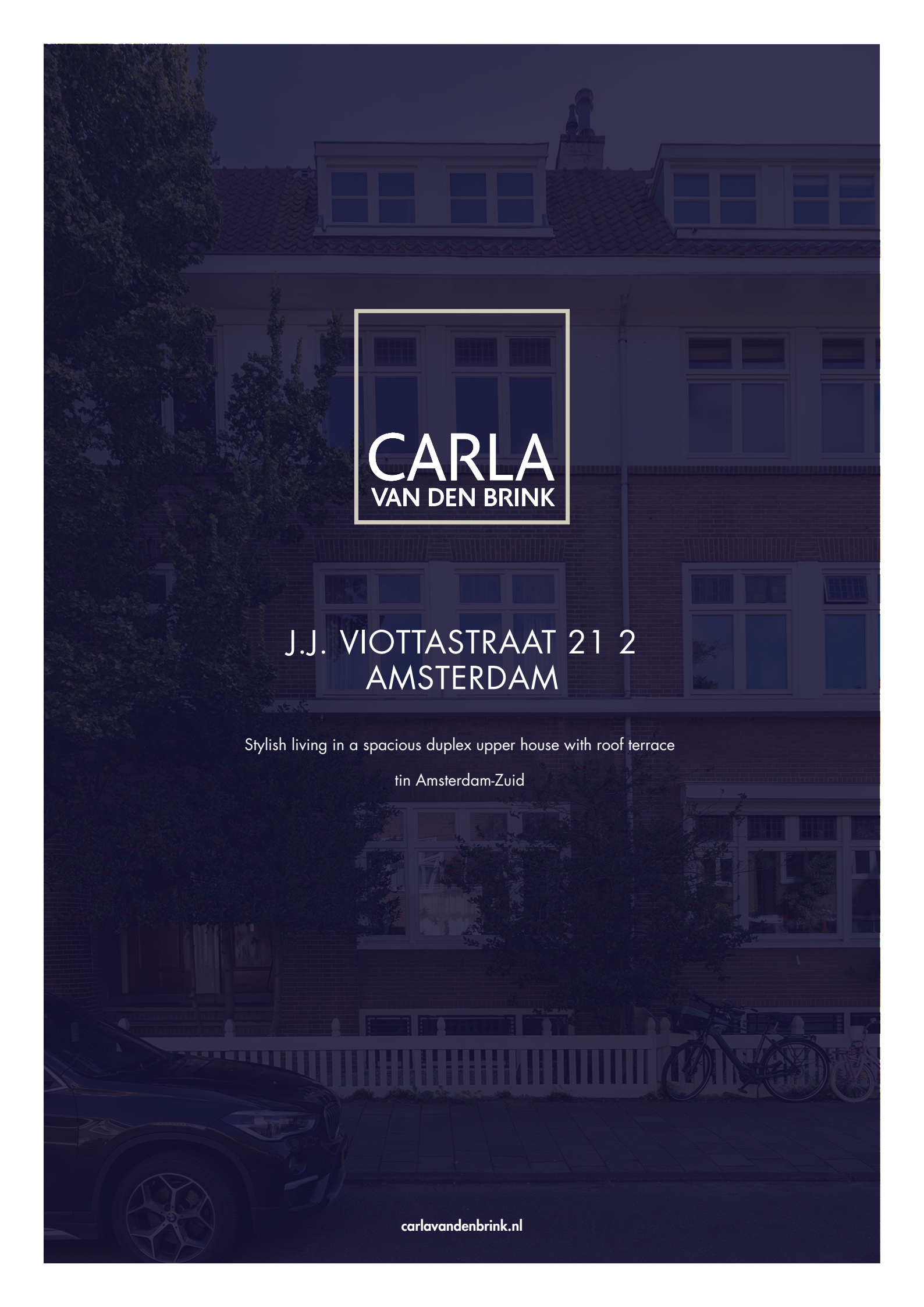




CARLA
VAN DEN BRINK

J.J. VIOTTA STRAAT 21 2
AMSTERDAM

Stylish living in a spacious duplex upper house with roof terrace

in 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.*



Hellen Groen-de Leijer
NVM Makelaar

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instelling
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THE APARTMENT

Located on the sought-after J.J. Viottastraat in Amsterdam-Zuid, this spacious duplex upper house offers approximately 211 m² of living space, spread across the second and third floors, together with a private roof terrace. The property combines an impressive living area with charming period details, a well-considered layout and a high-quality finish. In addition, the ground lease has been fully bought out.

Thanks to its generous proportions, large windows and stylish finishes, the property benefits from an abundance of natural light and an exceptional sense of space. A luxurious and comfortable home that perfectly complements the dynamic lifestyle of Amsterdam, without compromising on comfort.



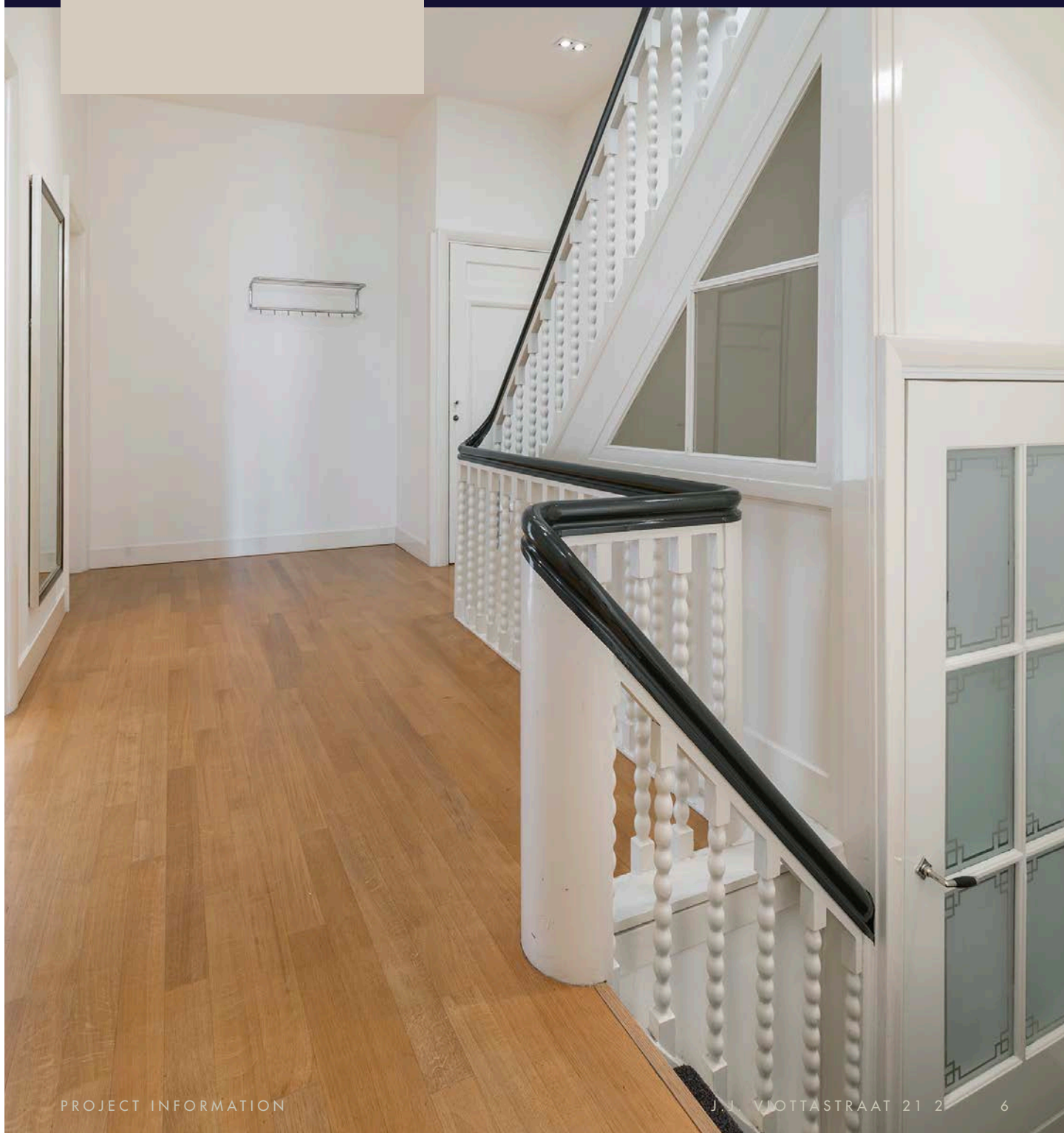
LOCATION

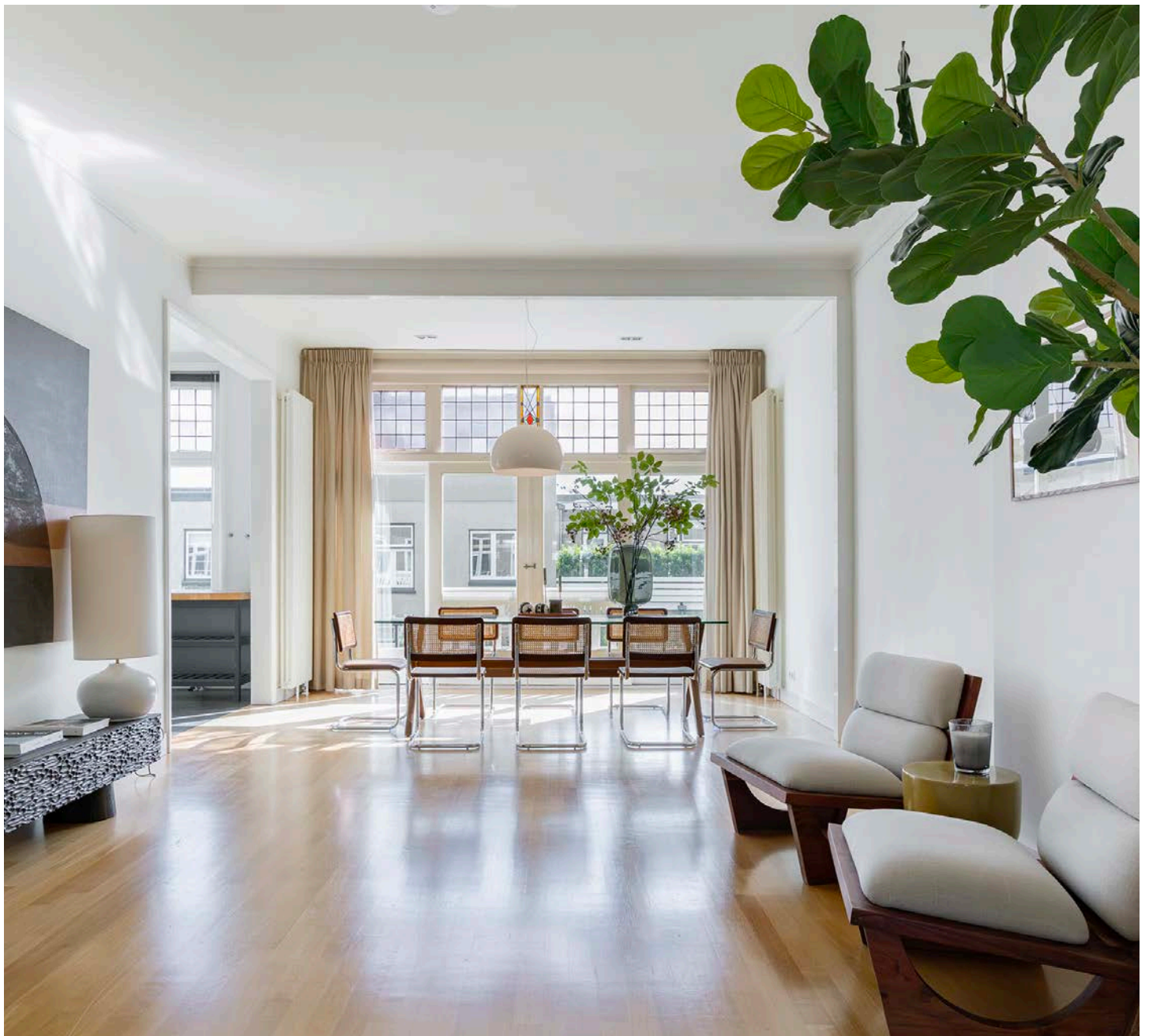
The property is situated in one of Amsterdam's most sought-after residential neighbourhoods. Within walking distance are Cornelis Schuytstraat, Vondelpark, the Concertgebouw, the Van Gogh Museum and the Rijksmuseum. The surrounding area offers an excellent selection of high-end shops, restaurants and schools, making this location particularly attractive to families and those who appreciate culture, comfort and city living.



LAYOUT

The private entrance from the street leads to the second floor. The spacious reception hall, with ample wardrobe space and a separate toilet, provides a stylish introduction to the main living level. From here, you enter the surprisingly spacious and open-plan living area.





THE LIVING

The generous living room forms the heart of the home and extends across the full length of the property. Large windows allow an abundance of natural daylight to flood in, while the authentic stained-glass transom windows add warmth and character. Together, these features create a bright and welcoming atmosphere.

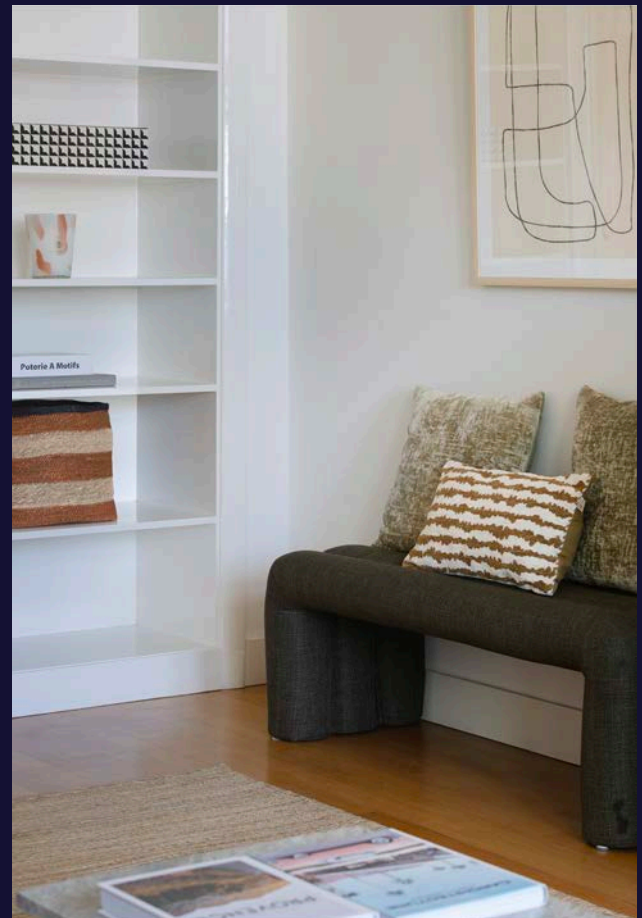
At the rear, French doors open onto a French balcony, creating a pleasant connection with the outdoors. At the front, the distinctive L-shaped layout provides

additional space that can be used, for example, as a second sitting area, library, home office or reading room.

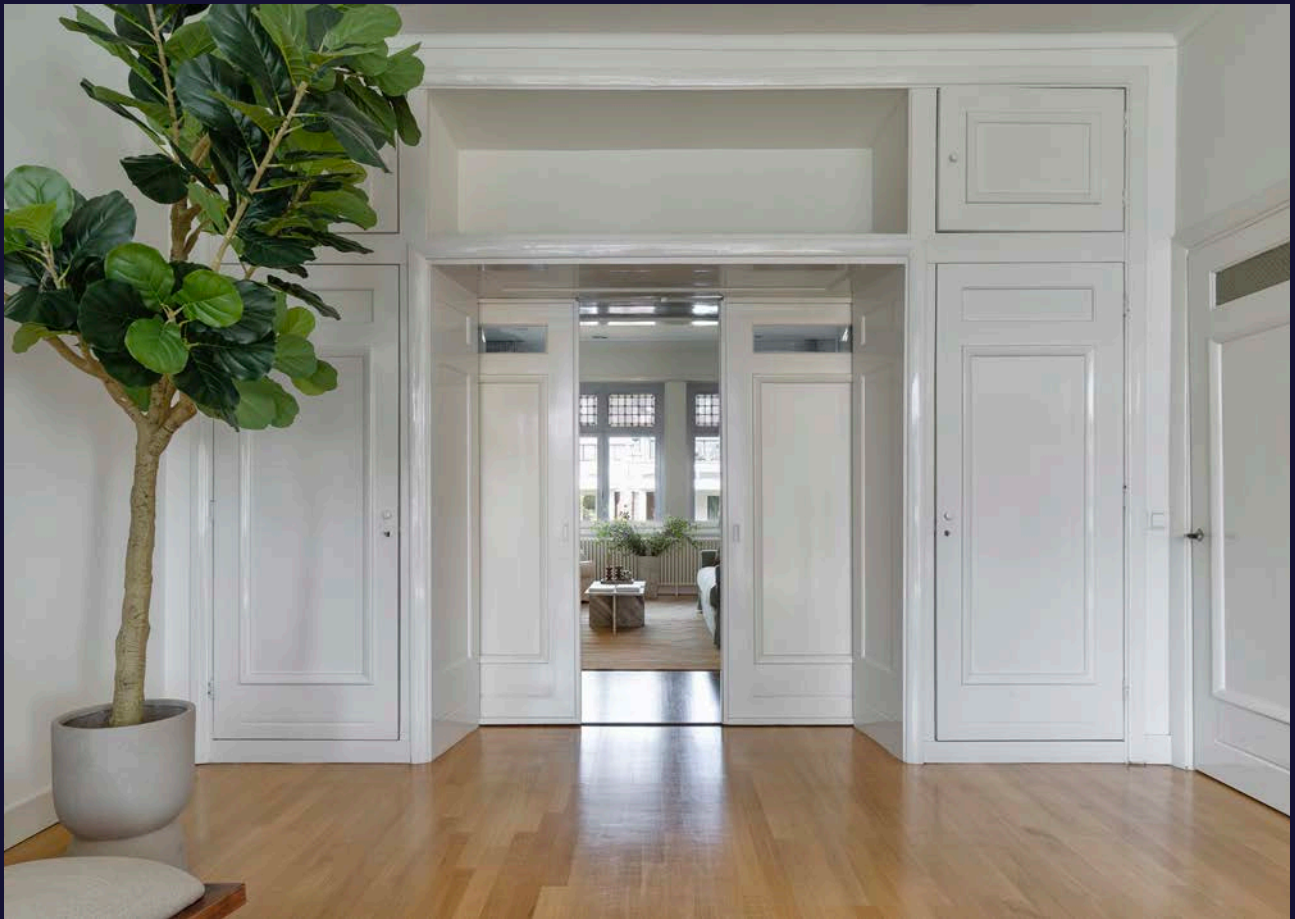
A charming gas fireplace forms an elegant focal point in the living room and enhances the inviting atmosphere of this space. On this floor, sliding doors framed by a stylish built-in bookcase allow the room to be elegantly separated when desired.

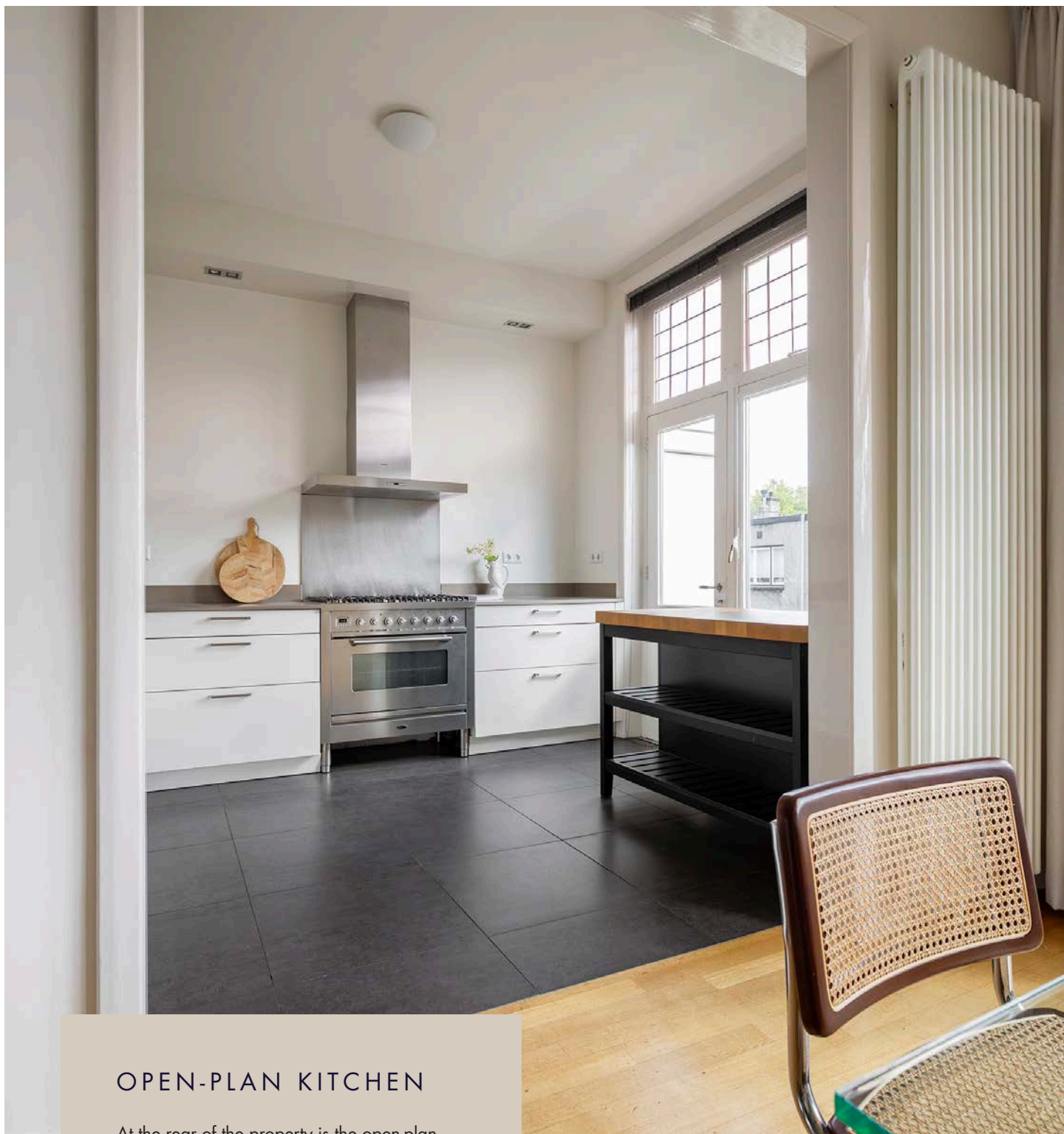






THE GENEROUS
LIVING ROOM
FORMS THE HEART
OF THE HOME AND
EXTENDS ACROSS
THE FULL LENGTH OF
THE PROPERTY.



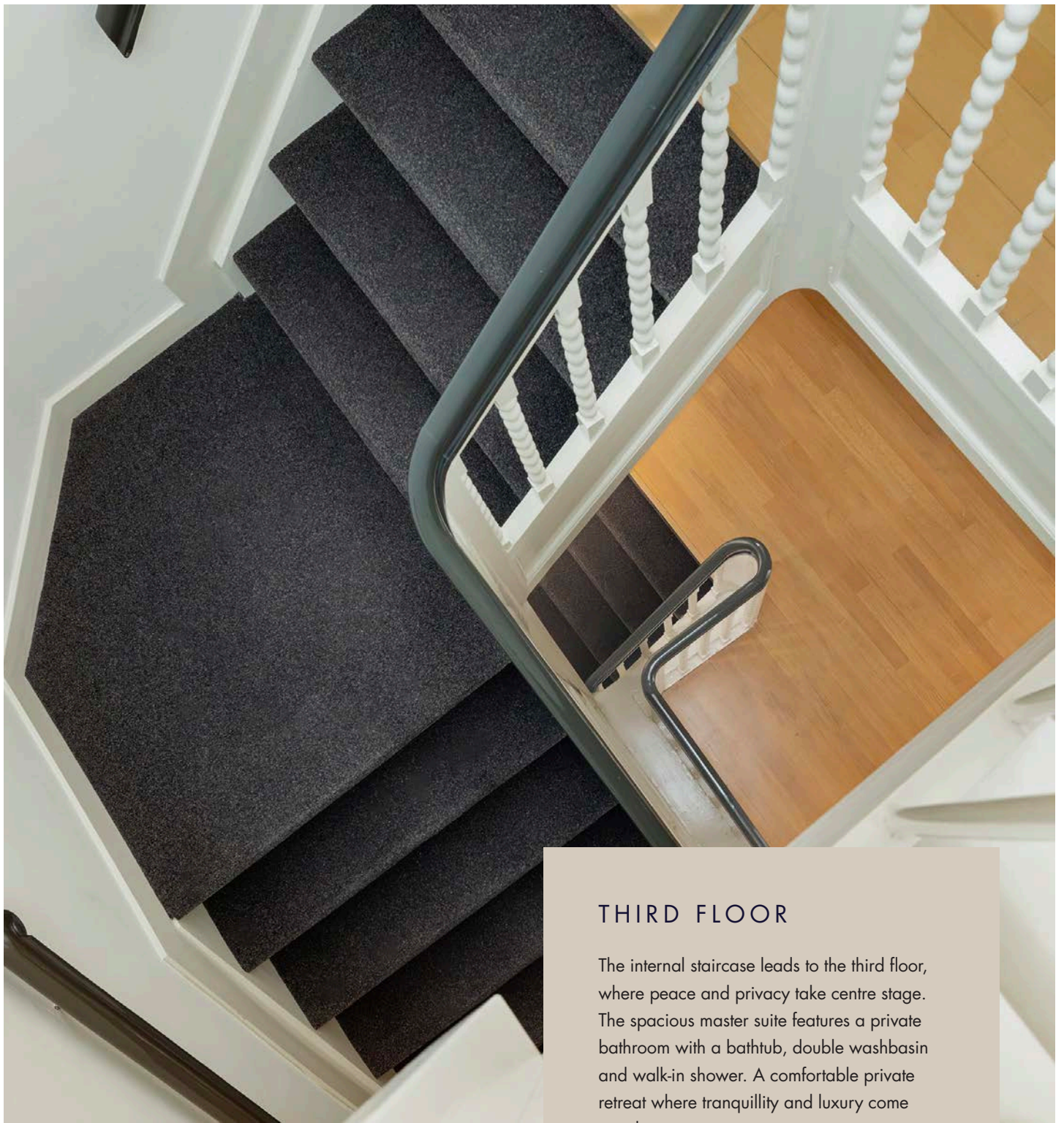


OPEN-PLAN KITCHEN

At the rear of the property is the open-plan kitchen, which connects seamlessly with the living area and creates a natural flow between cooking, dining and living.

The kitchen is equipped with a generous six-burner range and offers ample space for those who enjoy cooking and entertaining. From the kitchen, there is direct access to the south-facing balcony.





THIRD FLOOR

The internal staircase leads to the third floor, where peace and privacy take centre stage. The spacious master suite features a private bathroom with a bathtub, double washbasin and walk-in shower. A comfortable private retreat where tranquillity and luxury come together.

This floor also offers three additional generously sized bedrooms, making the property ideal for families or for those requiring extra space for working from home, hobbies or guests. A second bathroom, separate toilet and dedicated laundry room complete this floor.



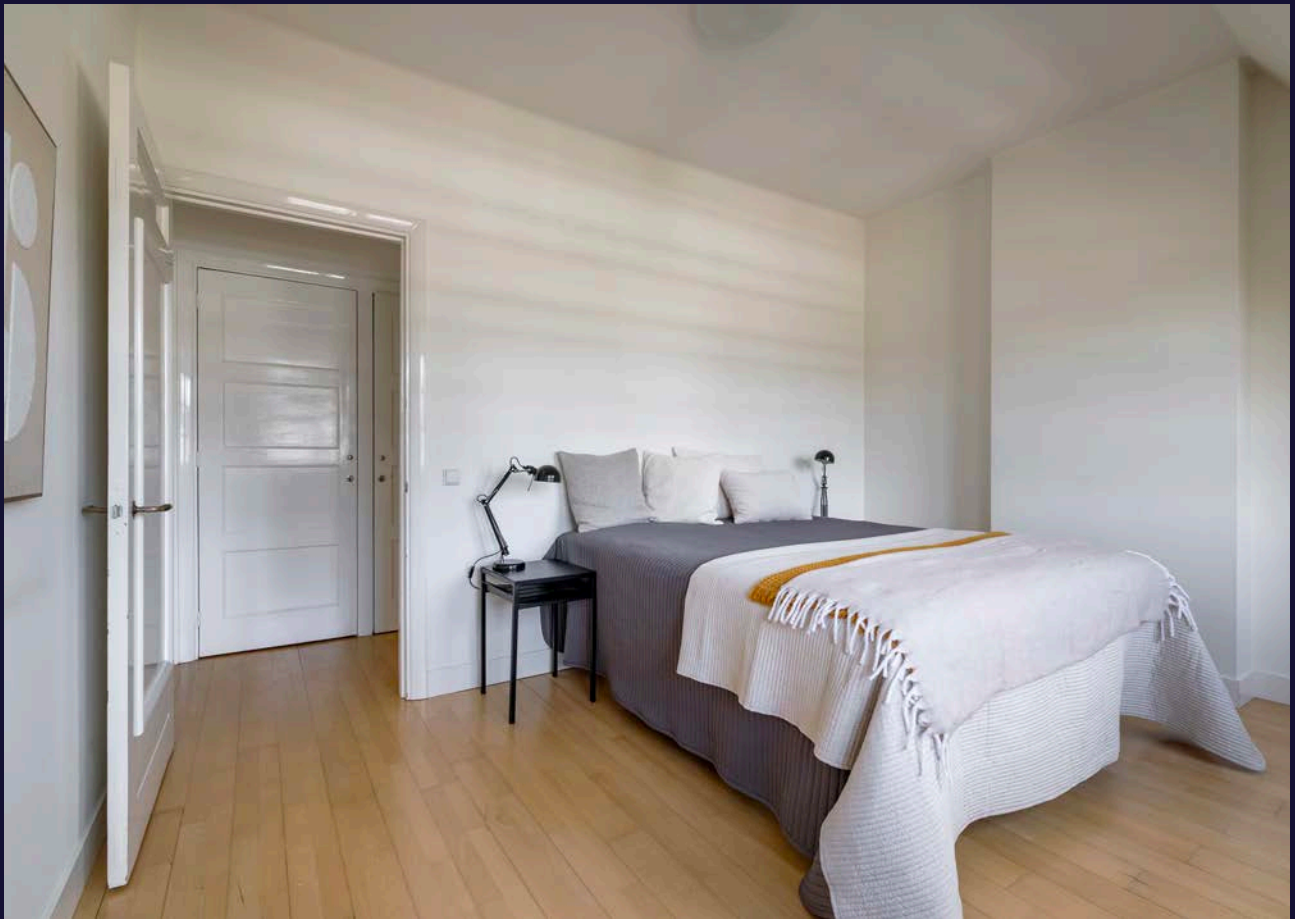


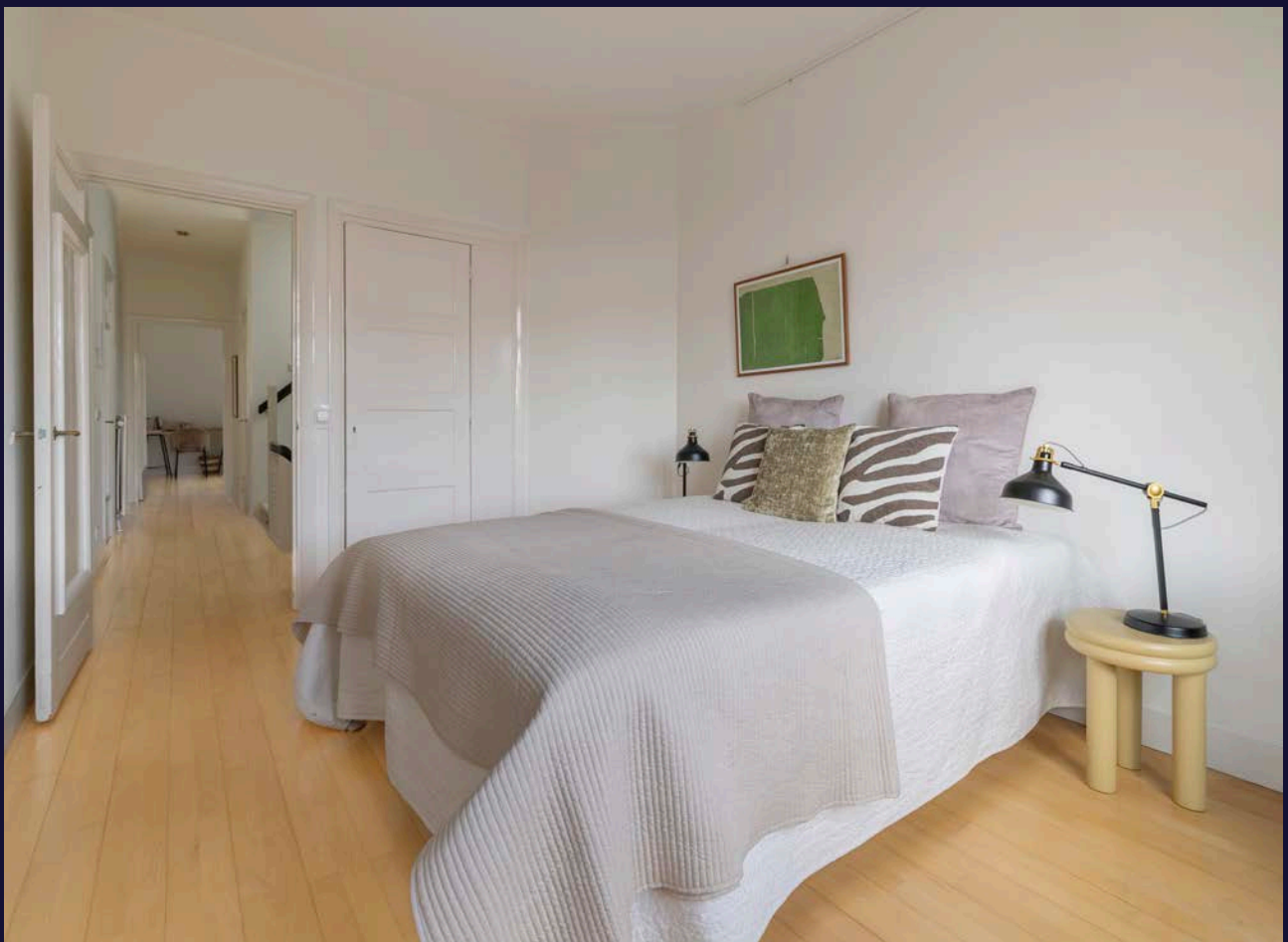
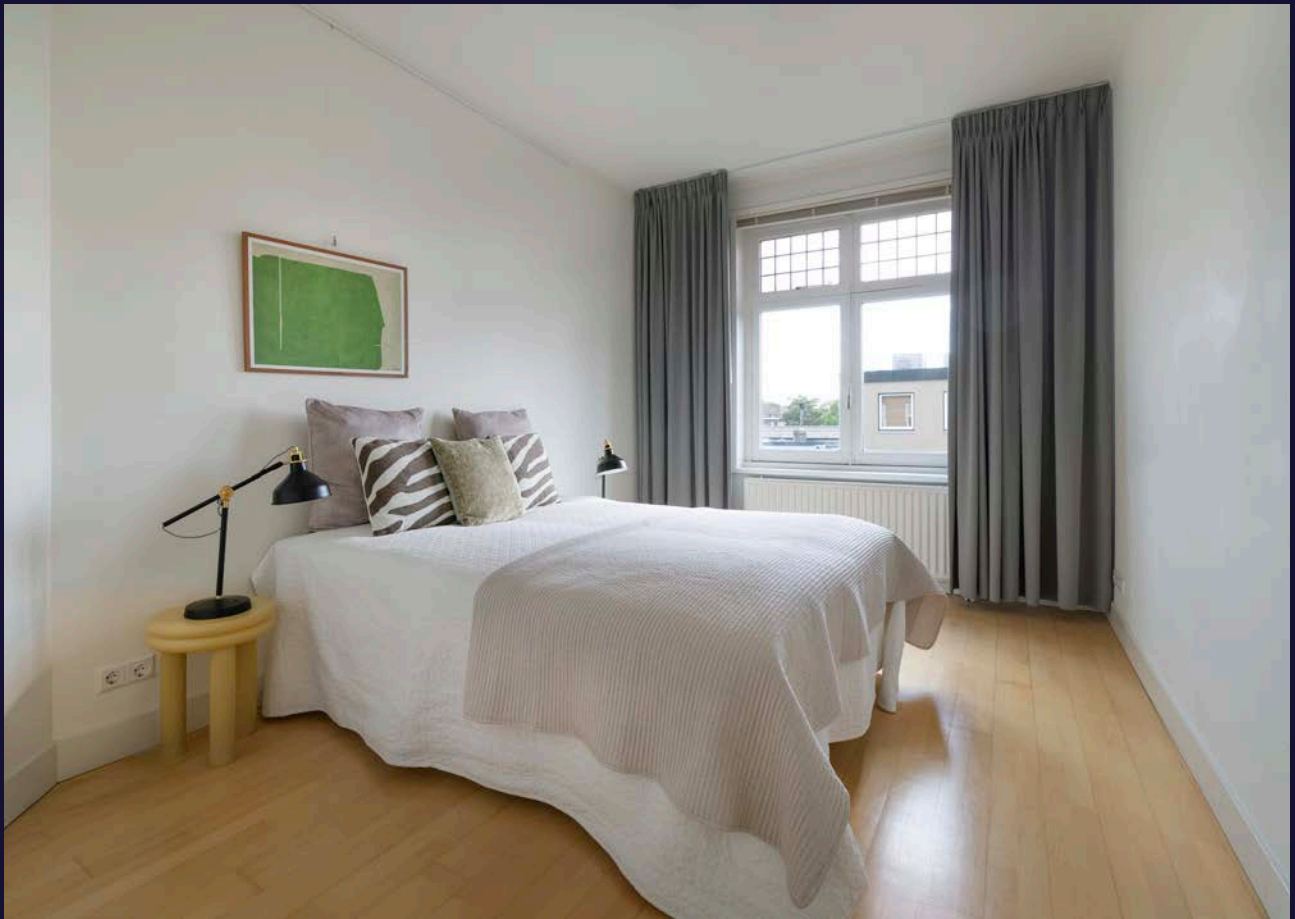
A COMFORTABLE
PRIVATE RETREAT
WHERE
TRANQUILLITY AND
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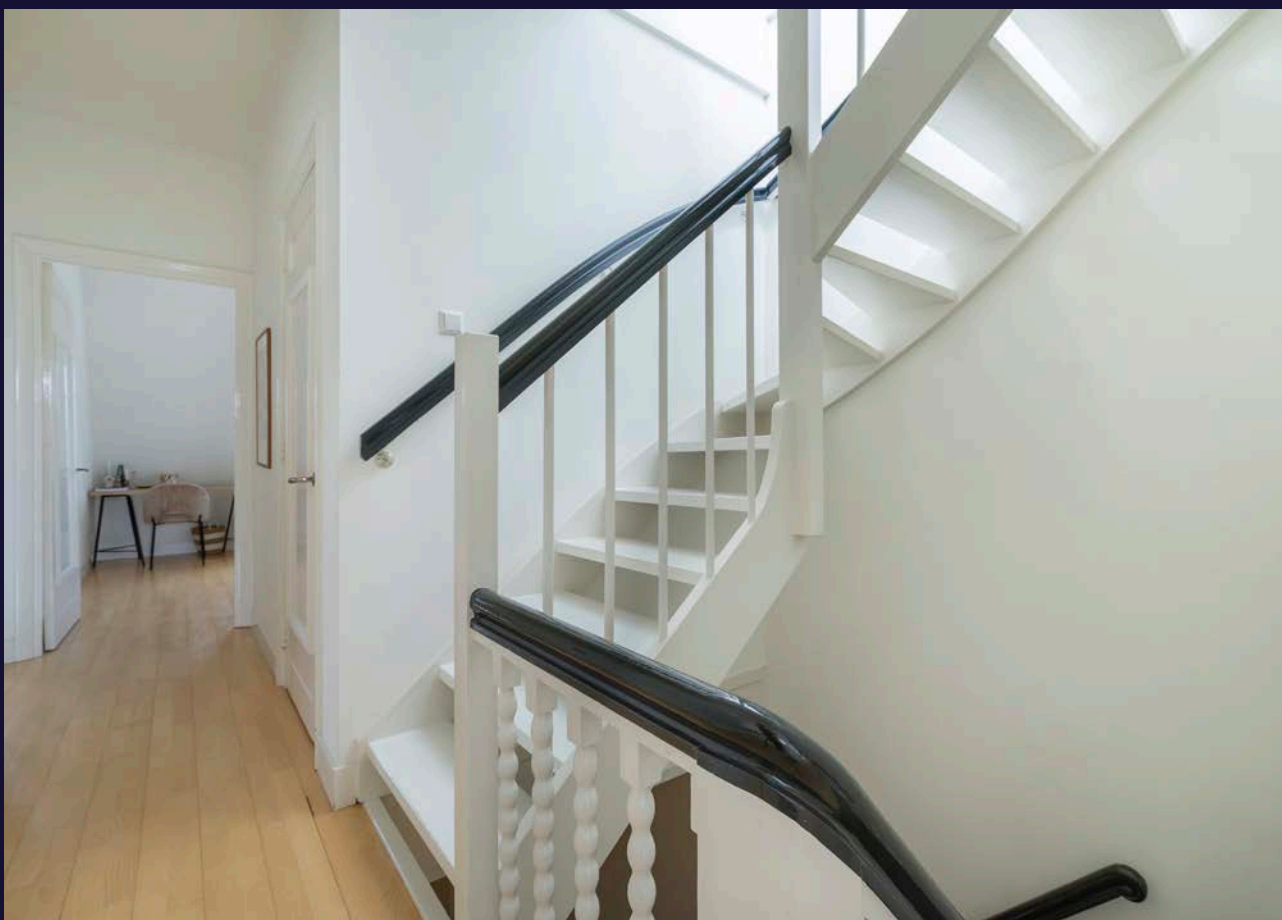








THE PROPERTY IS
IDEAL FOR FAMILIES
OR FOR THOSE
REQUIRING
EXTRA SPACE FOR
WORKING FROM
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ROOF TERRACE

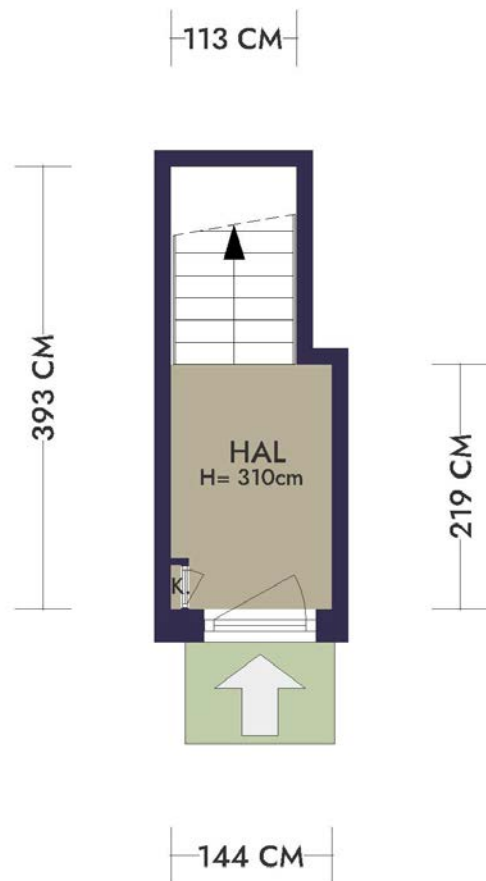
As the crowning feature of the property, the roof terrace provides a wonderful outdoor space. It is easily accessible via the internal staircase and a rooftop pavilion. A delightful place to relax, enjoy the sunshine and make the most of outdoor living, right in the heart of the city.



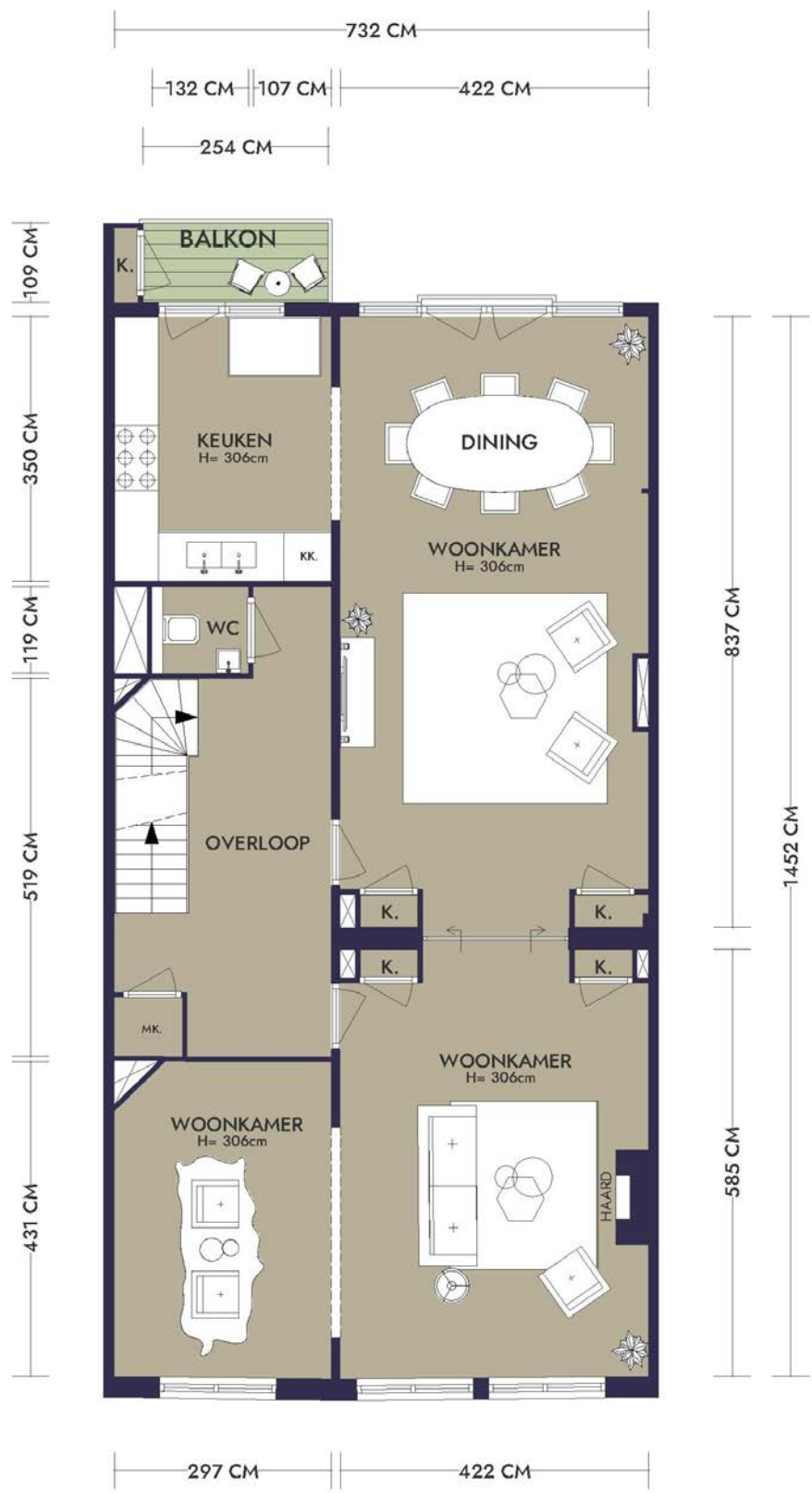


A PARTICULARLY SPACIOUS AND
CHARACTERFUL FAMILY HOME
WHERE AUTHENTIC DETAILS,
CONTEMPORARY COMFORT AND
AN EXCELLENT LOCATION IN
AMSTERDAM ZUID COME TOGETHER
BEAUTIFULLY.

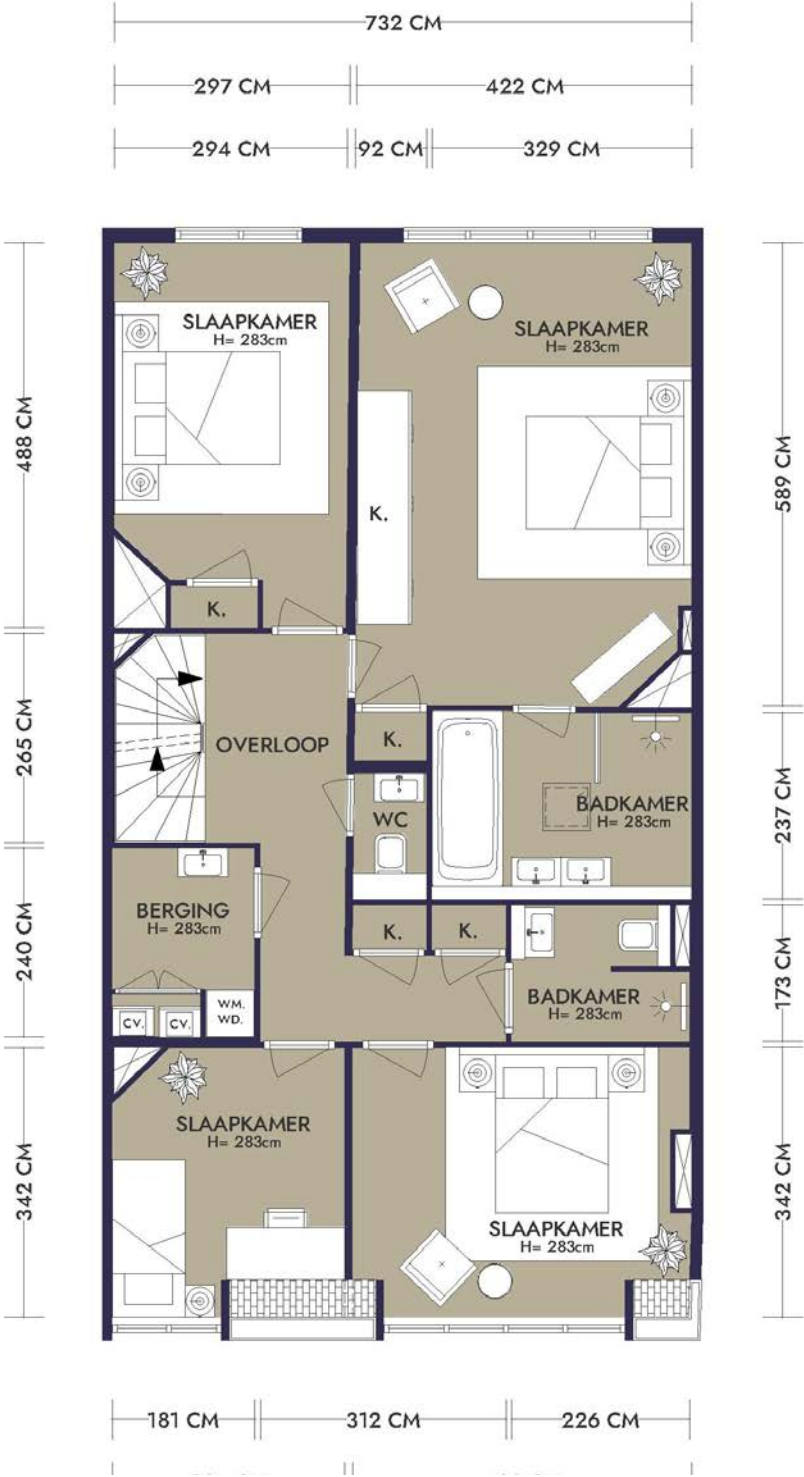
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF TERRACE



SPECIFICATIONS

OBJECT

Type	Apartment
Type	Duplex upper house
Year of construction	1923
Current use	Living space
Current destination	Living

CHARACTERISTICS

Living area	211 m ²
Number of rooms	7
Number of bedrooms	4
Content	715 m ³
Building-related outdoor space	65 m ²

OUTDOOR SPACE

Balcony	3 m ²
Roof terrace	62 m ² , south-east positioned

CADASTRAL

Municipality	Amsterdam
Section	Z
Index number	2
Share	2/5
Plot number	600

PARTICULARITIES

- + Private entrance from the street;
- + Approximately 211 m² of living space;
- + Generous living room extending across the full length of the property;
- + Authentic stained-glass transom windows;
- + Charming gas fireplace in the living room;
- + Distinctive L-shaped layout;
- + Luxury open-plan kitchen with six-burner range;
- + Balcony spanning the full width of the kitchen;
- + Four bedrooms;
- + Two bathrooms;
- + Separate laundry room;
- + Internal staircase;
- + Roof terrace with characteristic rooftop pavilion;
- + Fully fitted with double glazing;
- + Energy rating B;
- + Ground lease fully bought out;
- + Completion by mutual agreement.

MUNICIPALITY

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

DESTINATION

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

OWNERSHIP SITUATION

- + Ground lease fully bought out

