



CARLA VAN DEN BRINK

NIENHUIS RUIJSKADE 1 - MUIDERBERG

VILLA FLEVORAMA, AN UNIQUE PEARL BY THE SEA

Leaves rustle in the wind. Tormented by a seagull flying overhead.

Buzz of people walking in the distance on the Waterkeringpad. Silence.

At this spot, the highest point of Muiderberg, writer and poet Gerard Reve wrote one of his novels. He found peace and inspiration in and around Flevorama: a nationally listed villa, located on a sloping park-like plot and with magnificent views over the IJmeer. This 'white house by the sea' has a rich history and is ready for the next chapter with new stories.

*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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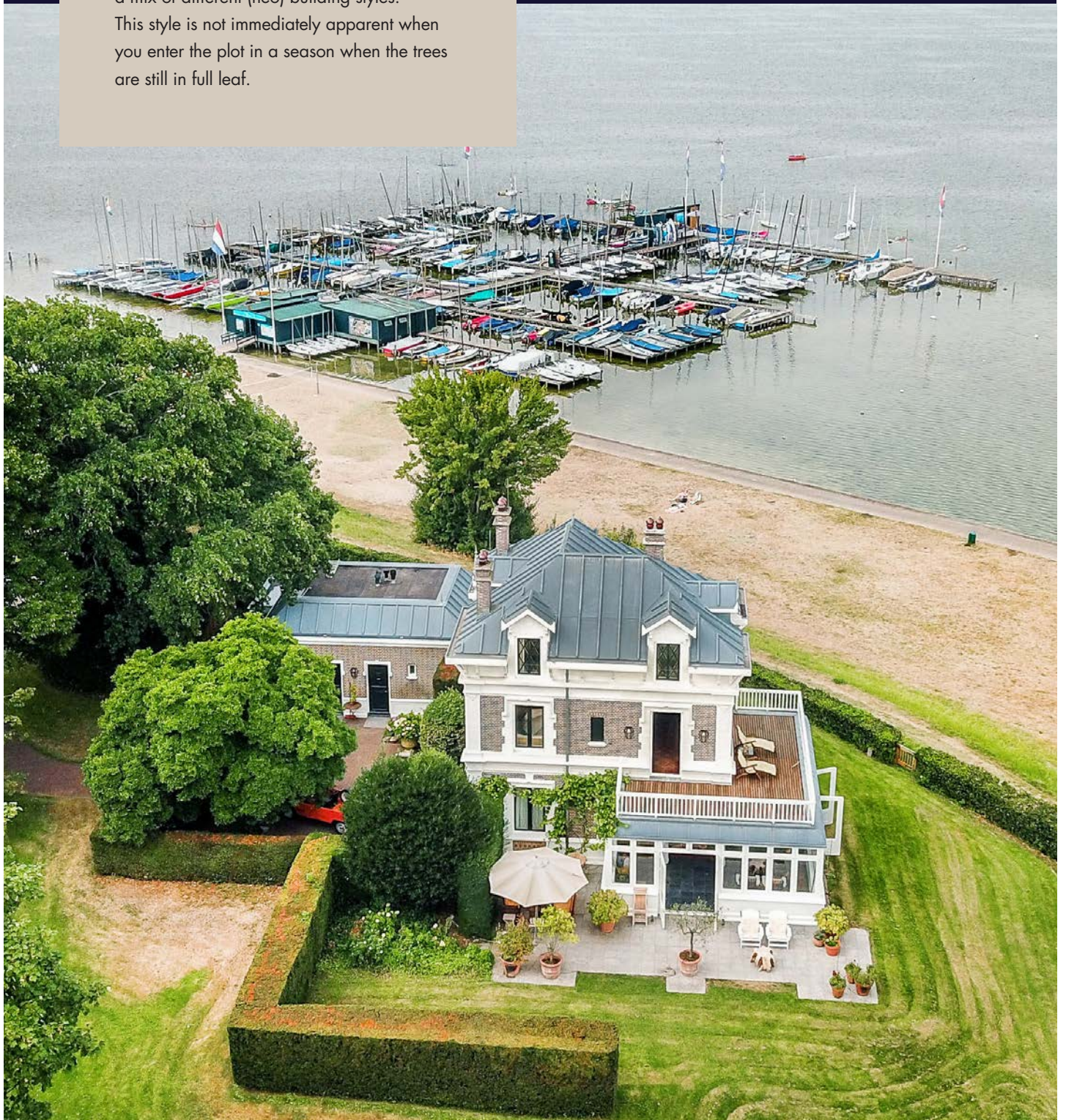


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INTERNATIONAL REAL ESTATE

tmi taxatie management
instelling
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VILLA FLEVORAMA

We take you back to 1885. The year in which manufacturer Heinrich Ludwig Friedrich Rincker commissioned two architects for the construction of villa Flevorama. About five years after the commission, Flevorama – which literally means ‘view of Flevo’ – is rising on the slope of the former Zuiderzee coast. The style can best be described as eclectic: a mix of different (neo) building styles. This style is not immediately apparent when you enter the plot in a season when the trees are still in full leaf.





The villa is hidden behind a hedge and tall deciduous trees. The closer you get to the villa, the more typical elements catch the eye. Starting with the symmetrically arranged facade with beautiful plastered details wherever you look. From corner pilasters and a cordon molding to crown and window mouldings. The second floor is really striking with its processed slanting beams and the frame under the eaves. Plus the graceful dormer window with diamond-shaped windows, wind springs and plastered facade. Due to the presence of a hedge against the facade, the part to the left of the entrance appears to be a separate outbuilding. Appearances are deceiving. The conservatory built in 1992, which is partly hidden behind the hedge, connects the villa with this 'outbuilding'. This part houses the kitchen and a second living room.





THE VILLA IS HIDDEN
BEHIND A HEDGE
AND TALL DECIDUOUS TREES.



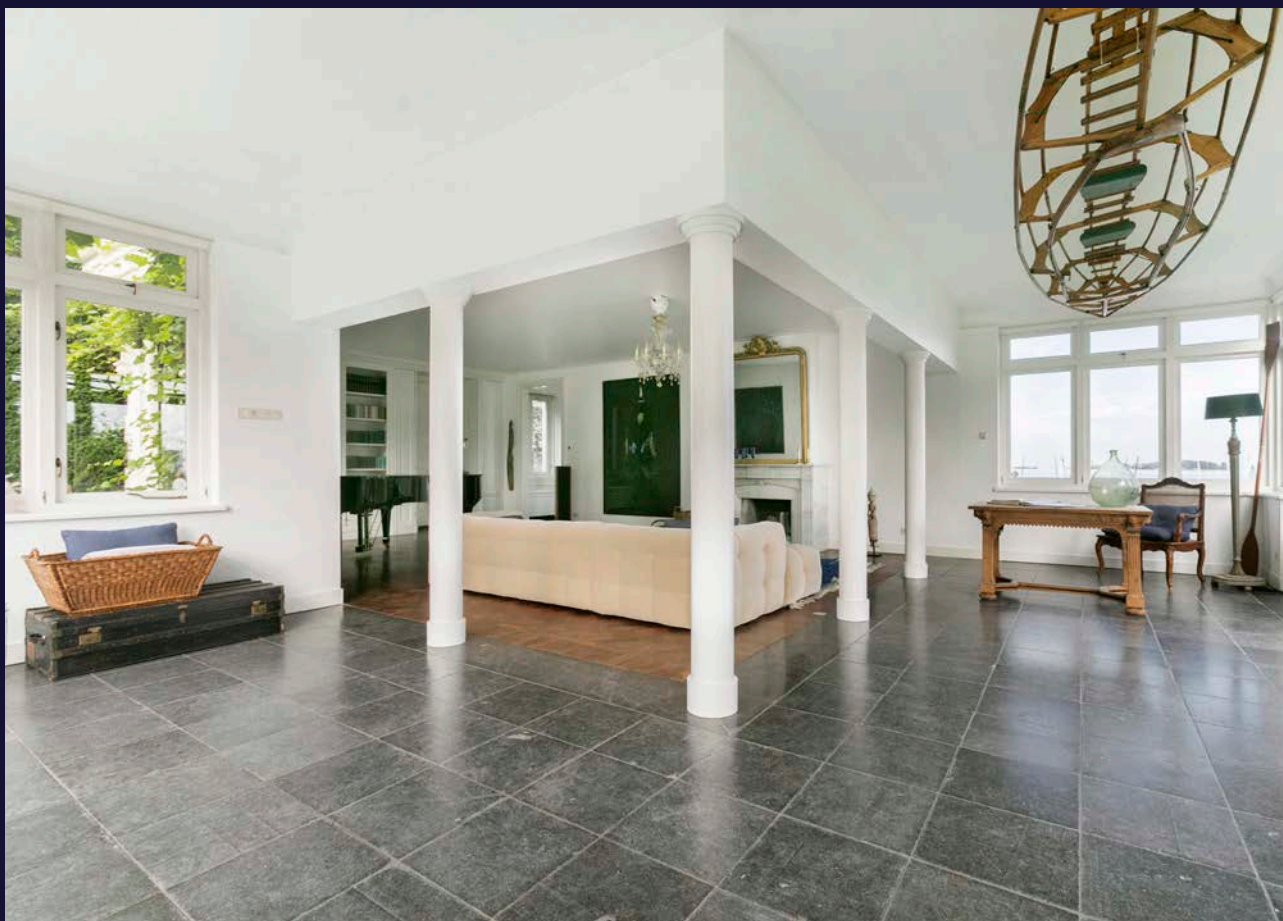


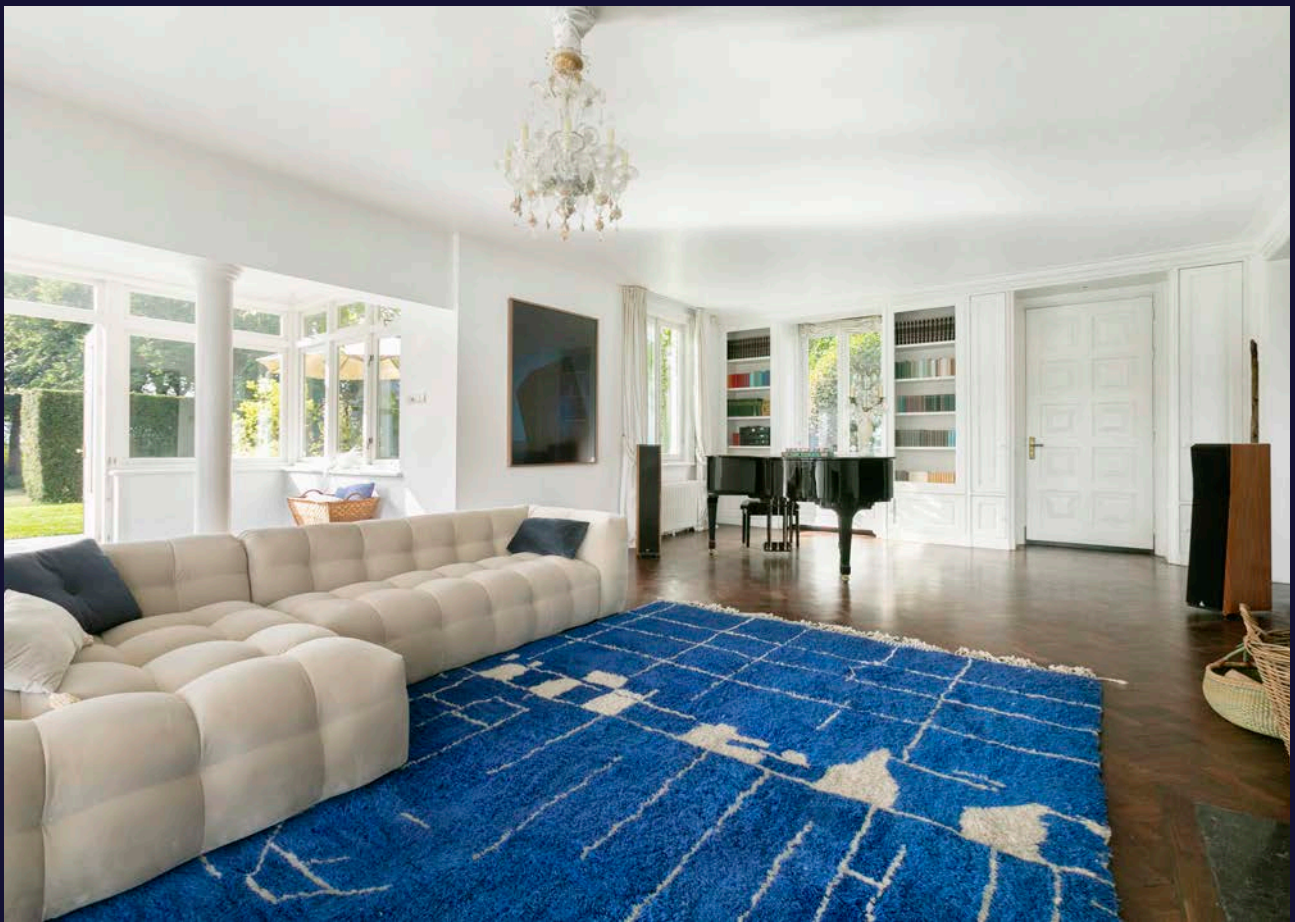
THE SECOND FLOOR IS REALLY STRIKING WITH ITS PROCESSED SLANTING BEAMS AND THE FRAME UNDER THE EAVES.



A LIVING ROOM WITH SEAS OF LIGHT

Although the driveway suggests that the green door is the original front door, the same applies here: nothing is as it seems. Walk in here and you are immediately in the middle of the living room. The pillars create a kind of security: a seating area with a fireplace as atmosphere maker, a classic herringbone floor and stylish fitted wardrobes that frame the 'front door'. Step past the pillars and it will feel like you are standing outside. The facade, consisting entirely of windows and French doors, brings seas of light and beautiful views over the garden and the water. Imagine Gerard Reve here. Sitting at his desk with the French doors open, while a gentle breeze finds its way in. He is putting the finishing touches to his book and every now and then, musing, glances over passing sailboats. Villa Flevorama was an inspiring place for many. Perhaps you will soon place your easel in front of one of the windows here and put the most beautiful cloudy skies on the canvas.





THE PILLARS CREATE A KIND OF SECURITY: A SEATING AREA WITH A FIREPLACE AS ATMOSPHERE MAKER, A CLASSIC HERRINGBONE FLOOR AND STYLISH FITTED WARDROBES THAT FRAME THE 'FRONT DOOR'.



THIS GREENHOUSE GOES WITH ALL SEASONS

We'll take you back to the front door. The original that is. This is located in the hall, on the side of the Umeer. Through the hall you enter the conservatory, which was added later, described as a dining room on the floor plan. Having breakfast, lunch or dinner here gives you the feeling that you are sitting outside. Take the time to let the details sink in. From the recurring pillars and the dark hard stone floor to the diamond-shaped upper windows and the beautiful beam construction above you. Open all patio doors to cool off on a hot summer day. Or enjoy the cozy warmth of the stove on a bleak autumn day.







THE CONSERVATORY BUILT IN 1992, WHICH IS PARTLY HIDDEN BEHIND THE HEDGE, CONNECTS THE VILLA WITH THIS 'OUTBUILDING'.



THE KITCHEN: WARM AND A SENSE OF NOSTALGIA

While you, your family or guests are enjoying themselves in the dining room, the adjoining kitchen is perfect for evenings of cooking fun. The space feels cosy, warm and evokes a feeling of nostalgia. The fresh green colour, the rustic tiled floor and the whites above the sink contribute to this. It was like walking into a farmhouse kitchen. Central to this room is the cooking peninsula with natural stone top. Opposite it is a large gas stove with built-in oven. Also in this room, pay attention to the details. The graceful, protruding ceiling molding surmounted by wood paneling. Or the rustic china cabinet above the counter. "It's all in the details." This also applies to the adjacent second living room, which has many similarities with the dining room in the conservatory. From the diamond-shaped upper windows and the special beam construction against the ceiling to the pillars and the same breathtaking view. In contrast to the dining room, a warm, classic herringbone floor has been chosen here. A wonderful place to work, write, paint or watch the sailing boats pass by.



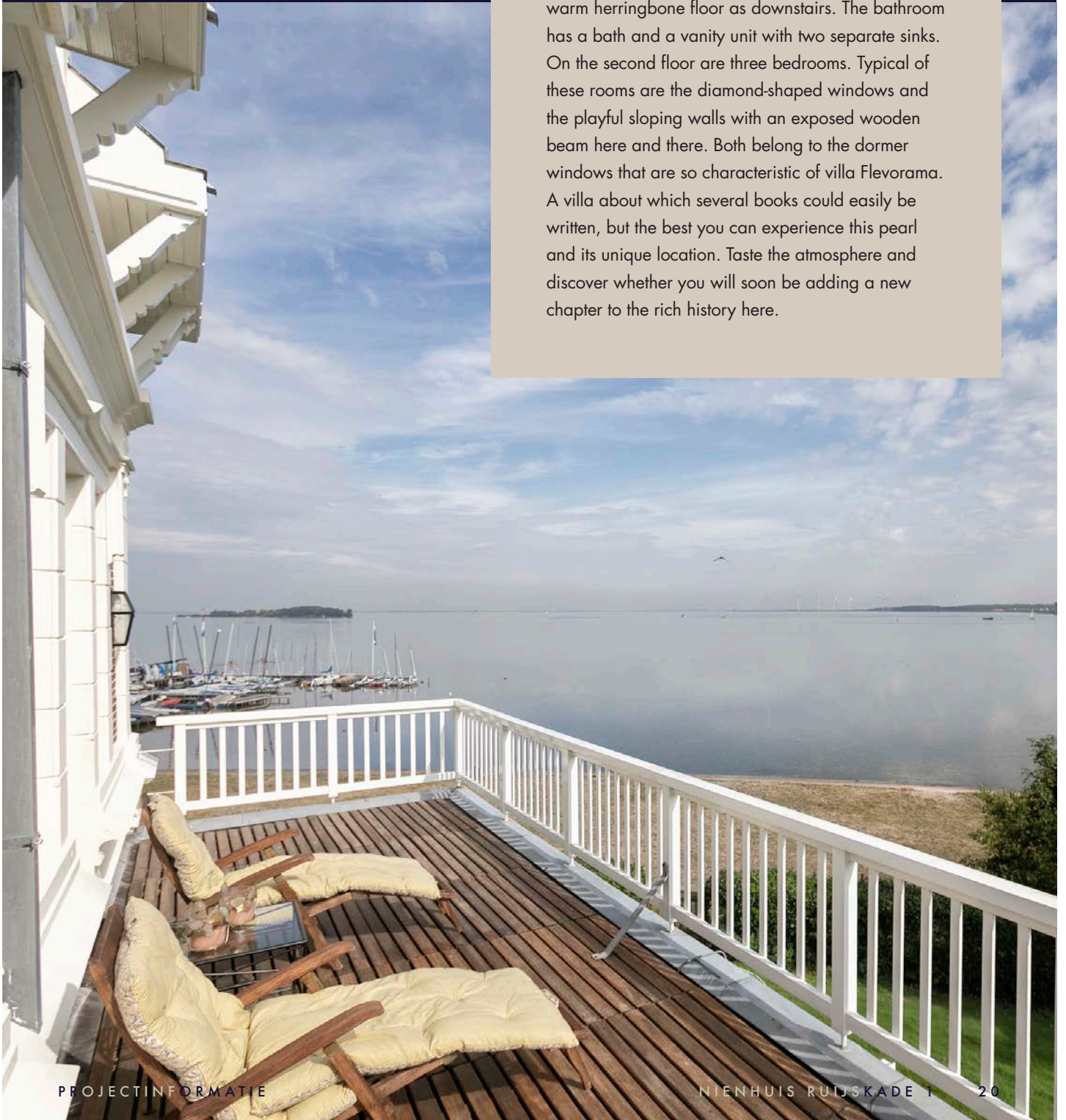
THE SPACE
FEELS COSY,
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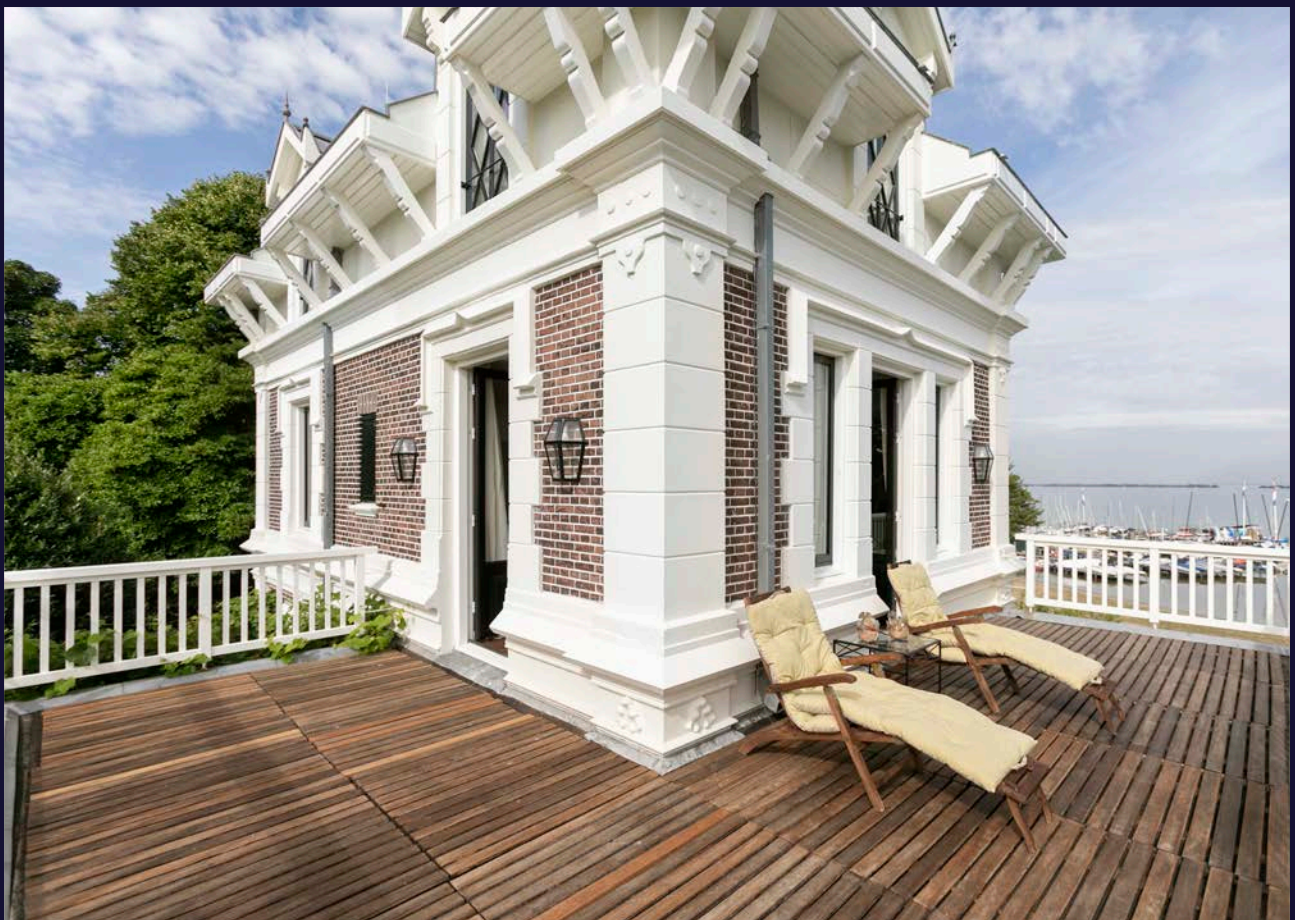
MASTER BEDROOM WITH AN AMAZING VIEW.

Villa Flevorama has a total of five bedrooms, making it an ideal family home, for example. On the first floor are two bedrooms and a bathroom. The master bedroom has two patio doors to the roof terrace. Here too, enjoy the amazing view over the sloping, park-like garden and the views over the water. Both bedrooms are wonderfully light, offer more than enough space for a double bed and have the same warm herringbone floor as downstairs. The bathroom has a bath and a vanity unit with two separate sinks. On the second floor are three bedrooms. Typical of these rooms are the diamond-shaped windows and the playful sloping walls with an exposed wooden beam here and there. Both belong to the dormer windows that are so characteristic of villa Flevorama. A villa about which several books could easily be written, but the best you can experience this pearl and its unique location. Taste the atmosphere and discover whether you will soon be adding a new chapter to the rich history here.





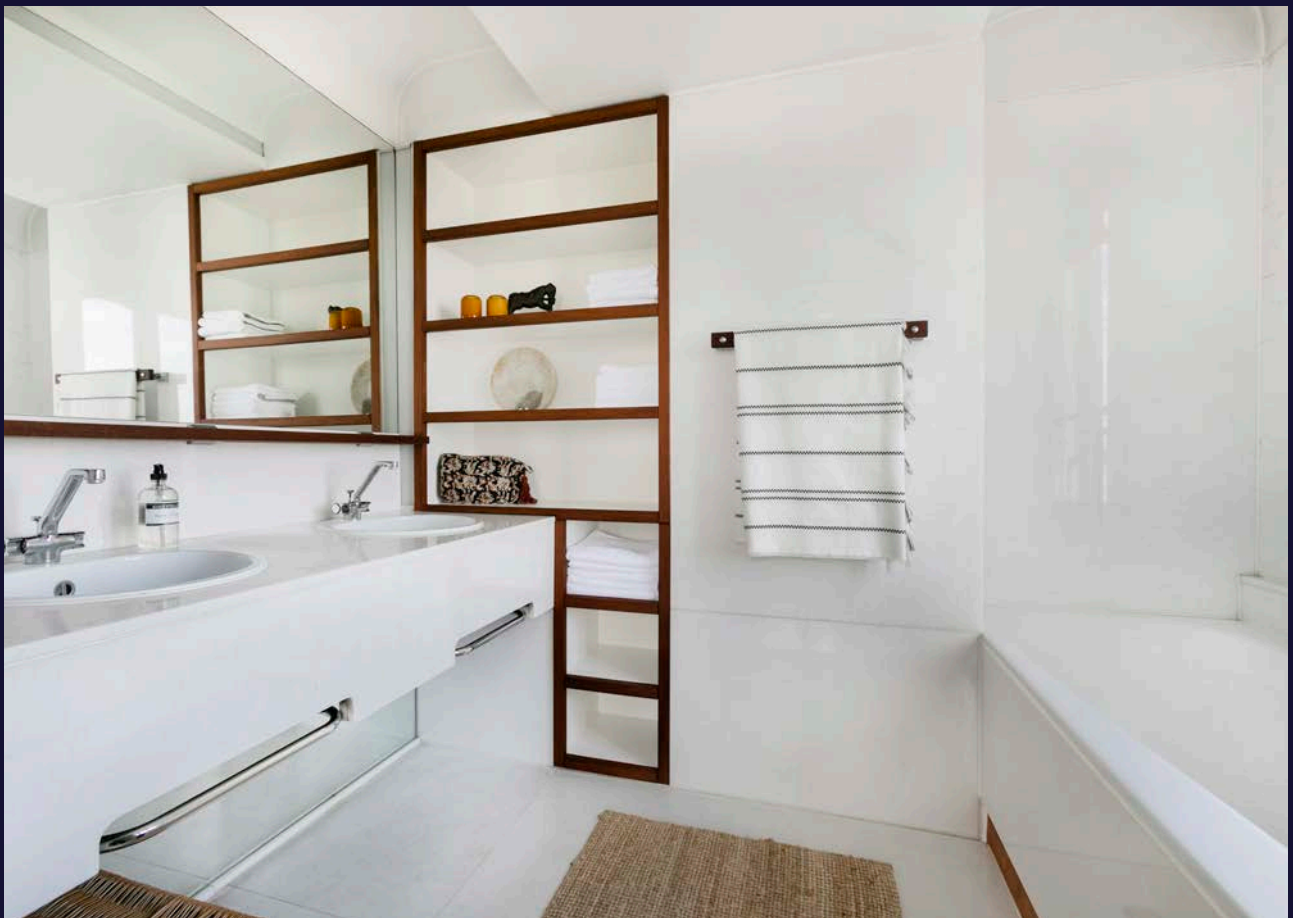
HERE TOO, ENJOY
THE AMAZING VIEW
OVER THE SLOPING,
PARK-LIKE GARDEN
AND THE VIEWS
OVER THE WATER.







THE BATHROOM
HAS A BATH AND
A VANITY UNIT
WITH TWO
SEPARATE SINKS.





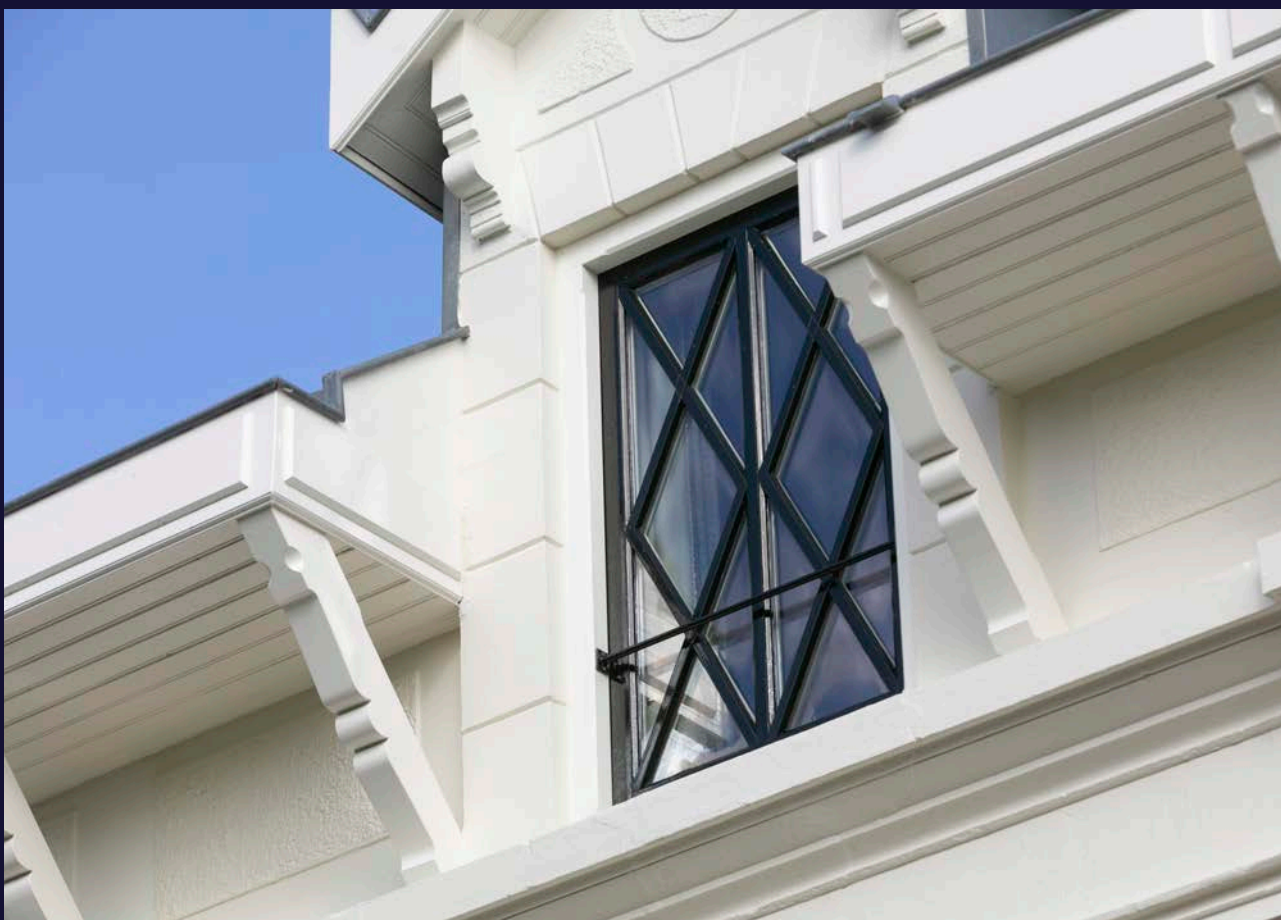
BOTH BEDROOMS
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TYPICAL OF THESE ROOMS ARE THE DIAMOND-SHAPED WINDOWS AND THE PLAYFUL SLOPING WALLS WITH AN EXPOSED WOODEN BEAM HERE AND THERE.







VILLA FLEVORAMA
HAS A TOTAL OF
FIVE BEDROOMS,
MAKING IT AN
IDEAL FAMILY HOME,
FOR EXAMPLE.

















FINALLY

- + Muiderberg is just over twenty minutes by car from the center of Amsterdam. Amsterdam Airport Schiphol is about half an hour away.
- + Muiderberg is a village with plenty of amenities. From a supermarket and two primary schools to a general practice with a pharmacy, a dentist and several physiotherapy practices.
- + Hockey, football, tennis, sailing, horseback riding, kiting: it is all represented in Muiderberg.
- + Weesp station and Almere Poort station are about ten minutes away.

PLOT

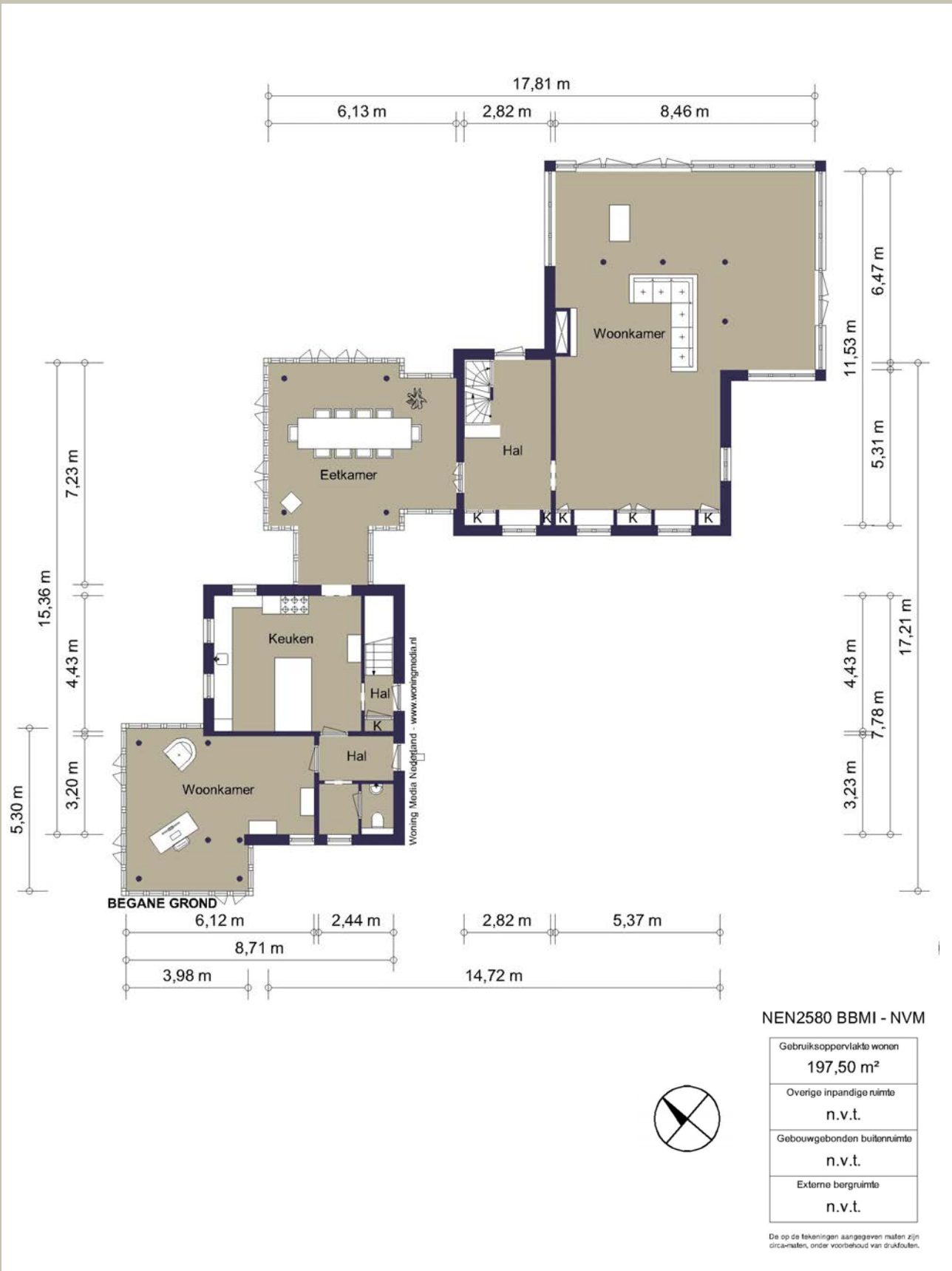


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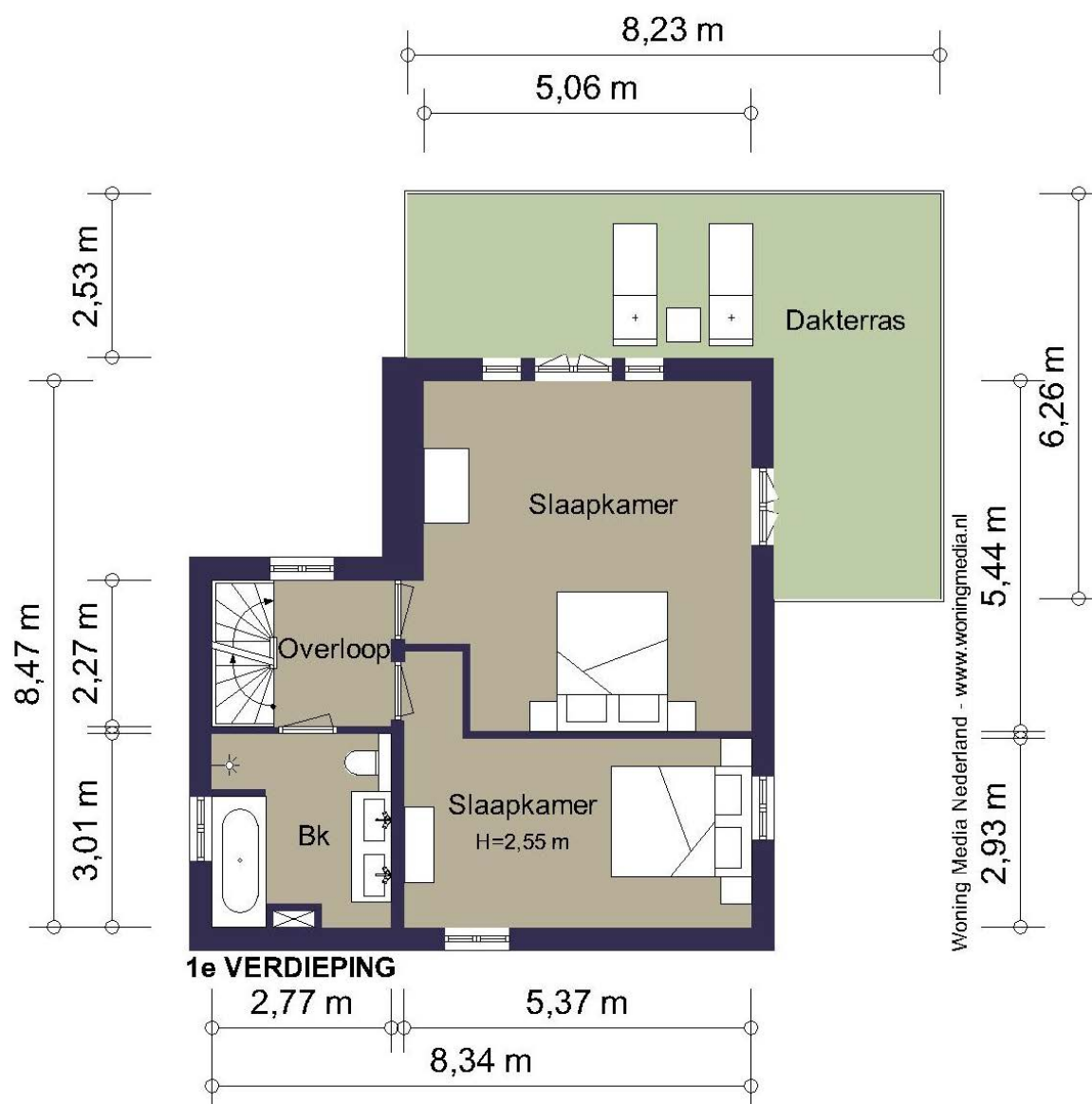
Gebruiksoppervlakte wonen
197,50 m ²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
22,20 m ²

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

GROUND FLOOR



FIRST FLOOR



Woning Media Nederland - www.woningmedia.nl

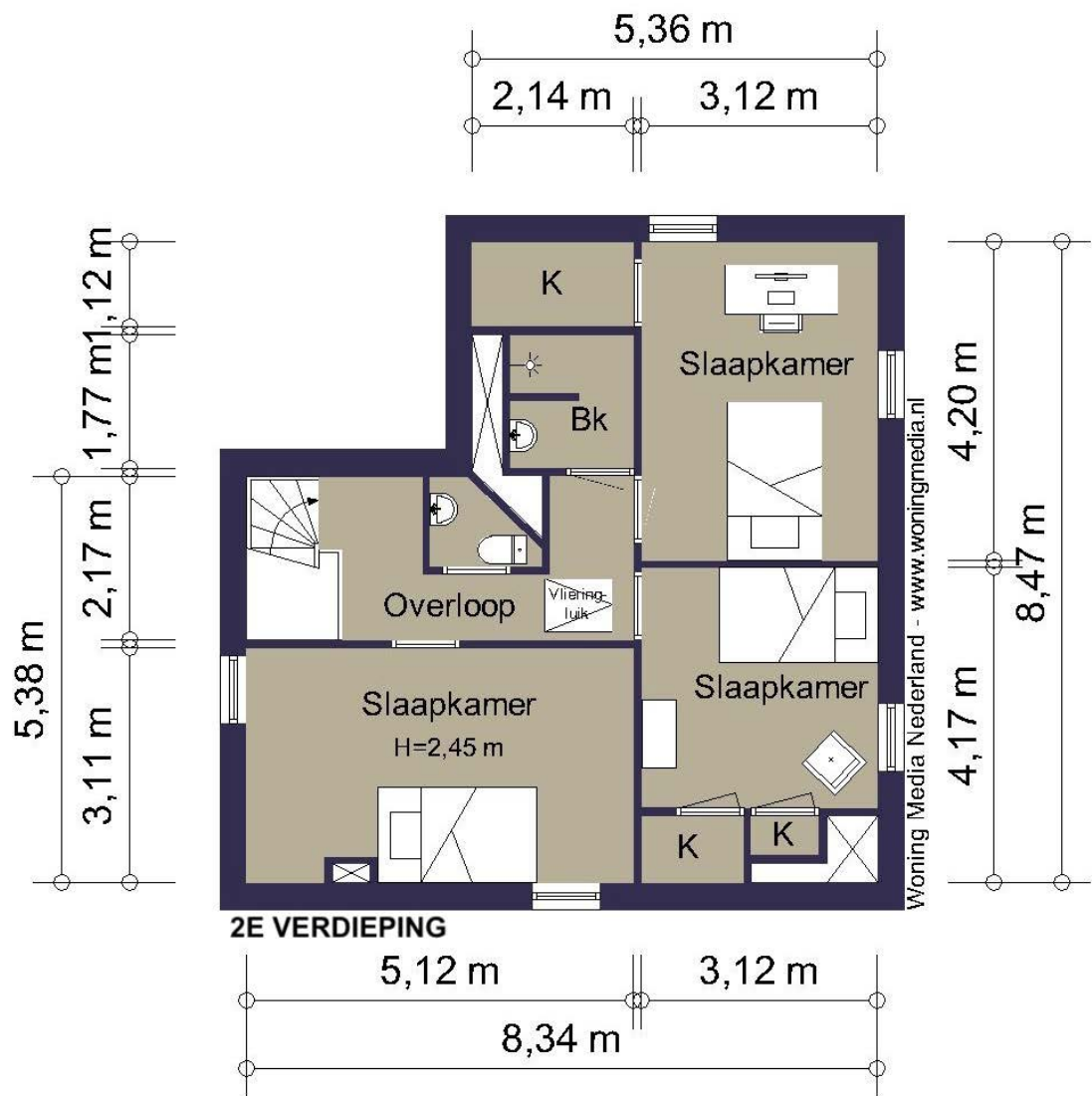
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
60,50 m ²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
30,40 m ²
Externe bergruimte
n.v.t.

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SECOND FLOOR

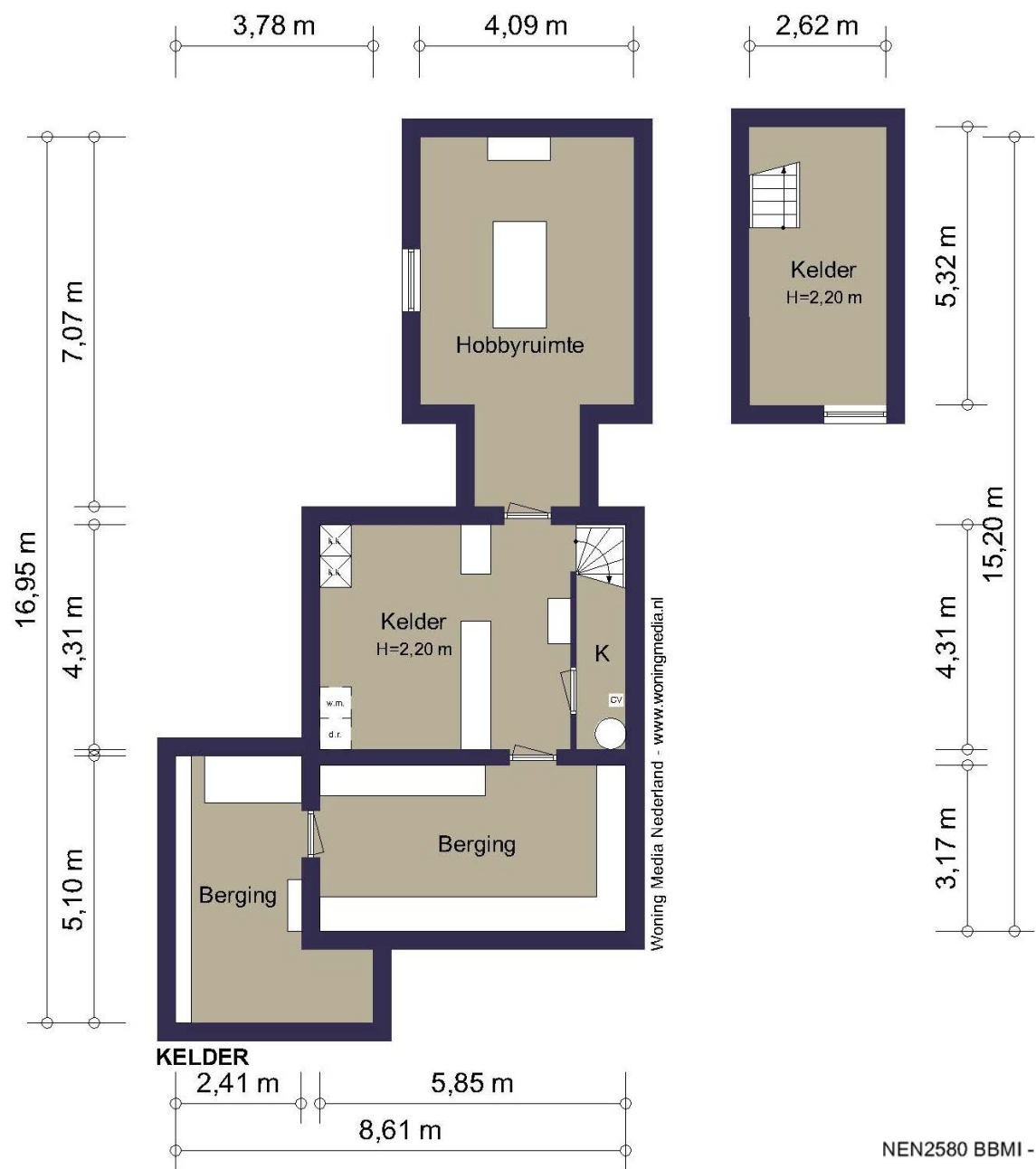


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
59,10 m ²
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

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CELLAR

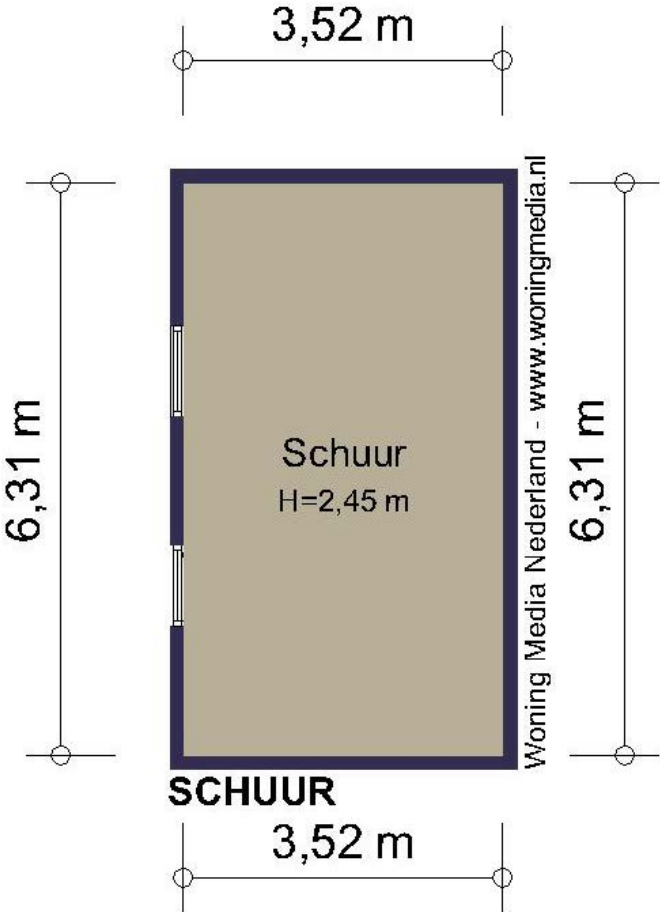


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	n.v.t.
Overige inpandige ruimte	100,90 m ²
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

STORAGE



NEN2580 BBMI - NVM



Gebruiksoppervlakte wonen
n.v.t.
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergingruimte
22,20 m²

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

SPECIFICATIONS

OBJECT

Type	Villa
Type	Living house
Year of construction	1890
Current use	Living space
Current destination:	Living

CHARACTERISTICS

Living area	317 m ²
Number of rooms	10
Number of bedrooms	5
Volume	1588 m ³
Building-related outdoor space	30 m ²

OUTDOOR SPACE

Garden	Around the house
Location	Located on the water, on a quiet road, unobstructed view and on waterway

CADASTRAL

Municipality:	Amsterdam
Section:	C,C
Plot number	1717, 1718

PARTICULARITIES

- + Muiderberg is just over twenty minutes by car from the center of Amsterdam. Amsterdam Airport Schiphol is about half an hour away.
- + Muiderberg is a village with plenty of amenities. From a supermarket and two primary schools to a general practice with a pharmacy, a dentist and several physiotherapy practices.
- + Hockey, football, tennis, sailing, horseback riding, kiting: it is all represented in Muiderberg.
- + Weesp station and Almere Poort station are about ten minutes away.

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

DESTINATION

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

