

CARLA
VAN DEN BRINK

VAN BREESTRAAT 153-3
AMSTERDAM

Discover Van Breestraat 153-3: a generous and exceptional apartment of 180 m², spread across the top two floors of a beautiful 1902 building in the heart of Amsterdam-Zuid.

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.



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MVA NWWI R365 | CHRISTIE'S INTERNATIONAL REAL ESTATE tmi taxatie management instituut

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THE APARTMENT

With three bedrooms, two bathrooms and a spacious private roof terrace of 56 m², this home offers a living experience of the highest order. Freehold, and situated directly alongside the Cornelis Schuytstraat, one of the most beloved streets in Amsterdam-Zuid.



LOCATION

an Breestraat is a quiet, tree-lined street in the Museumkwartier, one of Amsterdam's most sought-after neighbourhoods. Around the corner lies the Cornelis Schuytstraat, the beating heart of Oud-Zuid, with its varied offering of boutiques, specialist shops and pavement terraces. For daily shopping and fresh produce, greengrocer Tom Ensink, butcher De Schuyt and organic food store Organic are all close by. A good meal or drink is never far away: brasserie De Schuyt, brasserie Joffers, Café Garçon and Bar Barolo are just a few of the many dining and drinking options in the neighbourhood. Every Saturday, a lively local market on the Jacob Obrechtplein offers fresh and organic produce.
The Concertgebouw, Museumplein with the Rijksmuseum, Van Gogh Museum and Stedelijk Museum, Vondelpark and the PC Hooftstraat are all within walking distance. Several well-regarded schools, including international ones, make this address particularly appealing for families.

Tram line 2 is around the corner, bringing you to the centre of Amsterdam within ten minutes. The A10 ring road is quickly accessible by car.




GEORGE
W.P.A.
WILLIAMS PARK AVENUE
Amsterdam


PIETER CORNELISZ HOOFTSTRAAT
PRADA

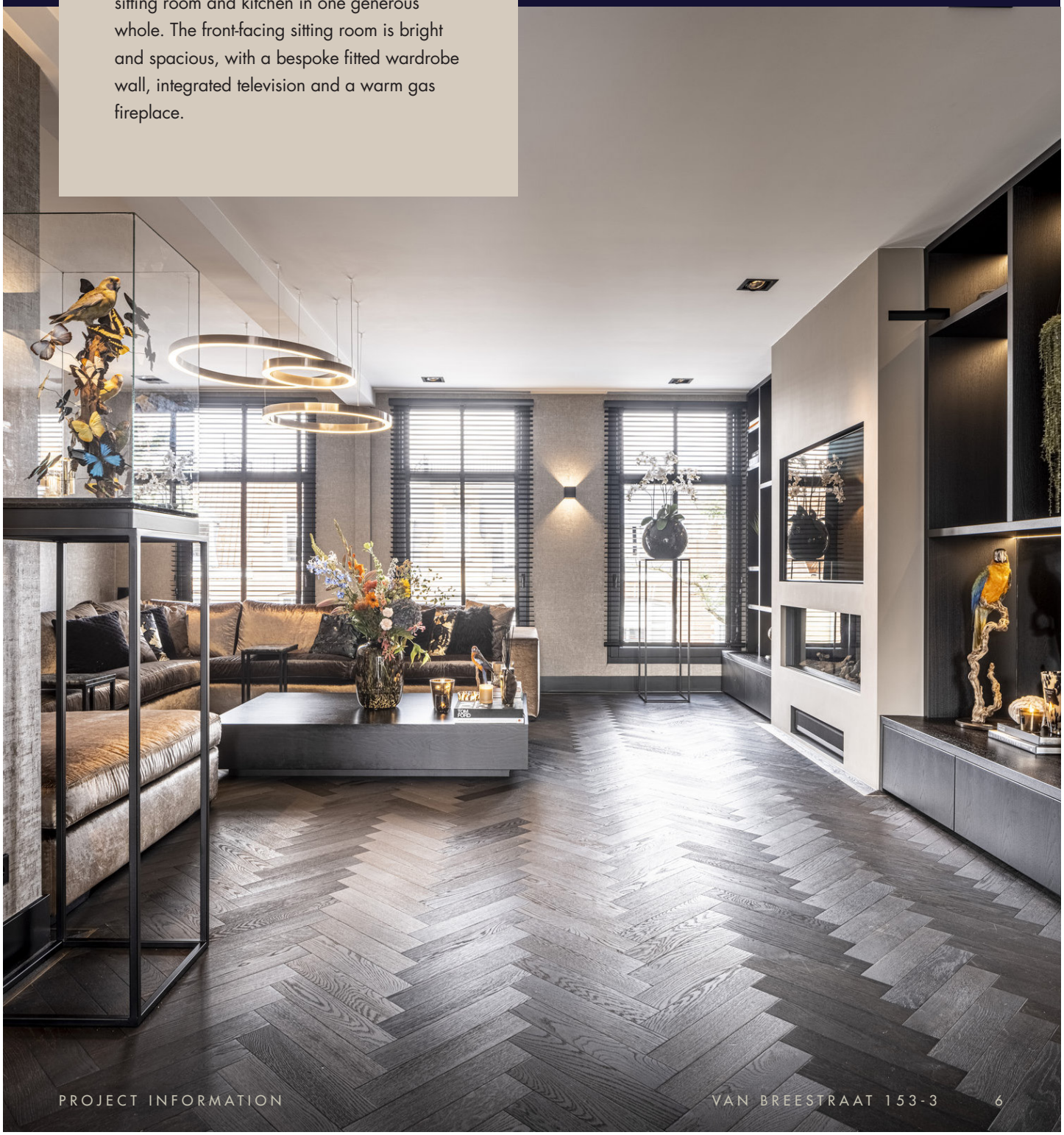



CONCERT-GEBOUW

LAYOUT

The private entrance is located on the second floor, from where a staircase leads up to the third floor, where the apartment unfolds. The landing is fitted with bespoke storage and a guest toilet with a natural stone feature wall.

Double steel pivot doors open into a living space of six metres wide, connecting the sitting room and kitchen in one generous whole. The front-facing sitting room is bright and spacious, with a bespoke fitted wardrobe wall, integrated television and a warm gas fireplace.





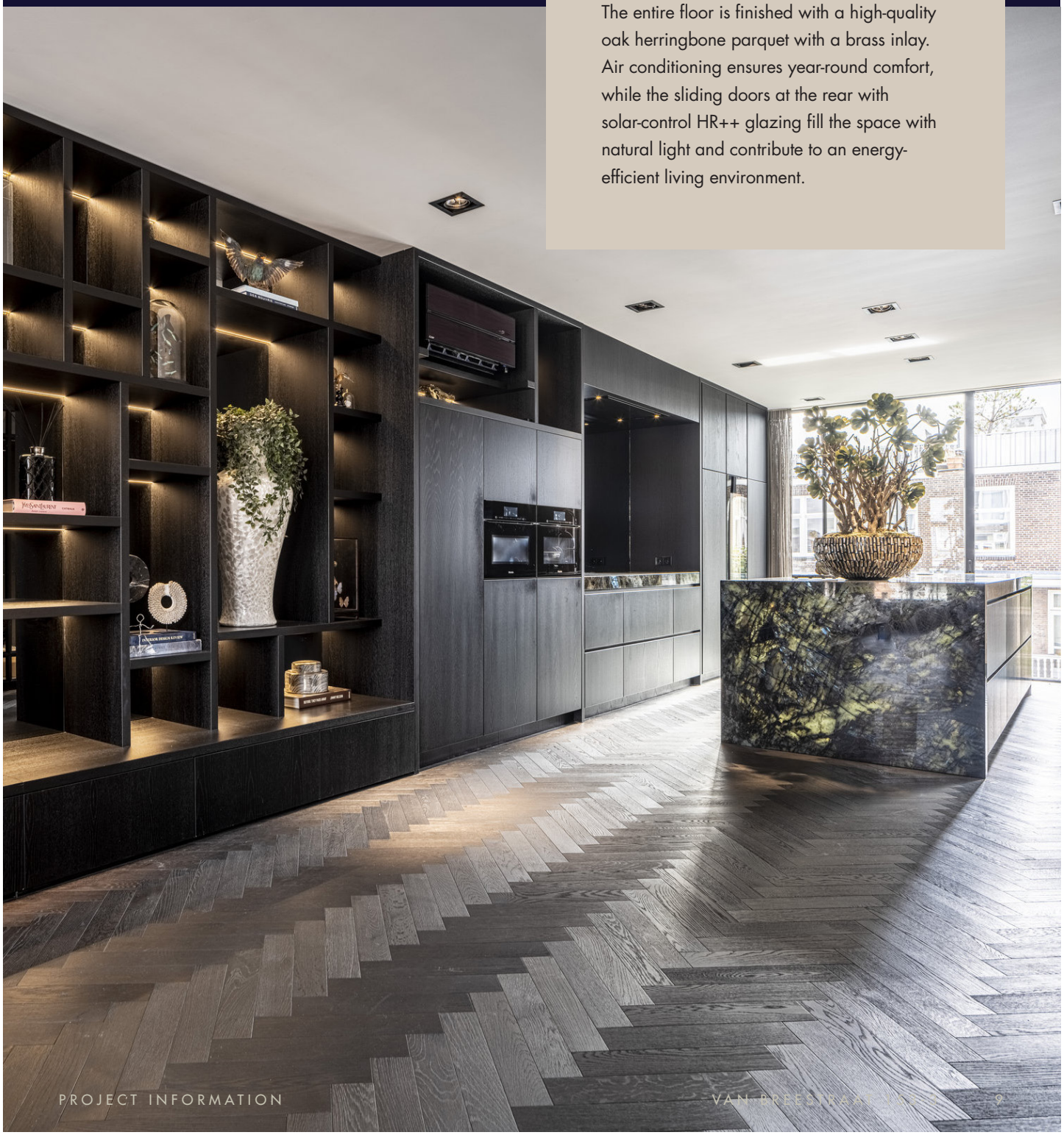




THE ENTIRE FLOOR IS FINISHED WITH A HIGH-QUALITY OAK HERRINGBONE PARQUET WITH A BRASS INLAY.

The large kitchen island with marble worktop, integrated sink and Quooker is as striking to look at as it is to work in. Miele appliances throughout — induction hob with ceiling extractor, refrigerator, freezer, oven and combination oven — meet the highest standards. There is ample space for a generous dining table, making this a floor designed for both intimate meals and larger gatherings.

The entire floor is finished with a high-quality oak herringbone parquet with a brass inlay. Air conditioning ensures year-round comfort, while the sliding doors at the rear with solar-control HR++ glazing fill the space with natural light and contribute to an energy-efficient living environment.









THE LARGE KITCHEN ISLAND WITH MARBLE WORKTOP, INTEGRATED SINK AND QUOOKER IS AS STRIKING TO LOOK AT AS IT IS TO WORK IN.



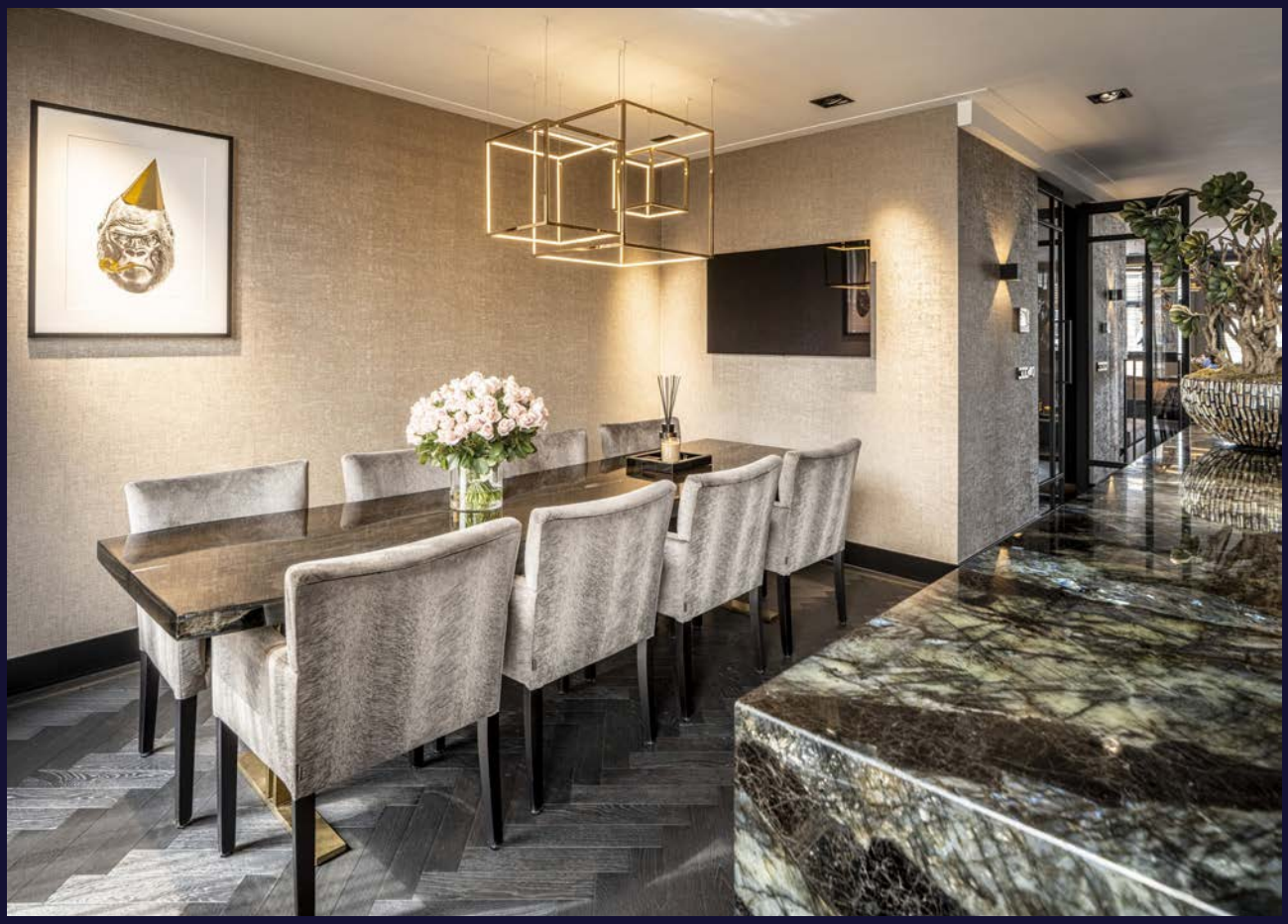
THERE IS AMPLE SPACE FOR A GENEROUS DINING TABLE, MAKING THIS A FLOOR DESIGNED FOR BOTH INTIMATE MEALS AND LARGER GATHERINGS.



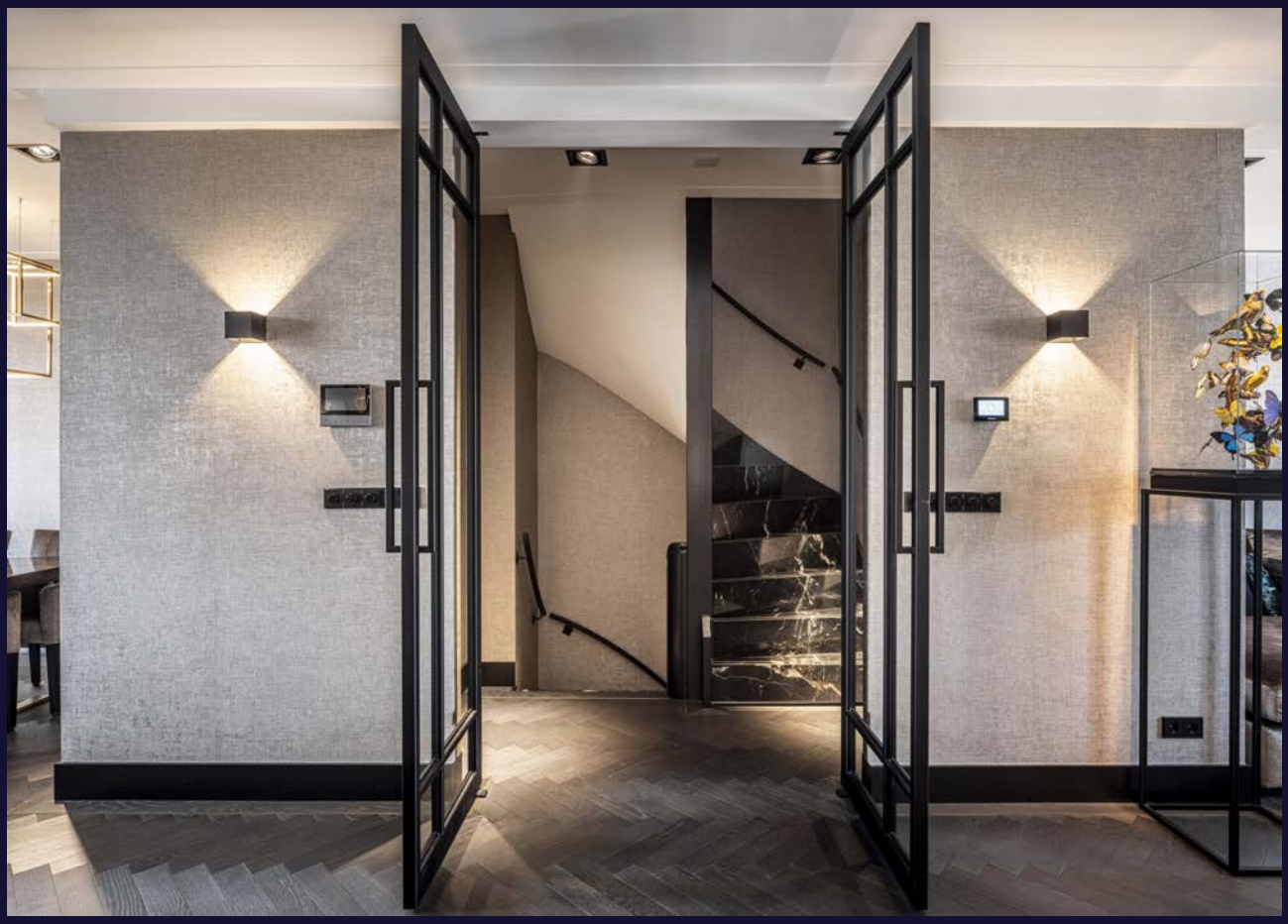












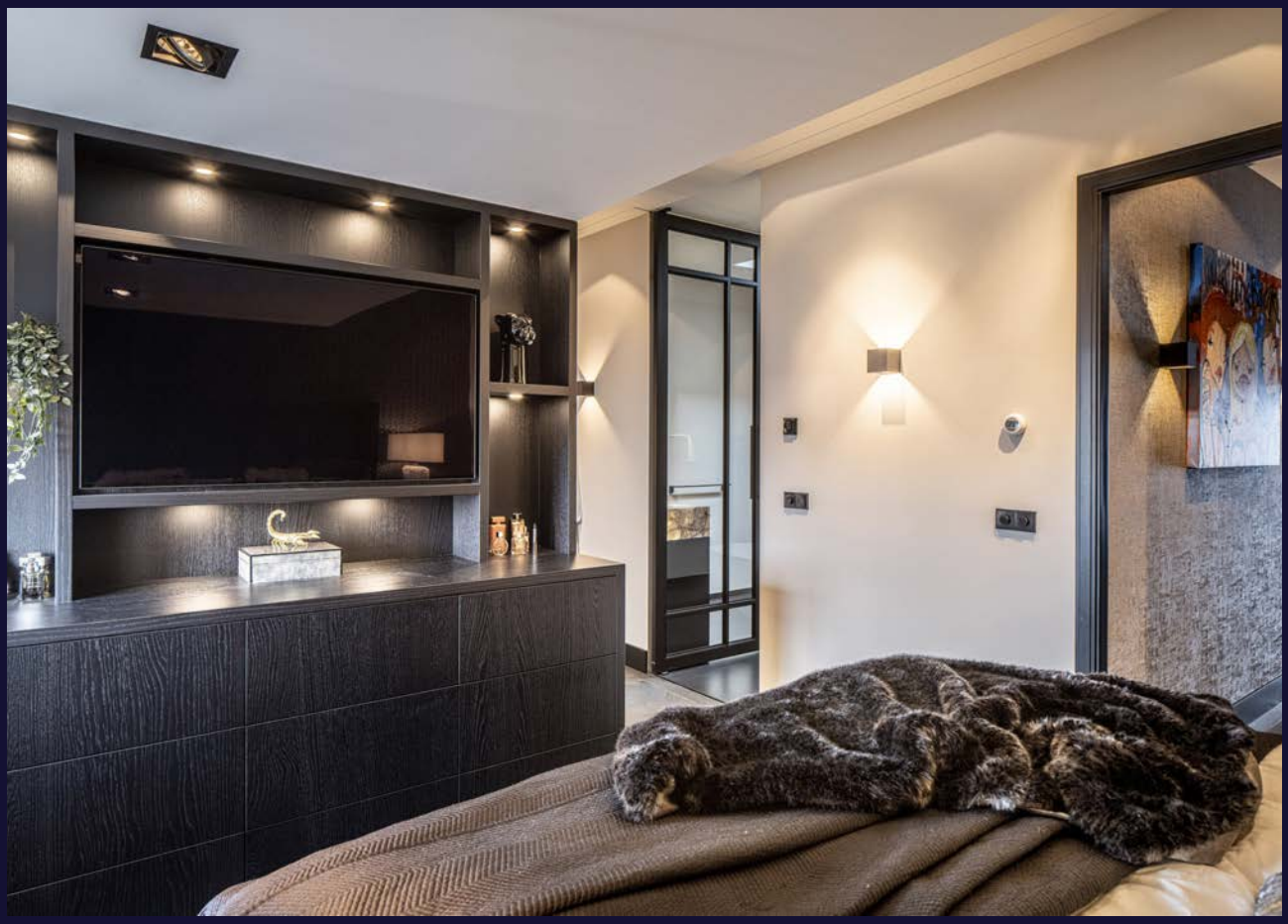


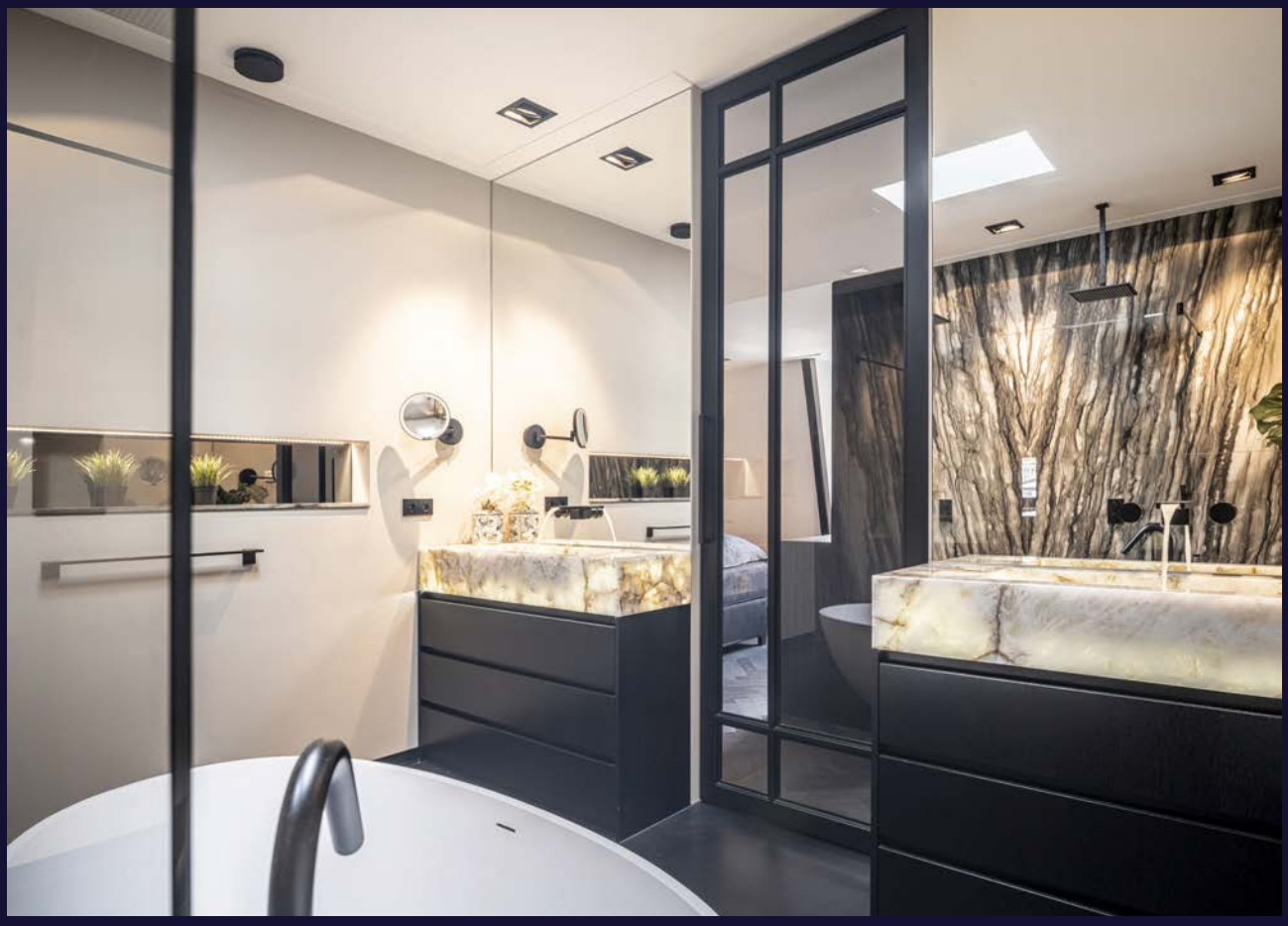




THE FOURTH FLOOR

The master bedroom occupies the front of the top floor. A beautifully designed room divider with storage drawers, open shelving and an integrated television separates the sleeping area from the walk-in closet, which is lit in a particularly striking way by a roof light.
A glazed pivot door leads through to the en suite bathroom: generous, sleek and fitted with a double walk-in shower, two natural stone vanity units and a freestanding bath. The seamless poured floor with underfloor heating provides a warm and refined finish.





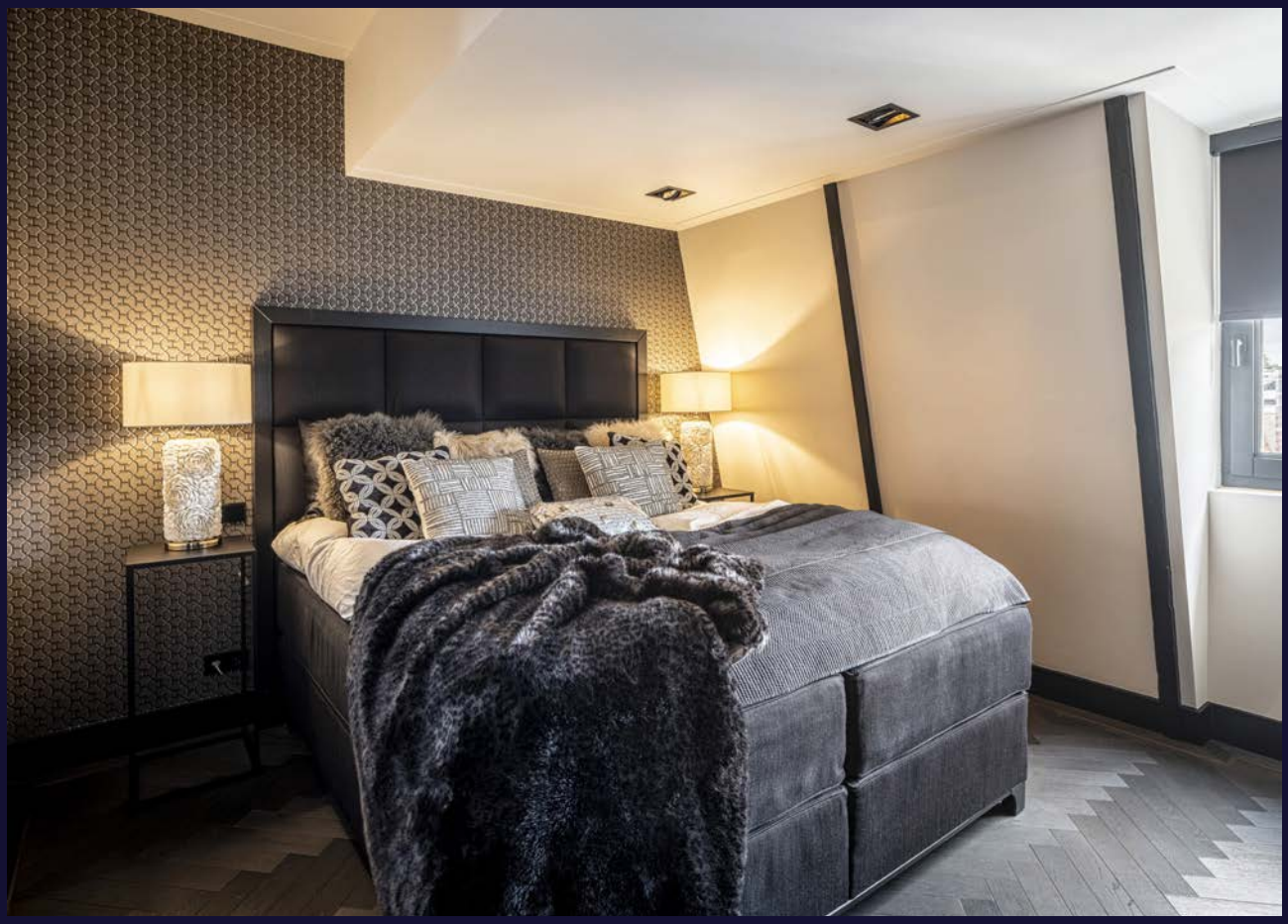








At the rear are two further bedrooms, each with a bespoke fitted wardrobe. A second bathroom with walk-in shower, washbasin and toilet, complemented by a separate guest toilet in the hallway, completes the floor. The same refined herringbone parquet with brass inlay continues throughout.

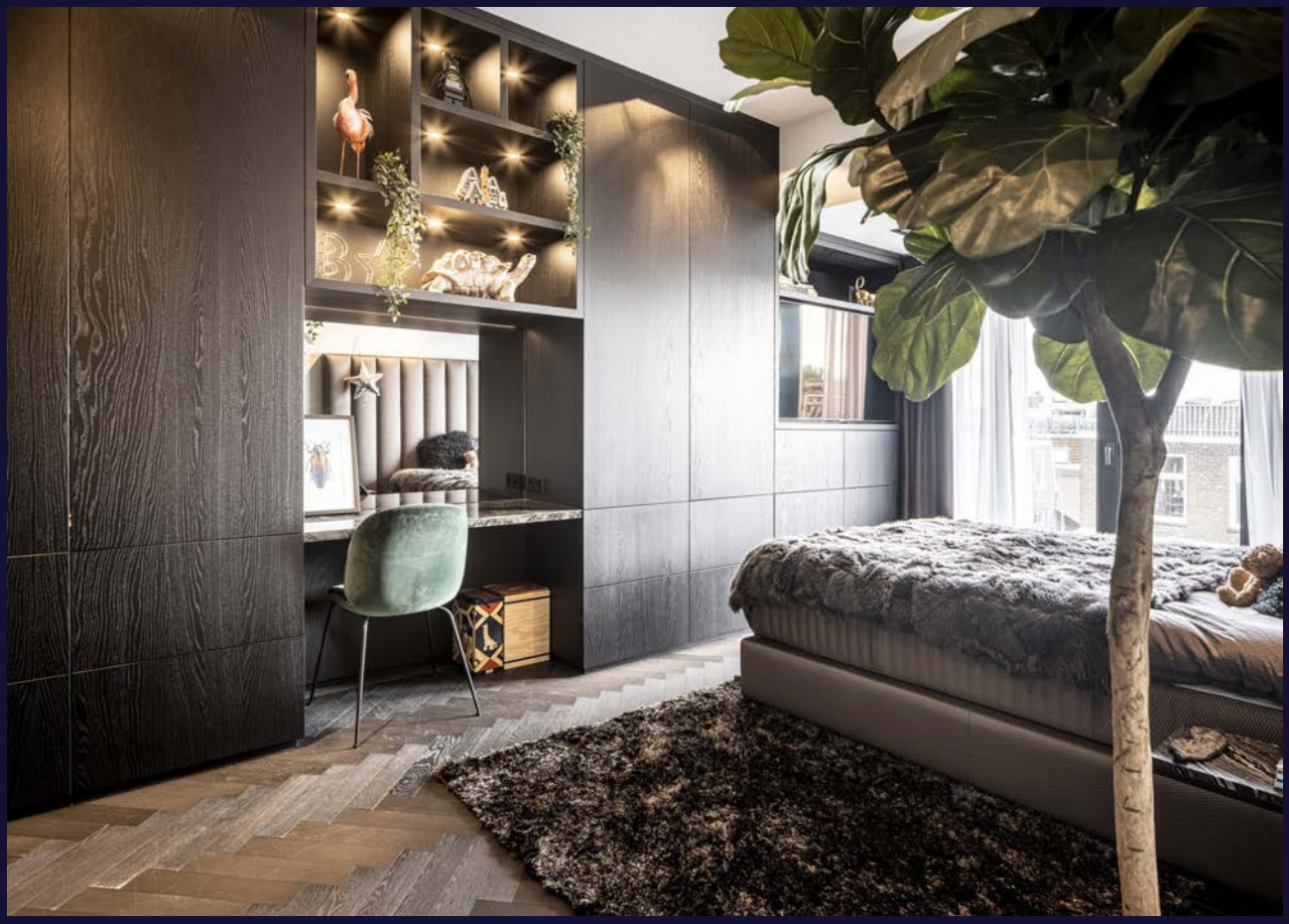




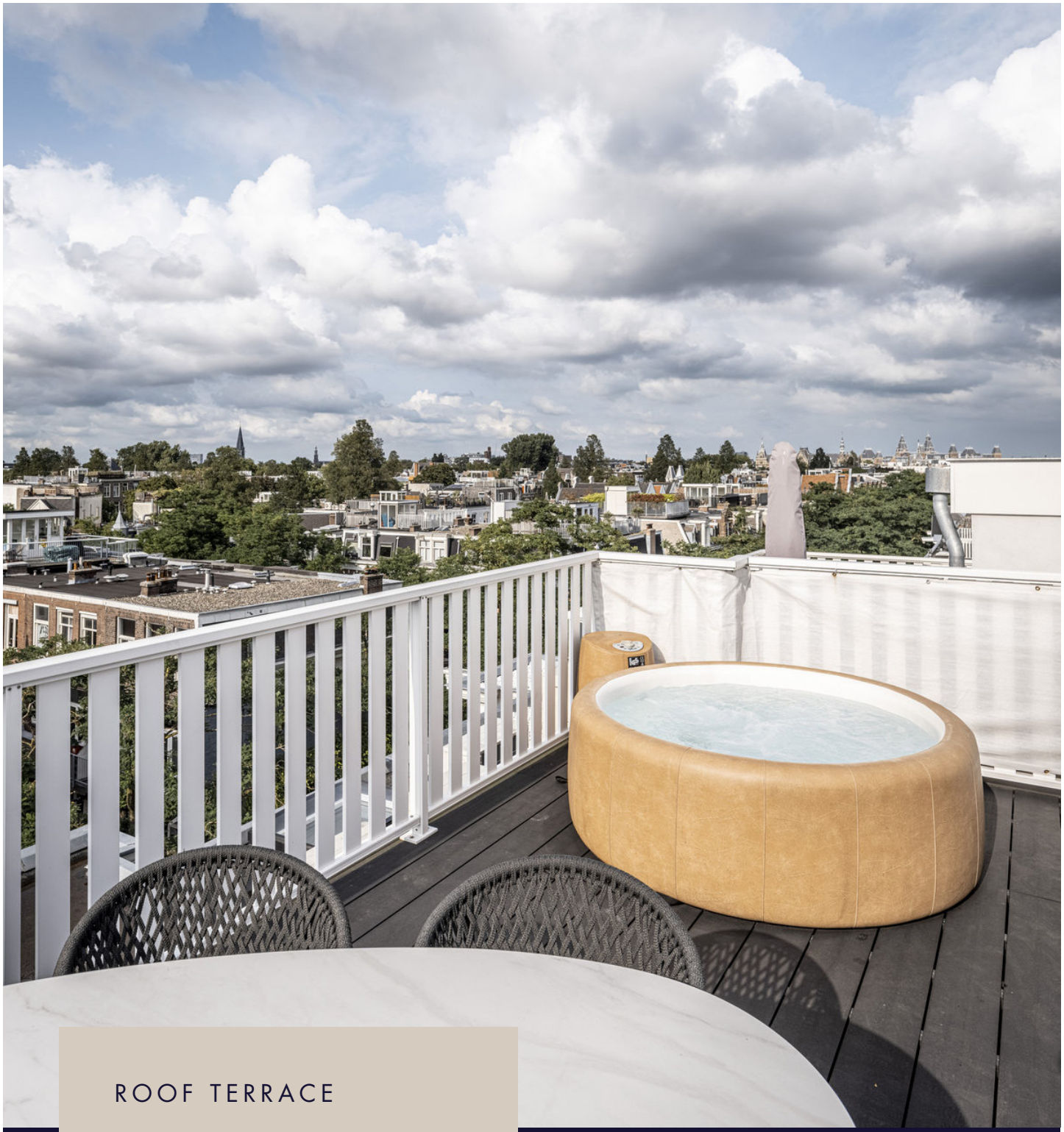
AT THE REAR ARE TWO FURTHER BEDROOMS, EACH WITH A BESPOKE FITTED WARDROBE.











ROOF TERRACE

A bespoke granite staircase from Italy leads up to the roof house, where a sliding door and a kitchen unit with integrated refrigerator and freezer welcome you. Beyond lies the roof terrace of 56 m², an outdoor room above the city, with unobstructed panoramic views in all directions across the rooftops of Oud-Zuid.







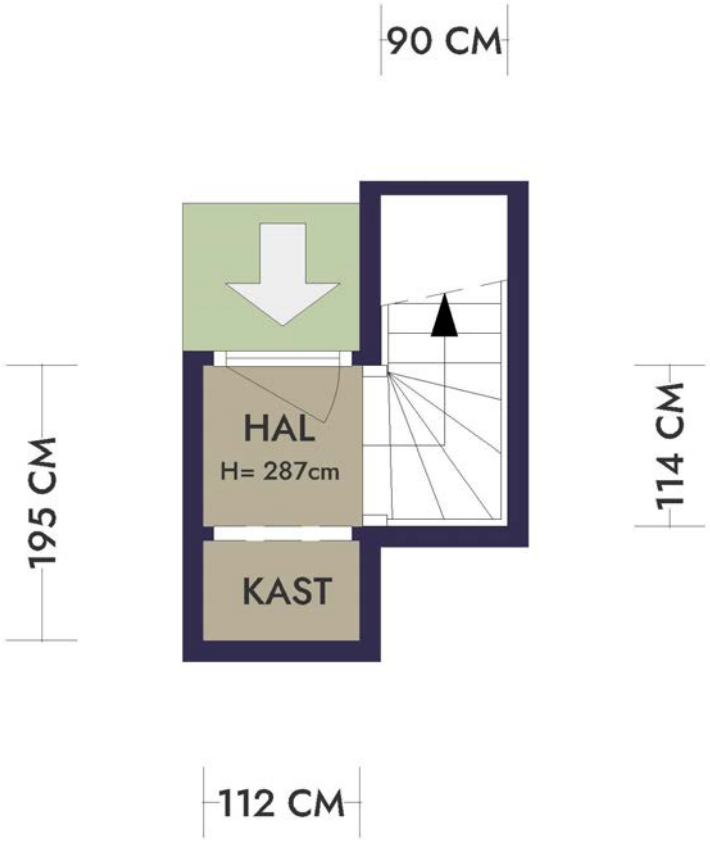






THE ROOF TERRACE OF 56 M² IS AN OUTDOOR ROOM ABOVE THE CITY, WITH UNOBSTRUCTED PANORAMIC VIEWS IN ALL DIRECTIONS ACROSS THE ROOFTOPS OF OUD-ZUID.

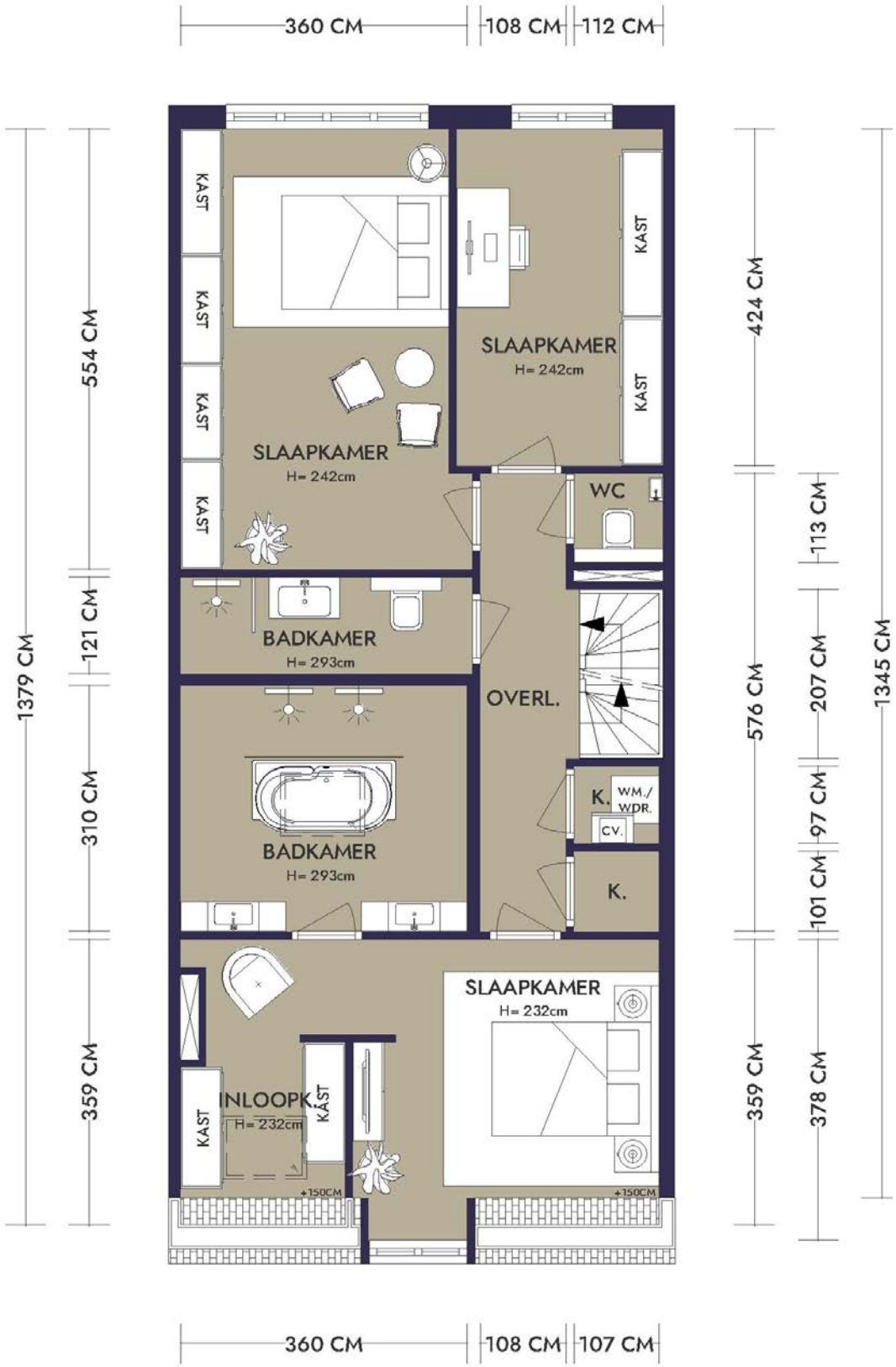
SECOND FLOOR



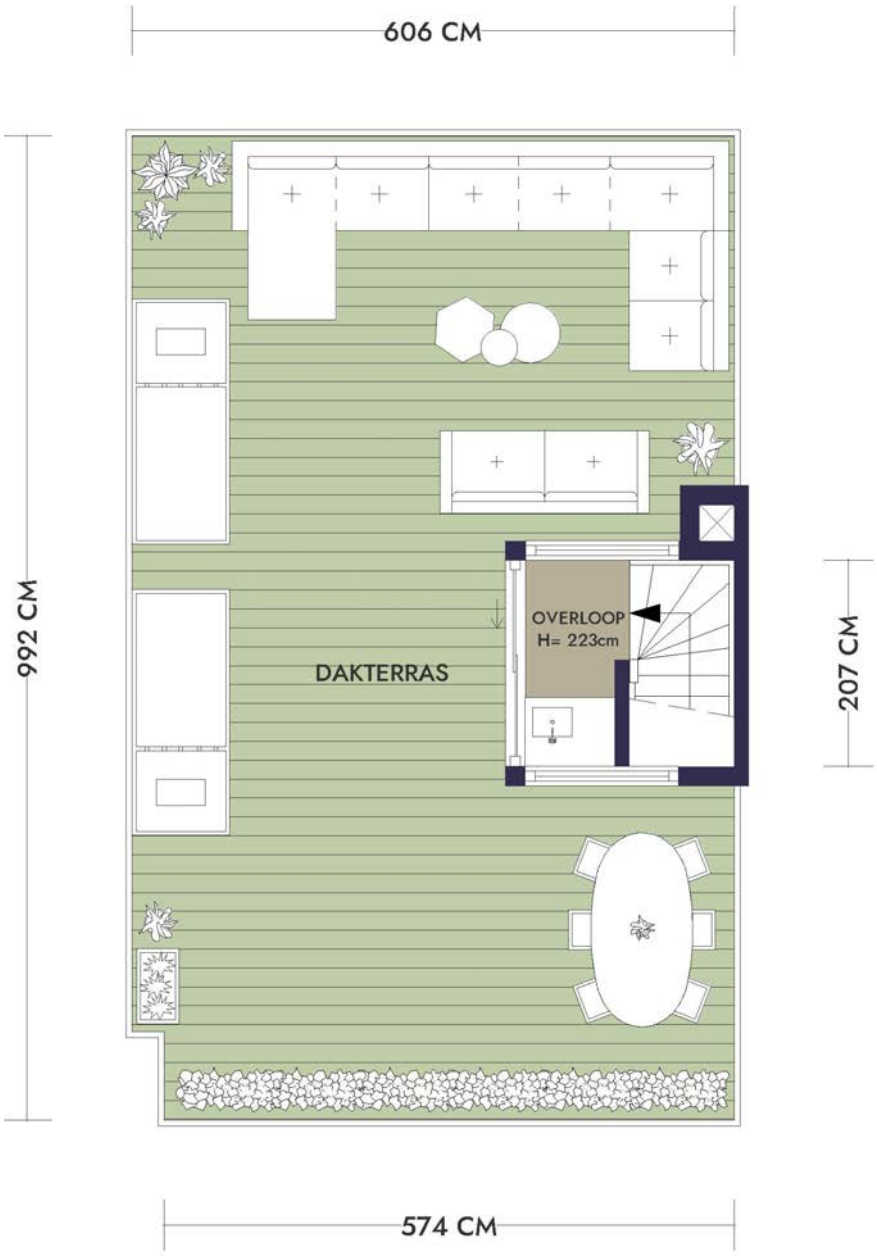
THIRD FLOOR


384 CM
213 CM
1399 CM
429 CM
99 CM
261 CM
213 CM
548 CM
510 CM
615 CM
KK.
KK.
OVEN
OVEN
KEUKEN
H= 275cm
DINING
WC
OVERL.
KAST
MK
SLAAPKAMER
H= 275cm
HAARD

FOURTH FLOOR



ROOF TERRACE



SPECIFICATIONS

OBJECT

Type	Upper-floor apartment
Type	Apartment
Year of construction	1902
Current use	Living space
Current destination	Living

KEY FEATURES

+ Floor area 173 m²
+ Built in 1902, freehold
+ Four rooms, three bedrooms, two bathrooms
+ Roof terrace of 56 m² with kitchen unit
+ Foundation restoration completed in 2004
+ Extensively renovated in 2019
+ Air conditioning throughout
+ Underfloor heating
+ Energy label C
+ Dark oak herringbone parquet with brass inlay throughout
+ Door furniture by Formani by Piet Boon
+ Keyless entry at both communal and private entrance
+ Bespoke interior throughout
+ Monthly service charge € 133,-

CHARACTERISTICS

Living area	173 m²
Number of rooms	4
Number of bedrooms	3
Content	614 m³
Building-related outdoor space	56 m²

CADASTRAL

Municipality	Amsterdam
Section	Q
Index number	5
Share	264/607
Plot number	10418

MUNICIPALITY

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

DESTINATION

+ Destination of this object is both residential and office use
+ There are similar homes in the area
+ Shops and public transport are within walking distance

OWNERSHIP SITUATION

+ Full ownership

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