



CARLA
VAN DEN BRINK

SLOTERWEG 1115
AMSTERDAM

Luxury new-build semi-detached home
with a generous private waterside garden!

carlavandenbrink.nl

*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.*



Suzanne van Heeswijk
Register Makelaar

T 06 502 082 03
suzanne@vandenbrink.nl



CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
instelling
geaccrediteerd door de Rijksoverheid



THE HOUSE

At Slotterweg 1115 in Amsterdam, you will find this luxurious and high-quality semi-detached home, built in 2020. Set within a small private courtyard shared with four other residences, the property offers five bedrooms, a certified living area of 314.60 sq.m. (NEN 2580) and a generous south-facing waterside garden of approx. 324 sq.m. The property is equipped with 32 solar panels, a 23 kWh home battery, five Daikin heat pump units and a KNX smart home system. On-site parking, high ceilings, large windows and a seamless indoor-outdoor connection complete the picture of modern comfort, privacy and contemporary luxury.



SURROUNDINGS AND ACCESSIBILITY

Sloterweg is located in a particularly green and distinctive part of Amsterdam, where the village-like character of Oud-Sloten meets the dynamics of the city. The area is characterised by peace, space and history, with charming architecture, greenery and various sports and recreational facilities close by. Sportpark Sloten, the Molen van Sloten, Belgiëplein and several shops for daily groceries are all within easy reach. The Sloterplas, Sloterpark and De Oeverlanden are also easily accessible, ideal for walking, cycling and relaxing in nature.

Accessibility is excellent. By car, the main roads towards the A4, A9 and A10 can be reached quickly, providing easy access to Schiphol Airport, the Zuidas and Amsterdam city centre. Public transport connections are also convenient, with several bus and tram links in the area, including connections towards Station Lelylaan, Amsterdam Zuid and the city centre. On-site parking is available for two cars under the private carport.

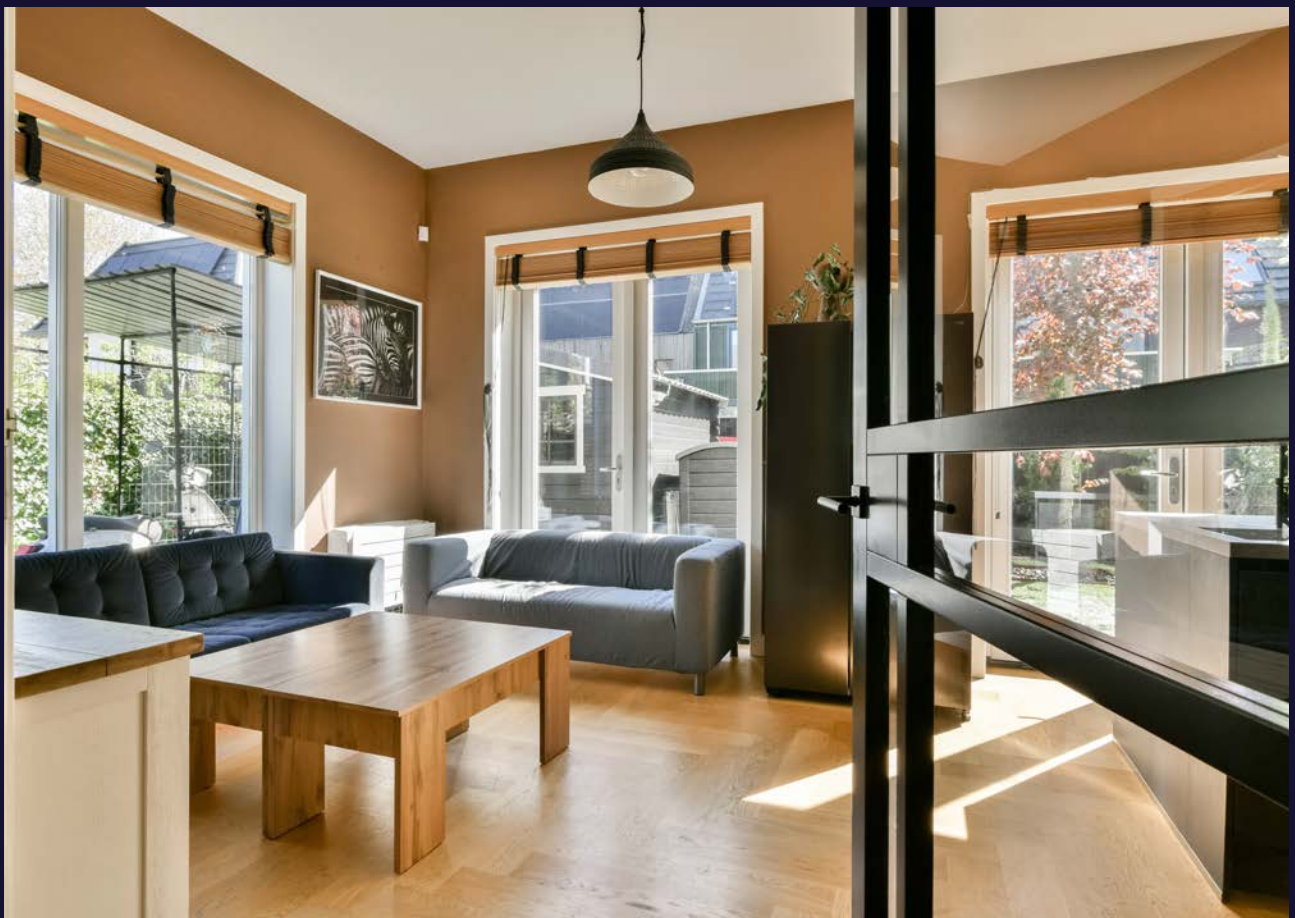


LAYOUT

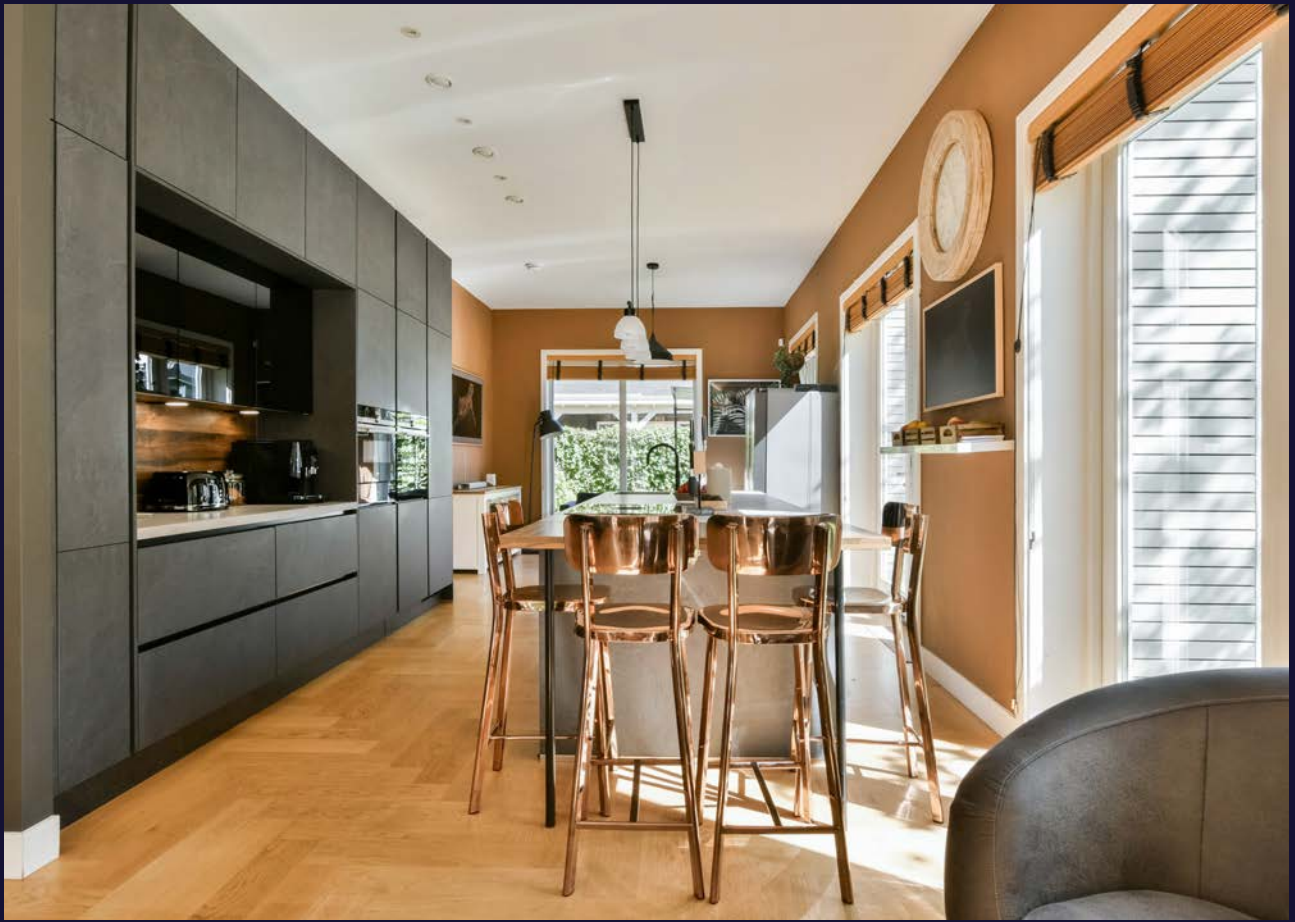
The property is approached via the courtyard, offering a quiet and sheltered arrival. On-site parking is available under the carport, allowing you to park directly beside the house. From here, you reach the front of the property, where there are two entrances. The right-hand entrance leads directly into a room that can serve as a storage room, study or cloakroom, connecting to the central hall. The left-hand entrance, accessible via the garden gate, forms the main entrance and also leads into the spacious and bright hall.

Upon entering the impressive L-shaped living room, the exceptional natural light is immediately striking. The large, high windows and ceiling height of over 3.10 metres create a wonderful sense of space and luxury. At the front of the house is the stylish matt black open-plan kitchen with cooking island, fitted with high-quality Siemens built-in appliances, a concrete-look composite worktop and a bar at the end.









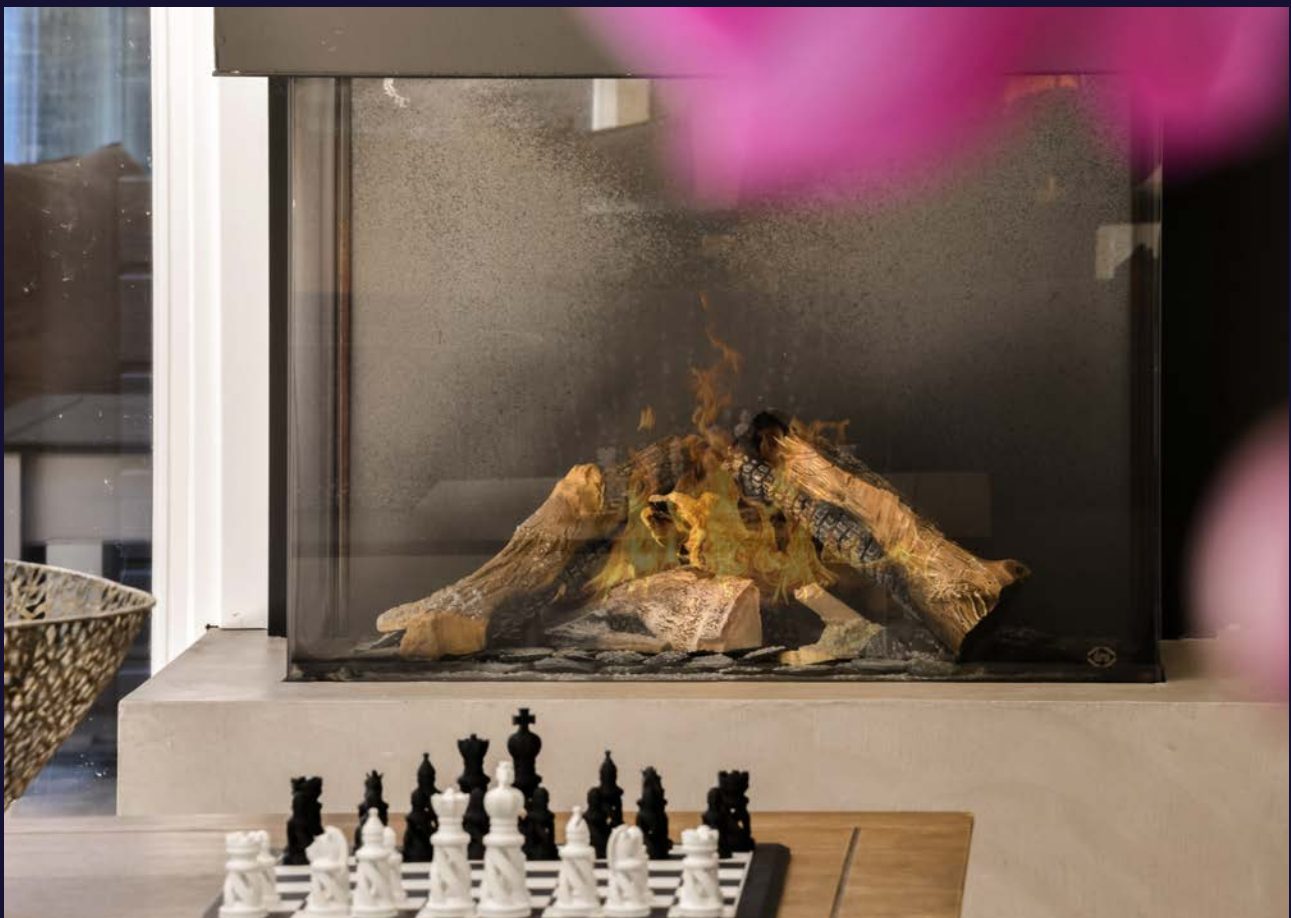
At the rear is a generous conservatory, which provides access to the garden and the south-facing sun terrace through a large sliding door. Here, the garden feels like a natural extension of the living room. The beautifully laid wooden decking is level with the living area, creating a seamless transition between inside and outside. The living room also features a sleek built-in gas fireplace, a Dru Maestro 80/3 RCH, with space for a generous seating area. Next to the fireplace, a side room has been created, also fitted with a large sliding door to the outdoor terrace and a door to the hallway. The entire ground floor is fitted with underfloor heating, as are all bathrooms.







THE LIVING ROOM
FEATURES A SLEEK
BUILT-IN GAS
FIREPLACE, A DRU
MAESTRÓ 80/3
RCH, WITH SPACE
FOR A GENEROUS
SEATING AREA.





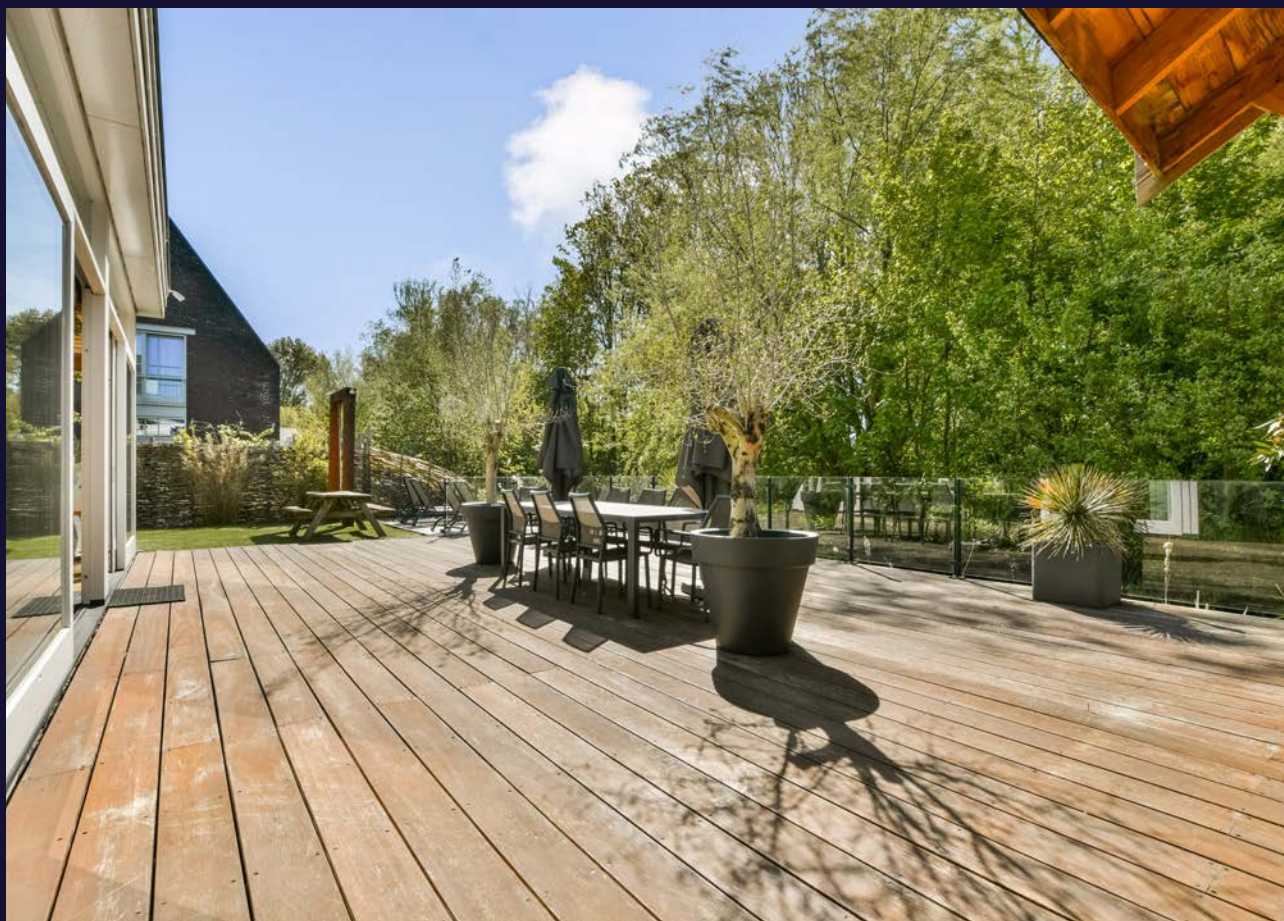


GARDEN

The generous garden of approx. 324 sq.m. can be accessed via the rear entrance, the sliding doors and several French doors from the kitchen and living room. The garden has been thoughtfully landscaped and offers a high degree of privacy, open views over the water and greenery, and various areas for relaxing or entertaining.

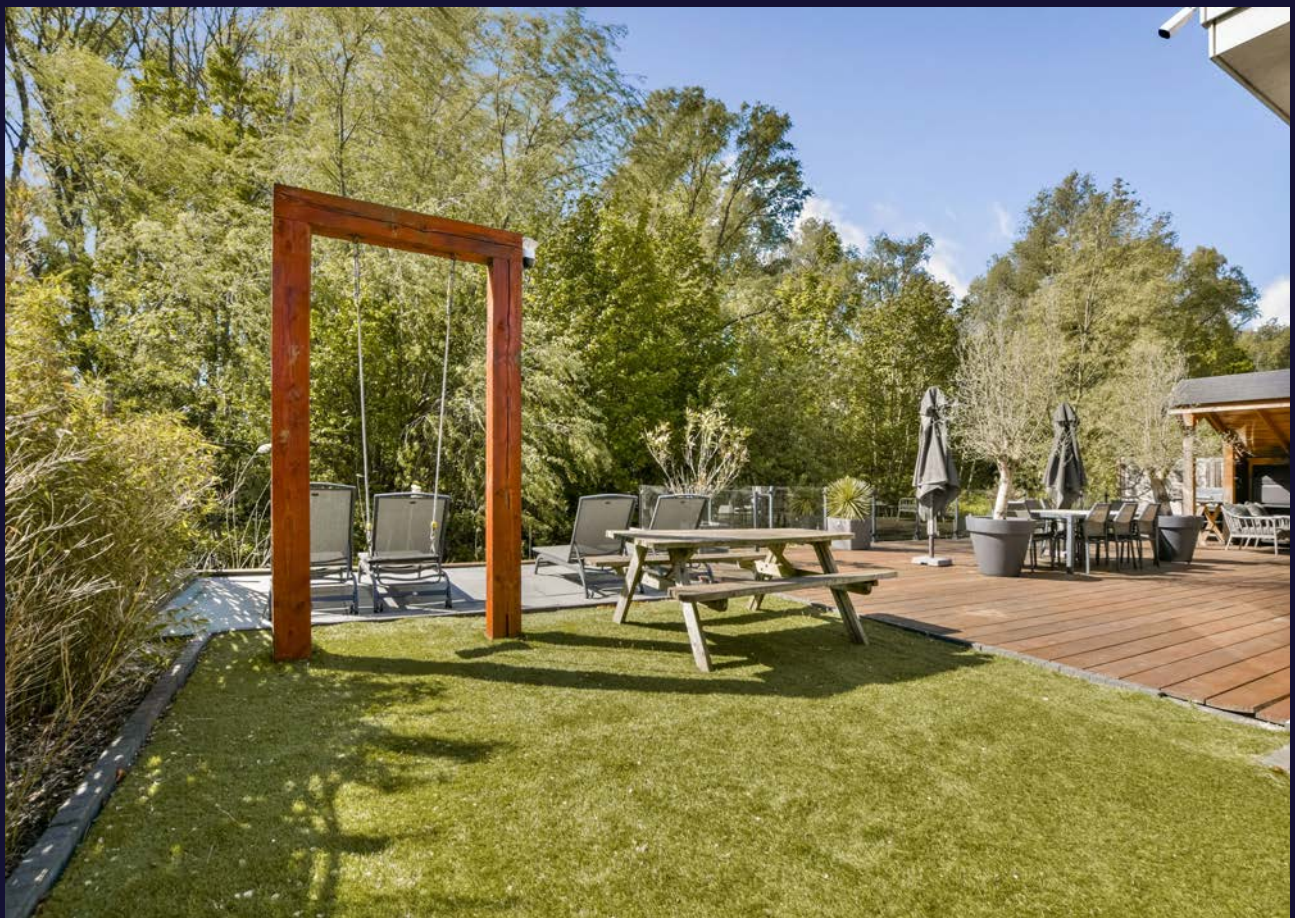
At the rear, a spacious deck has been created, including a dedicated area for sun loungers directly by the water, where you can fully enjoy the sun.

On the right-hand side of the garden is a large covered terrace with a jacuzzi and a built-in barbecue. This is outdoor living at an exceptionally high level, right in Amsterdam.











AT THE REAR,
A SPACIOUS DECK
HAS BEEN CREATED,
INCLUDING
A DEDICATED
AREA FOR SUN
LOUNGERS DIRECTLY
BY THE WATER,
WHERE YOU CAN
FULLY ENJOY THE
SUN.

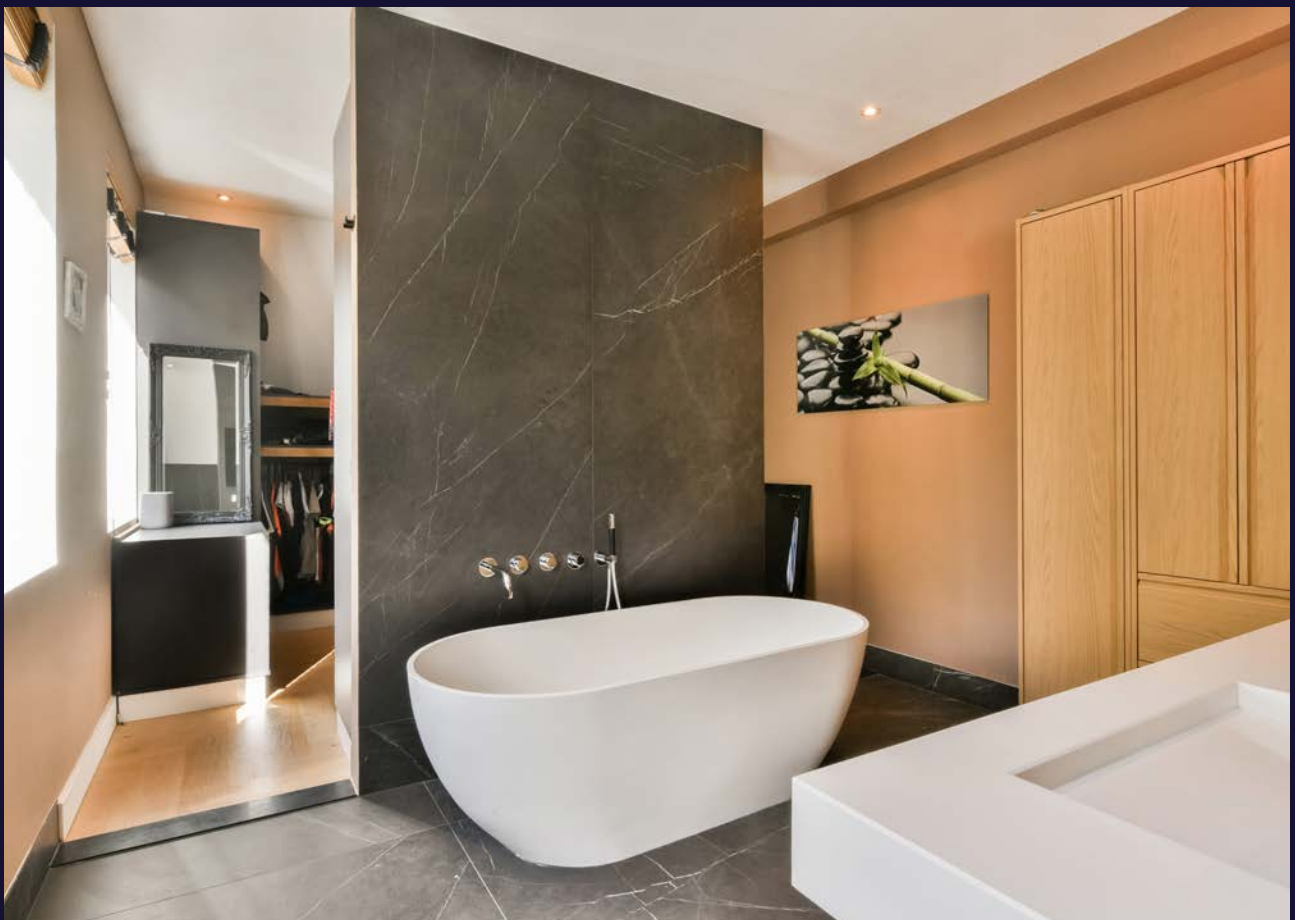




FIRST FLOOR

The staircase from the hall leads to the first floor, where the spacious landing provides access to three bedrooms and two bathrooms. The generous principal bedroom features a walk-in fitted wardrobe area and a luxurious en-suite bathroom finished to a high standard. This bathroom includes a double composite stone washbasin with built-in taps, a rain shower with hand shower, a freestanding oval Bilbao bathtub with hand shower and built-in taps, a designer radiator, toilet and underfloor heating. The taps and showers are by Hotbath, and the room is finished with beautiful black marble-effect ceramic tiles, creating an elegant, hotel-like atmosphere.







THE ROOM IS
FINISHED WITH
BEAUTIFUL BLACK
MARBLE-EFFECT
CERAMIC TILES

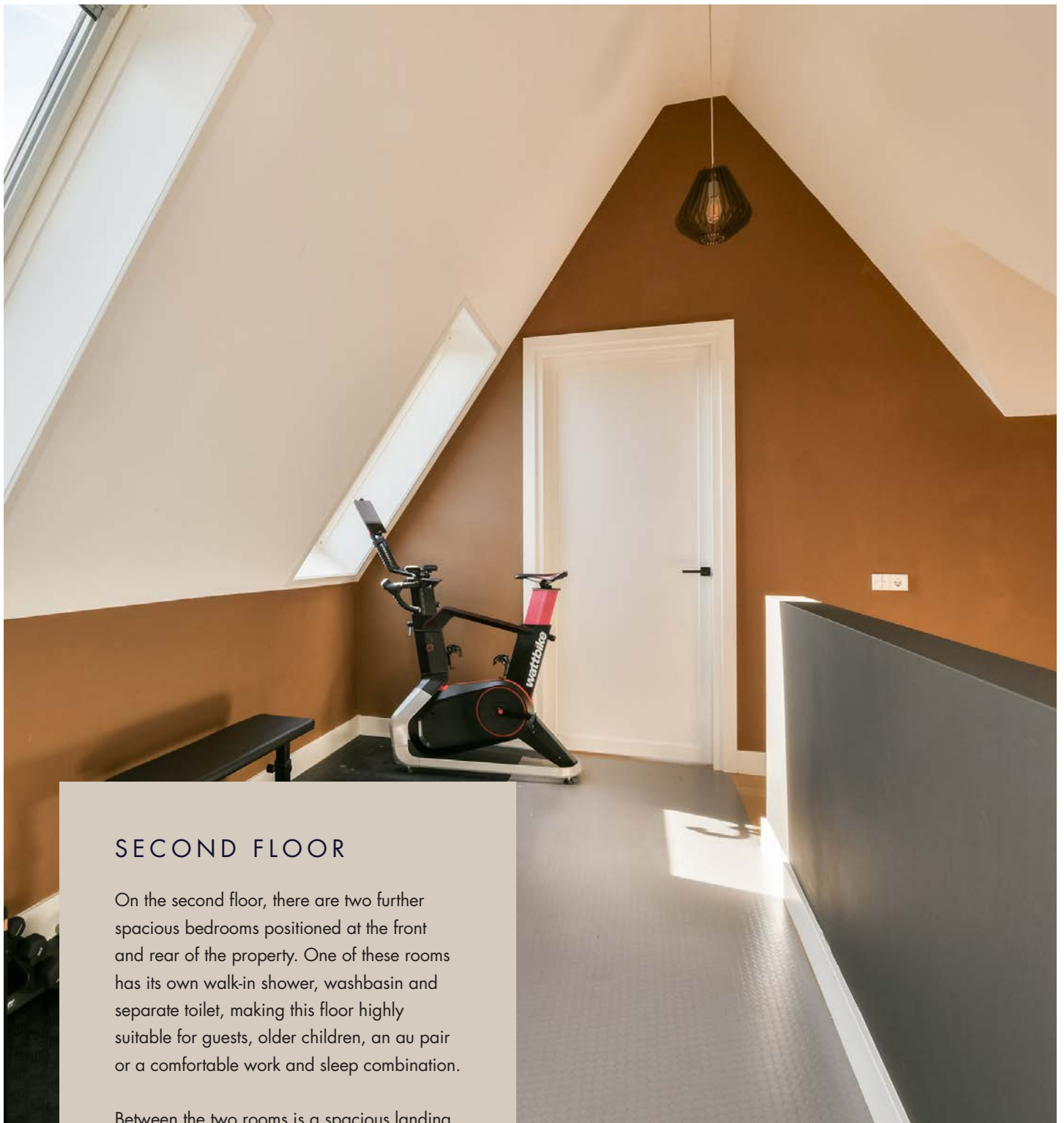




The two further bedrooms on this floor are both well-proportioned and enjoy plenty of natural light. These rooms share the second bathroom, which is fitted with a bathtub, double washbasin, toilet and underfloor heating, also stylishly finished with black marble-effect ceramic tiles.







SECOND FLOOR

On the second floor, there are two further spacious bedrooms positioned at the front and rear of the property. One of these rooms has its own walk-in shower, washbasin and separate toilet, making this floor highly suitable for guests, older children, an au pair or a comfortable work and sleep combination.

Between the two rooms is a spacious landing, which can easily be arranged as a work area, gym or additional lounge space. This floor also houses the laundry and technical room, which contains the KNX home automation system, the Intergas HR central heating boiler, the DUCO ventilation unit, the Enphase solar inverters and connections for a washing machine and dryer.







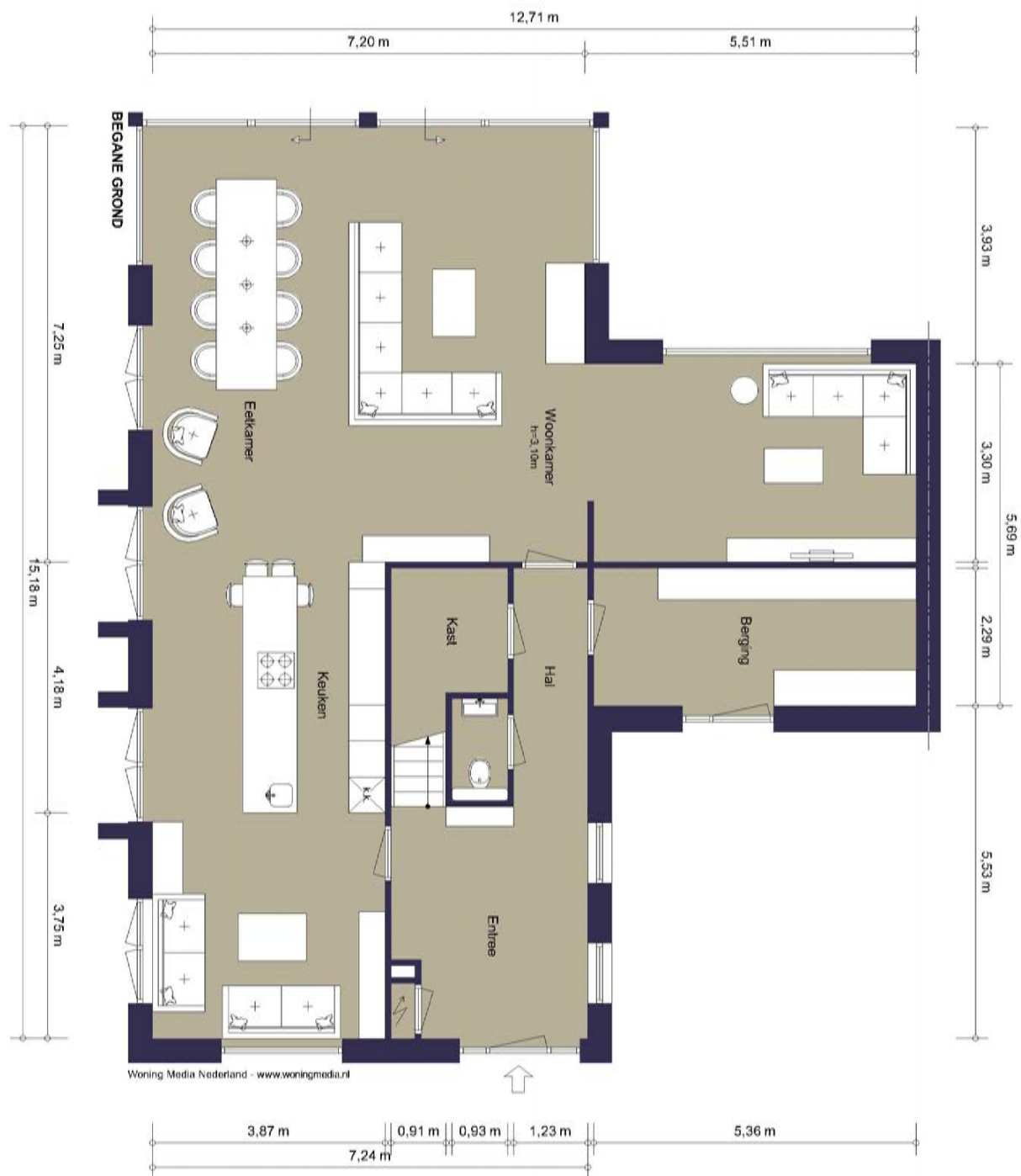
ENERGY INSTALLATIONS

- Underfloor heating on the ground floor and in all bathrooms;
- Energy-saving heat recovery system in the shower drains;
- 32 solar panels, approx. 13 kWp;
- Alpha ESS home battery, 23 kWh, allowing generated solar energy to be stored for later use;
- 5 Daikin heat pump units for heating and cooling;
- Intergas HR high-efficiency combi boiler for back-up heating;
- DUCO balanced ventilation system with heat recovery (WTW);
- KNX home automation system;
- Electric vehicle charging point on private grounds;
- HR glazing in all living and sleeping areas.

LEASEHOLD

The property is situated on leasehold land owned by the Municipality of Amsterdam. The General Provisions for Continuous Leasehold 2000 of the Municipality of Amsterdam apply. The current leasehold period runs until 2068. The annual ground rent is fixed for ten years and amounts to €6,909 per year. The next indexation will take place on 16 February 2028.

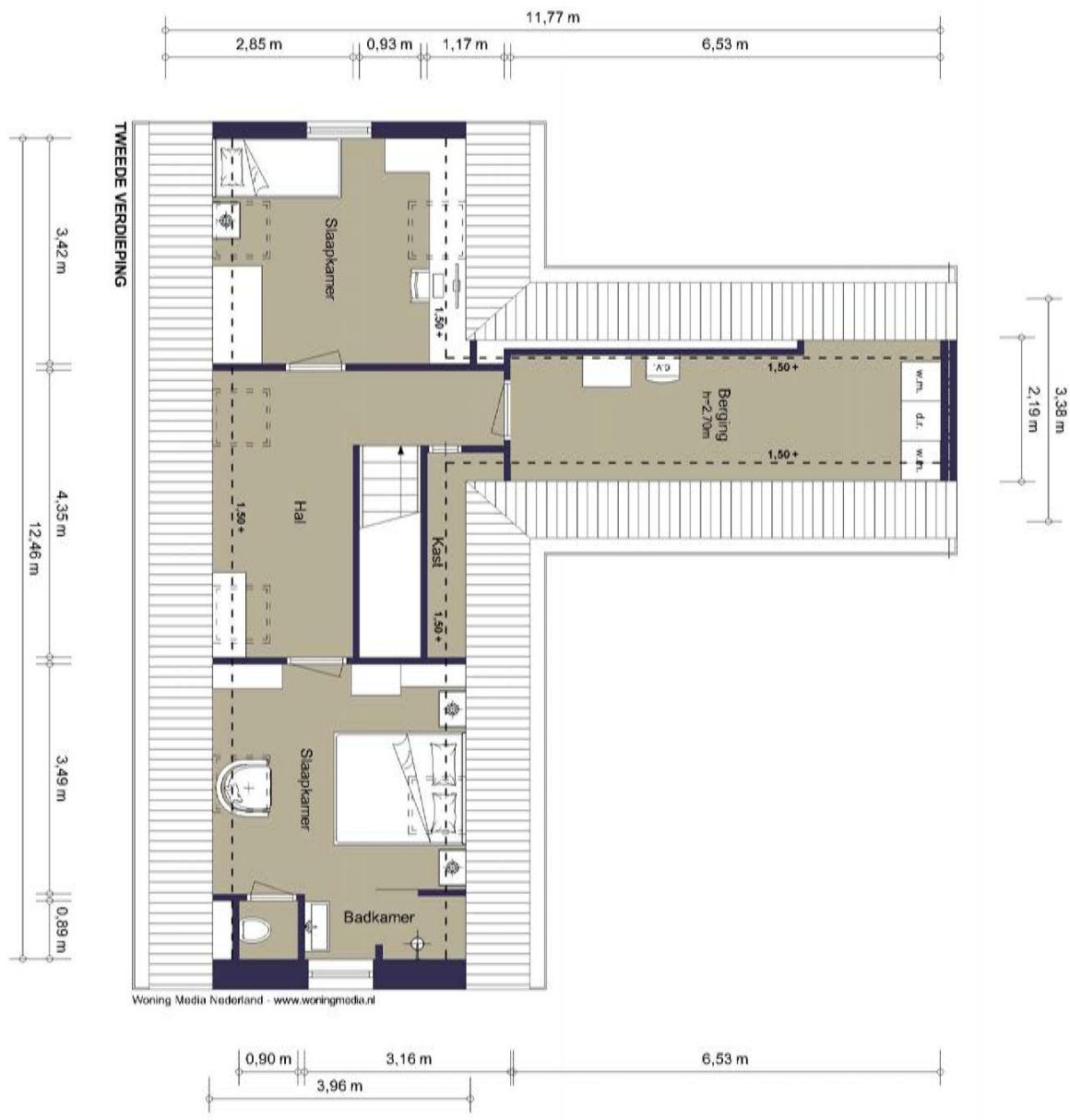
GROUND FLOOR



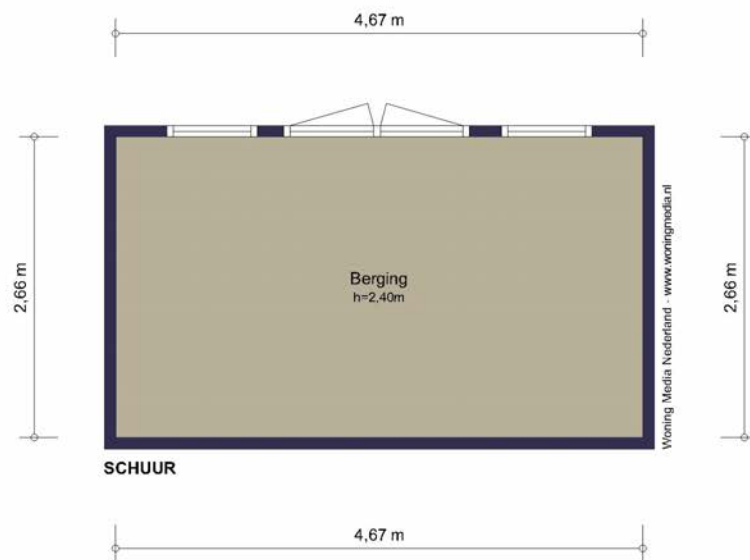
FIRST FLOOR



SECOND FLOOR



STORAGE ROOM



SPECIFICATIONS

OBJECT

Type	Single-family home
Year of construction	2020
Current use	Living space
Current destination	Living

OUTDOOR SPACE

The generous garden of approximately 324 m² has been landscaped with great care and offers ample privacy, unobstructed views over the water and greenery, and various spaces to relax or entertain guests

PARTICULARITIES

- + Generous semi-detached family home of 314.60 sq.m. certified living space;
- + Located in a private courtyard with four luxury new-build homes;
- + Large south-facing private waterside garden of approx. 324 sq.m. with open views over the water and woodland;
- + Near energy-neutral: 32 solar panels (approx. 13 kWp), 23 kWh home battery, 5 Daikin heat pump units, heat pump water heater and DUCO WTW ventilation;
- + KNX home automation system for integrated smart home control;
- + On-site parking for two cars with private electric vehicle charging point;
- + Exceptionally bright home due to large and high windows, French doors and ceilings of over 3.10 metres on the ground floor.

CHARACTERISTICS

Living area	315 m ²
Number of rooms	8
Number of bedrooms	5
Content	1204 m ³
External storage	12 m ²

CADASTRAL

Municipality	Sloten
Section	F
Plot number	3223

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Leasehold (erfpacht)
- + Buyout option: Yes
- + Duration: Continuous
- + Ground rent: € 6,909 per year, fixed

DESTINATION

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

