



CARLA
VAN DEN BRINK

VONDELSTRAAT 112-3
AMSTERDAM

Unique, Characterful and Stylish Duplex Upper-Level

Apartment with Stunning Views of the Vondelkerk,
in an Exceptional Location Directly Adjacent to Vondelpark,
Situated in the Highly Sought-After Amsterdam Oud-West.

*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 charming duplex upper-level apartment of approximately 162 m² is situated on freehold land and combines spaciousness, natural light, and comfortable living with the character of a period property in one of Amsterdam's most desirable locations. The apartment features a generous balcony and is spread across two full residential floors.

The property has been finished to a high standard, where characteristic details blend beautifully with a contemporary aesthetic. Large windows, French doors, and a practical layout create a particularly pleasant living environment with an abundance of natural light. The spacious living area offers an excellent balance between relaxing, cooking, and dining, while the sunny balcony serves as a natural extension of the indoor living space.

The top floor accommodates two generously sized bedrooms, both featuring practical storage space. In addition, there is a separate home office and a spacious bathroom. Together, these elements make this duplex apartment an ideal combination of comfort, functionality, and characterful living in a prime location.



LOCATION AND ACCESSIBILITY

The apartment enjoys an excellent location between Vondelpark, Overtoom, and Amsterdam Zuid. Within just a few minutes' walk, you can reach both the exclusive shopping streets of Oud-Zuid and the charming boutiques around Overtoom and De Negen Straatjes (The Nine Streets).

Accessibility is excellent, with several tram lines stopping nearby and providing direct connections to Amsterdam city centre and the Zuidas business district. By car, the A10 Ring Road can be reached in approximately five minutes, while Schiphol Airport is only a 15-minute drive away.

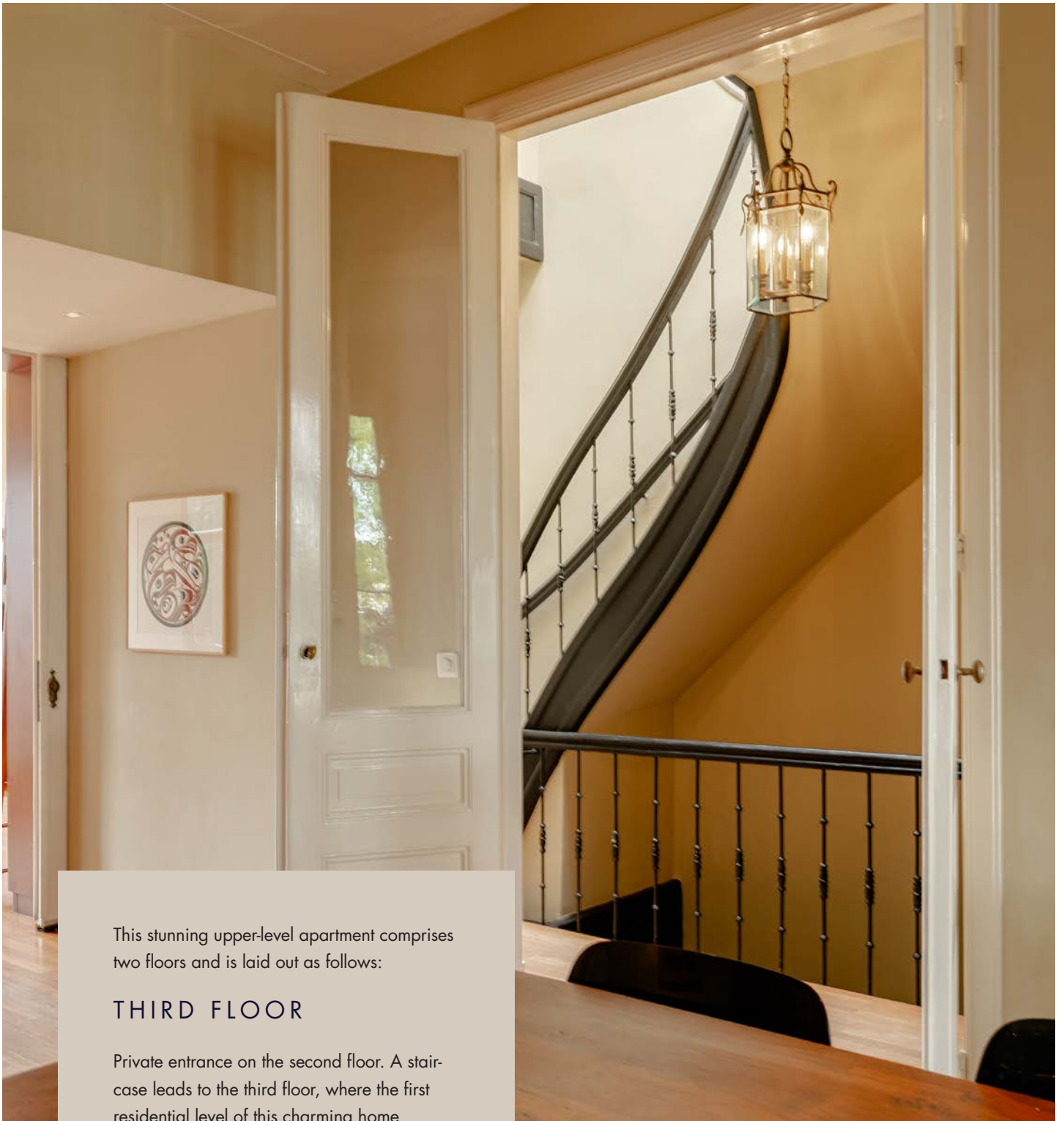


The immediate area offers a wide selection of popular hotspots, including the Conservatorium Hotel, the exclusive Akasha Spa, and a variety of renowned restaurants such as The Seafood Bar, Café Garçon, Brasserie Van Baerle, Brasserie Keyzer, and Coffee District. Other favourites nearby include Ottolenghi Amsterdam and Vertigo, as well as 't Blauwe Theehuis located within Vondelpark.

For daily groceries, an Albert Heijn supermarket and Organic for You are just around the corner. The surrounding Vondelstraat and Overtoom area is home to numerous local shops, delicatessens, and specialty stores, including Olives & More, as well as the boutiques and speciality retailers along Cornelis Schuytstraat and at ZuiderMRKT.

For art and culture enthusiasts, the Rijksmuseum, Van Gogh Museum, Stedelijk Museum, and the Concertgebouw are all within walking distance.



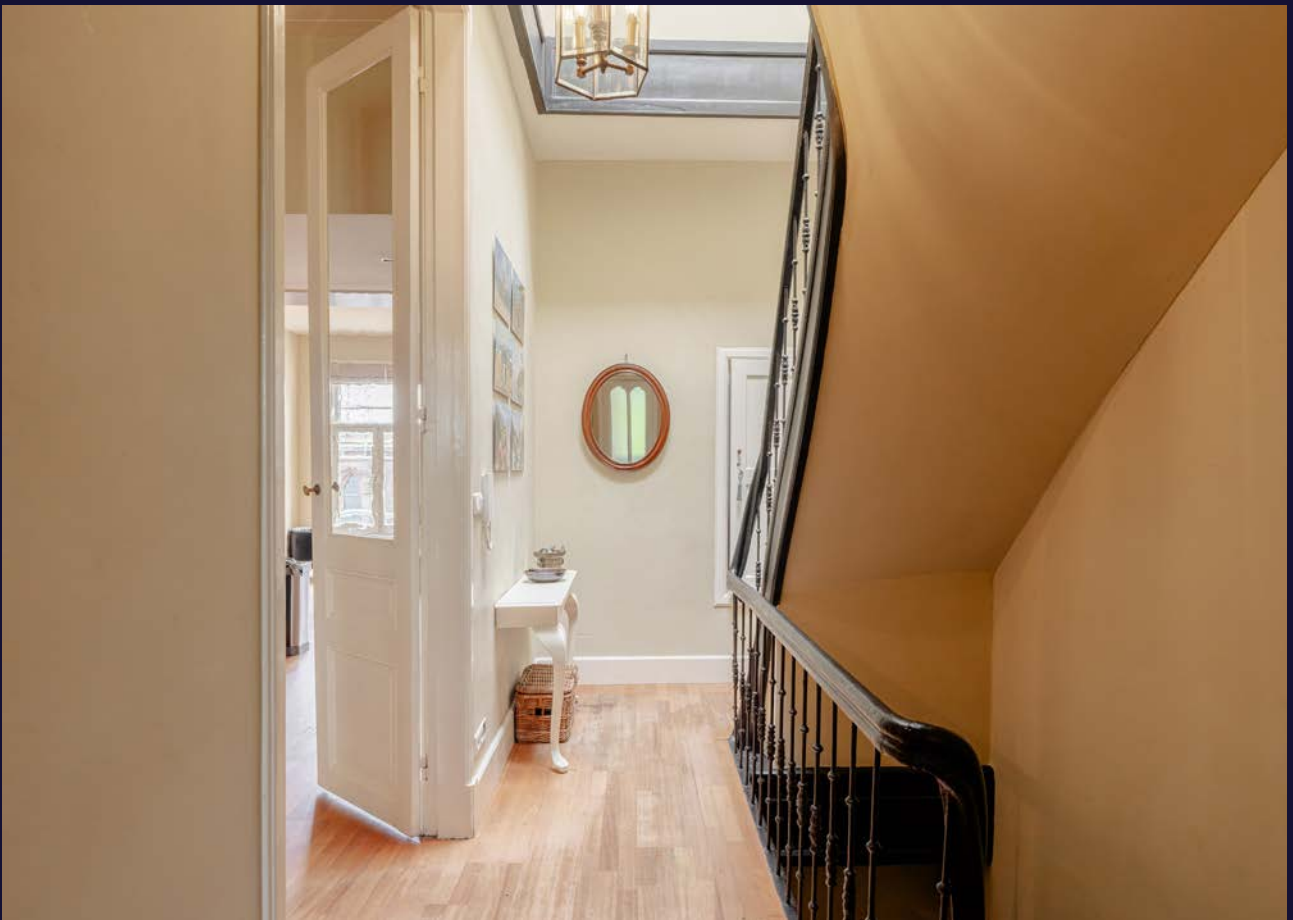


This stunning upper-level apartment comprises two floors and is laid out as follows:

THIRD FLOOR

Private entrance on the second floor. A staircase leads to the third floor, where the first residential level of this charming home unfolds. The spacious hallway forms the central hub of the property and provides access to all rooms.

At the rear of the apartment is the inviting dining room, accessed through elegant French doors that allow for abundant natural light and create a seamless connection between the living spaces.







THE ELEGANT
FRENCH DOORS
ALLOW ABUNDANT
NATURAL LIGHT
AND CREATE
A SEAMLESS
CONNECTION
BETWEEN THE
LIVING SPACES.



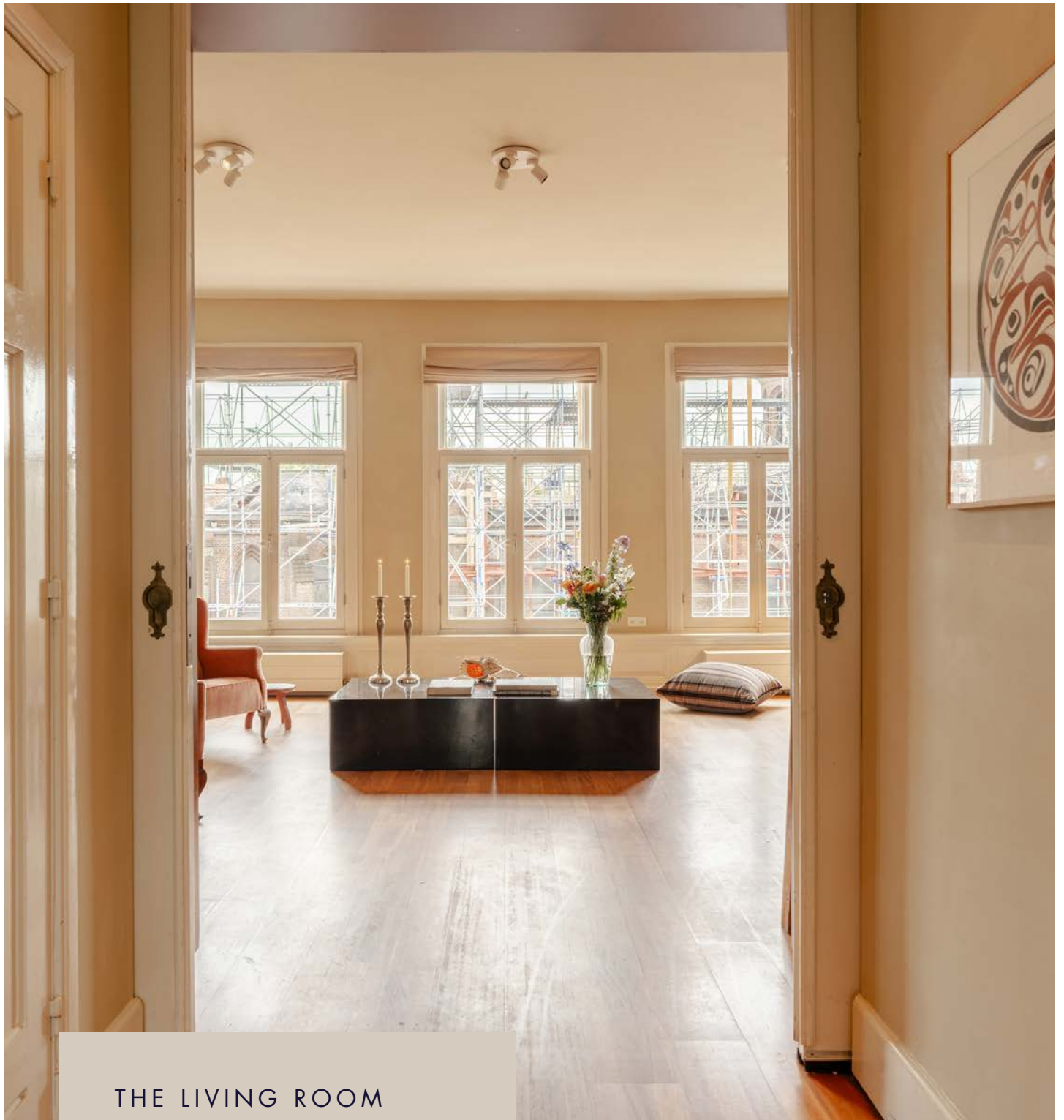
THE KITCHEN

Adjacent to the dining room is the kitchen, also situated at the rear of the property. Both the kitchen and dining room provide access to the generous balcony — a wonderful spot to relax and enjoy the sun in complete tranquillity.





BOTH THE KITCHEN AND DINING ROOM PROVIDE ACCESS TO THE GENEROUS BALCONY — A WONDERFUL SPOT TO RELAX AND ENJOY THE SUN IN COMPLETE TRANQUILITY.



THE LIVING ROOM

At the front of the apartment is the spacious living room, distinguished by three large French windows that flood the space with natural light and offer unobstructed views of the beautiful Vondelkerk.











THREE LARGE
FRENCH
WINDOWS
FLOOD
THE SPACE
WITH NATURAL
LIGHT.



FOURTH FLOOR

The staircase continues to the fourth floor. From the landing, you reach the two well-proportioned bedrooms, located at both the front and rear of the property. Both bedrooms benefit from spacious storage rooms, providing ample practical storage space.

Adjacent to the front bedroom, connected to the storage room, is a separate office space — ideal for working from home or as a quiet study.

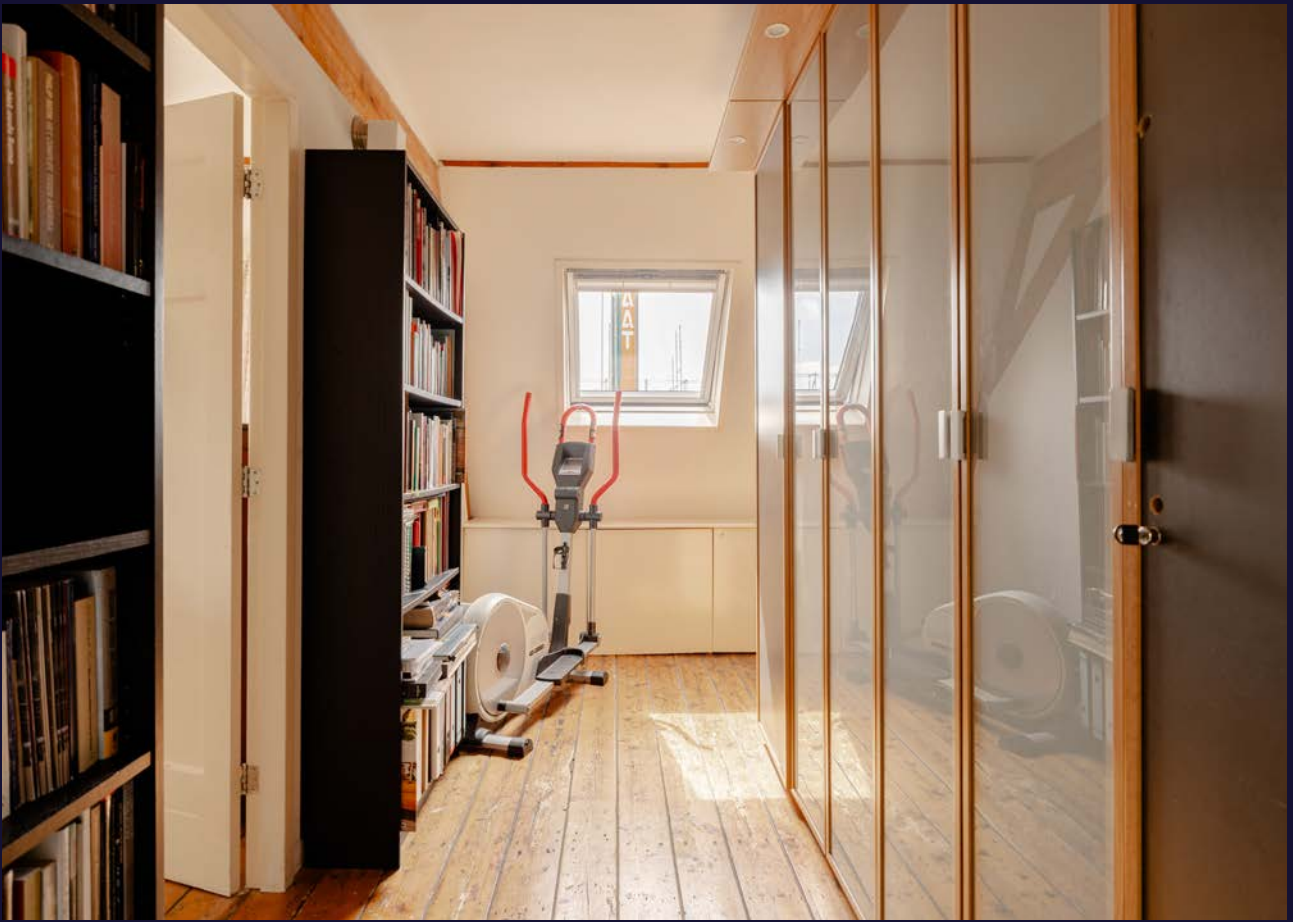
This floor also features the spacious bathroom, equipped with a walk-in shower, bathtub, washbasin, and toilet.







THE SEPARATE
OFFICE SPACE
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SECOND FLOOR



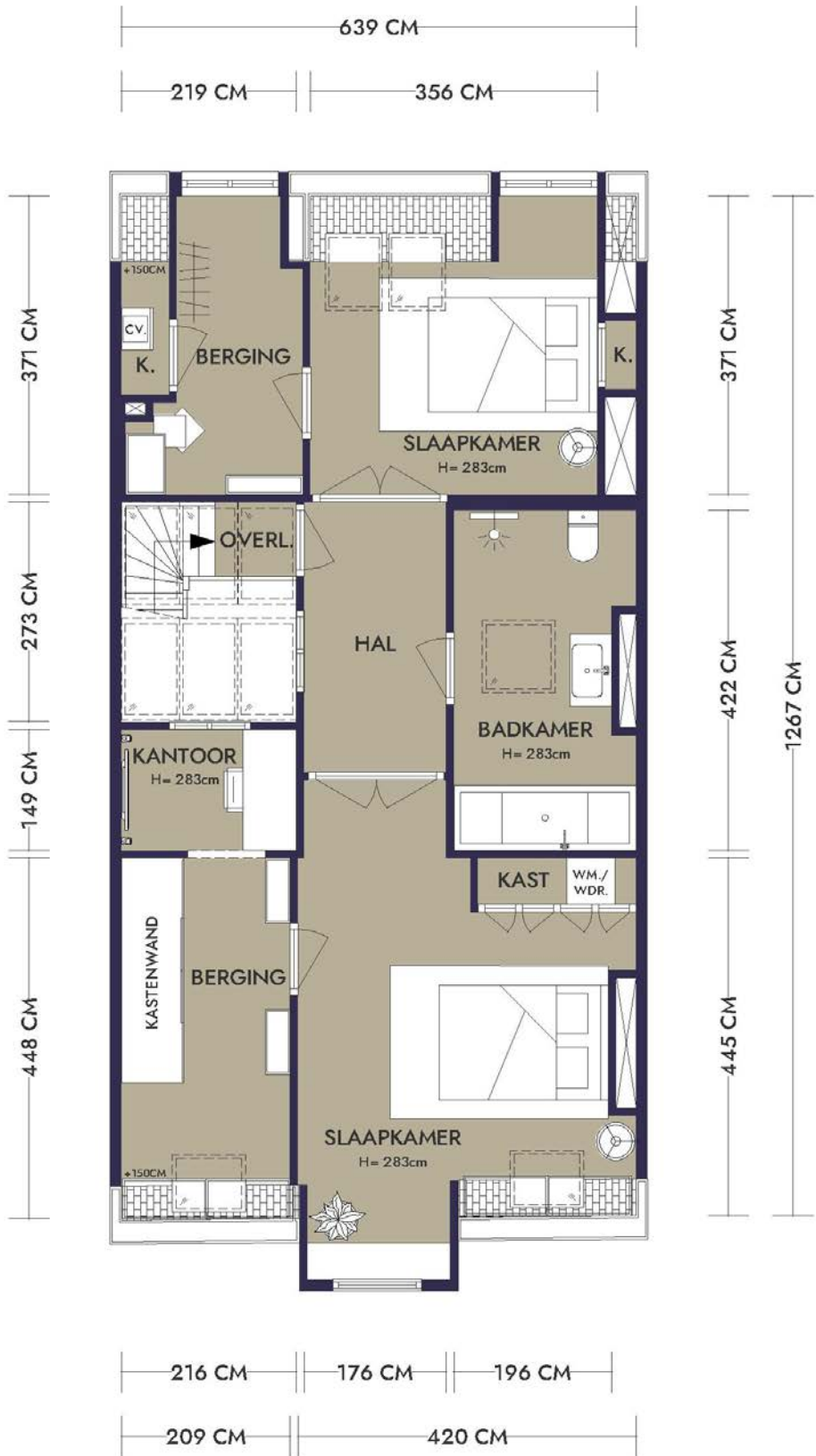
OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN.

NEN2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	91,20 M ²
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	9,00 M ²
EXTERNE BERGRUIMTE	N.V.T.

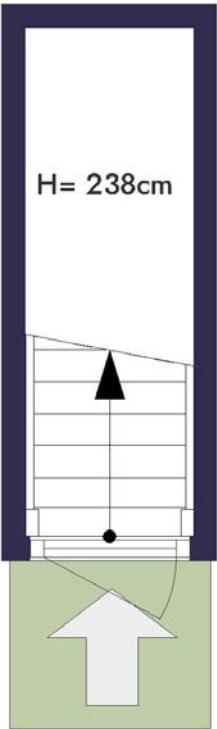


THIRD FLOOR



FIRST FLOOR

105 CM



H= 238cm

319 CM

SPECIFICATIONS

OBJECT

Type	Upper-floor apartment
Type	apartment
Year of construction	1882
Current use	Living space
Current destination	Living space

DESTINATION

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

FEATURES

- + Characterful duplex upper-level apartment in a unique location directly adjacent to Vondelpark
- + Situated on freehold land (no ground lease)
- + Spacious living area with abundant natural light thanks to the large windows at the front
- + Generous, sunny south-facing balcony directly connected to the kitchen and dining room; Living area of approximately 162 m² (measured in accordance with NEN 2580 standards)
- + Two spacious bedrooms, both with practical storage space
- + Separate home office, ideal for remote working
- + Well-maintained and stylishly finished with a practical and comfortable layout
- + Spacious bathroom with walk-in shower, bathtub, washbasin, and toilet
- + Energy label C

CHARACTERISTICS

WLiving area	162 m ²
Number of rooms	5
Number of bedrooms	2
Volume	618 m ³
Building-related outdoor space	9 m ²

CADASTRAL

Municipality	Amsterdam
Section	R
Index number	A5
Share	2/6
Plot number	6610

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

