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	236,47 m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	5,62 m ²
Externe berguimte	n.v.t.

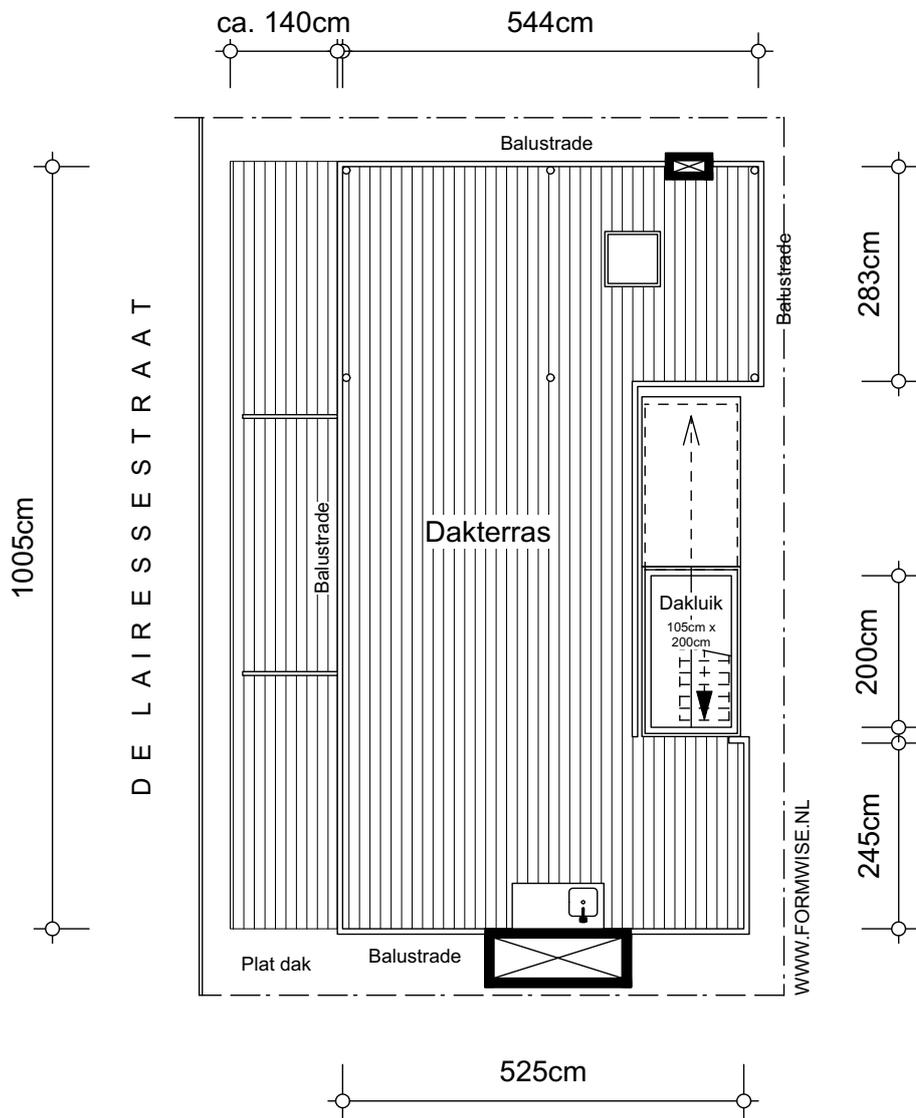
4TH FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	63,05 m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	15,21 m ²

ROOFTERRACE



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	n.v.t.
Overige inpandige ruimte	n.v.t.
Gebouwwebonden buitenruimte	49,20 m ²
Externe bergruimte	n.v.t.

SPECIFICATIES

OBJECT

Type:	Penthouse
Type:	Apartment
Year of construction:	1921
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

Roof terrace of 63,97 m²

DESTINATION

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

HOMEOWNERS' ASSOCIATION (VVE)

- + Homeowners' association registered in the Chamber of Commerce Trade Register
- + Homeowners' association has 12 apartment rights
- + Homeowners' association fraction 341/3788
- + Active owners' association: MJOP (long-term maintenance plan) available
- + Owners' association monthly contribution EUR 1,063.00 including concierge, elevator, and maintenance reserve
- + The advance heating costs amount to EUR 317 per month

CHARACTERISTICS

Living area:	300 m ²
Number of rooms:	14
Number of bedrooms:	6
Volume:	900 m ³
Building-related outdoor space:	15 m ²

CADASTRAL

Municipality:	Amsterdam
Section:	U
Index number:	A11
Plot Number:	10659

MUNICIPALITY

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

EIGENDOMSSITUATIE

- + Eigendom belast met erfpacht
- + Huidig tijdvak erfpacht afgekocht tot 2043. De aanvraag onder gunstige voorwaarden naar eeuwigdurende erfpacht is gedaan.

