



CARLA
VAN DEN BRINK

KEIZERSGRACHT 680 AMSTERDAM

Situated on one of the most beautiful stretches of Amsterdam's historic canal belt, this exceptionally spacious double-width ground-floor property offers approximately 221 sq.m. of internal space.

A property of character and distinction, and above all one with exceptional potential.

*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.*



Pieter Joep van den Brink
NVM Makelaar

T 06 50 208 207
Joep@vandenbrink.nl



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THE APARTMENT

A rare opportunity to create an impressive duplex ground-floor residence of approximately 221 sq.m. on Keizersgracht. The property was structurally renovated in 2001, including the installation of new foundations, and benefits from a magnificent architect-designed rear garden and a fully renovated garden house. High ceilings, beautiful ornamental detailing, an elegant period room overlooking the canal and extensive possibilities for residential, office or combined use make this a truly exceptional proposition.

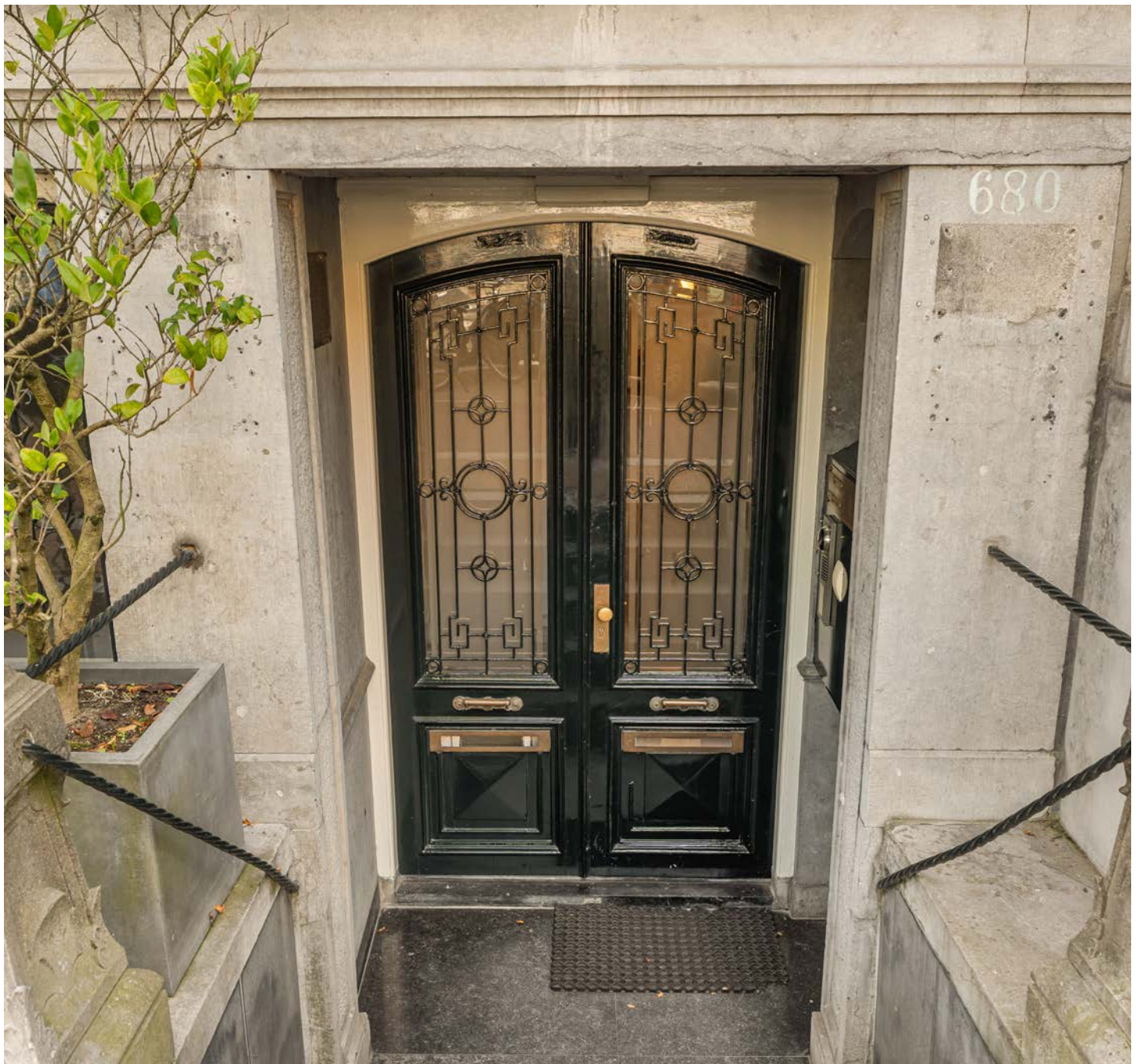


The combination of the monumental character at the front, the impressive proportions at the garden side and the remarkably generous rear garden of approximately 147 sq.m. makes this a unique property in the heart of Amsterdam. At the far end of the garden is a fully renovated, almost self-contained garden house of approximately 25 sq.m., equipped with heating, a toilet and a kitchenette.

Under the applicable zoning plan, the property has a "Mixed-1" designation. The Dutch Addresses and Buildings Register (BAG) records both residential and office use, offering interesting possibilities for different forms of occupation, subject of course to the applicable planning and regulatory requirements.

The house is currently 4 separate spaces only to be accessed through the communal corridor (to share with the 2 other apartments).





RAISED GROUND FLOOR

At the front is the characteristic period room, approximately 5.50 metres wide, with large windows and wonderful unobstructed views over the Keizersgracht. Beautiful ornamental detailing, generous ceiling heights and classical features immediately create the atmosphere one would expect from a distinguished Amsterdam canal house.

The period room overlooking the canal could, for example, be arranged as a living room, study, library

or representative office space, particularly as it also has its own separate entrance.

At the rear is a spacious room with an impressive ceiling height of approximately 3.80 metres. French windows with stained-glass detailing open towards the inner courtyard, making this room ideally suited as an elegant dining room or meeting room.







AT THE REAR IS A SPACIOUS ROOM WITH FRENCH WINDOWS WITH STAINED-GLASS DETAILING OPEN TOWARDS THE INNER COURTYARD.



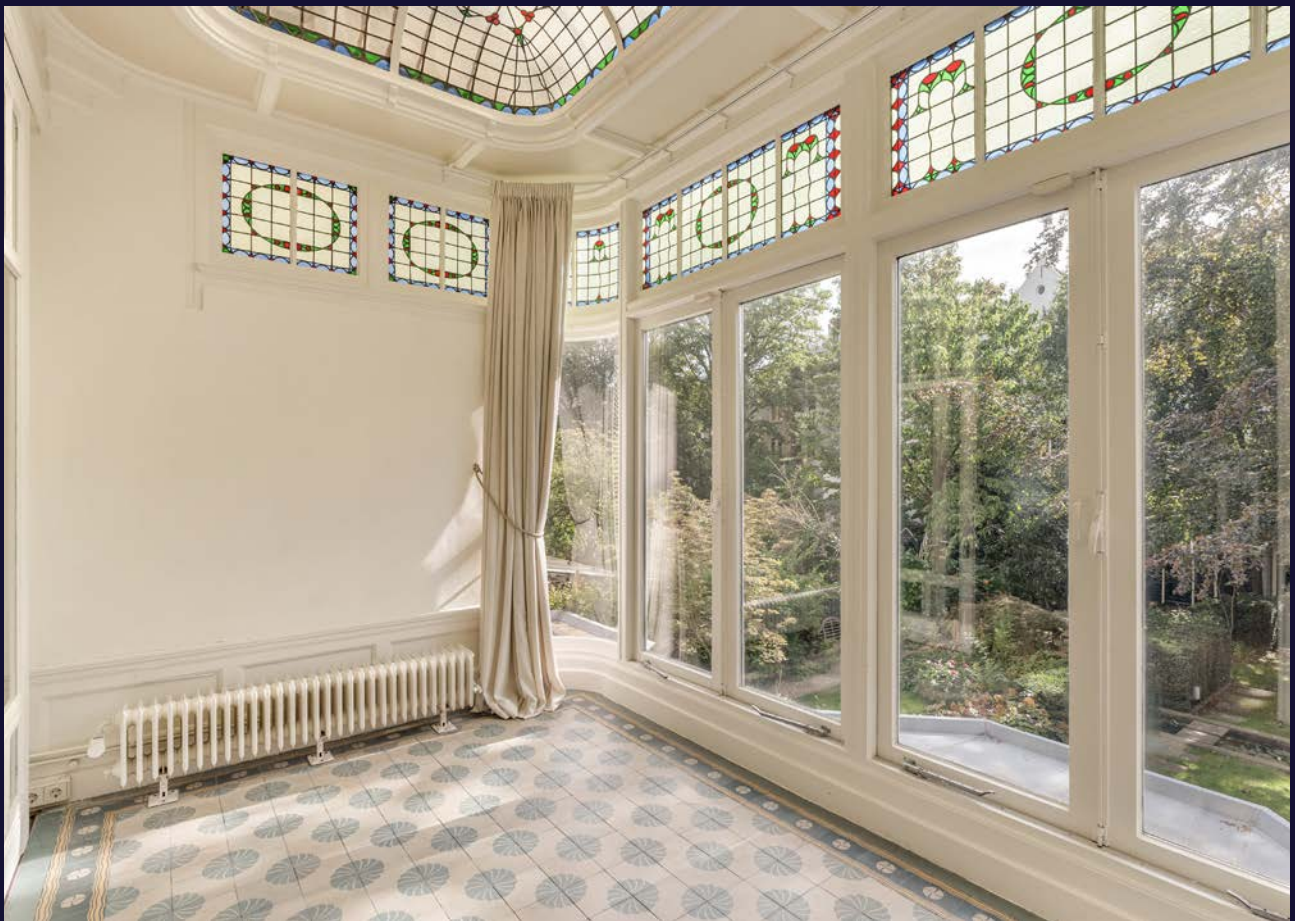


FINE ORNAMENTAL
DETAILING AND
ORIGINAL PERIOD
FEATURES.

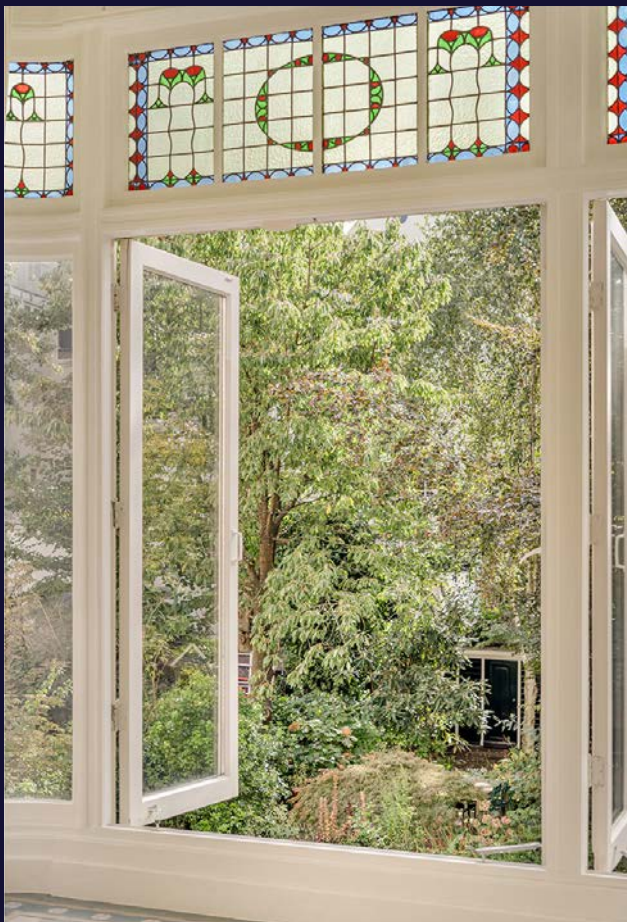








A COMBINATION OF MONUMENTAL CHARACTER AT THE FRONT, IMPRESSIVE PROPORTIONS AT THE GARDEN SIDE AND A REMARKABLY GENEROUS REAR GARDEN.



IN THE HEART
OF THE HISTORIC
CITY CENTRE,
THIS ARCHITECT-
DESIGNED GARDEN
PROVIDES A
REMARKABLY GREEN
AND PEACEFUL
SETTING.



GARDEN LEVEL

At the rear of this floor is an impressive room with a ceiling height of approximately 3.23 metres. Its generous proportions, high ceilings and bay window with French doors opening directly onto the garden make this an ideal setting for a substantial kitchen-diner with adjoining living area.

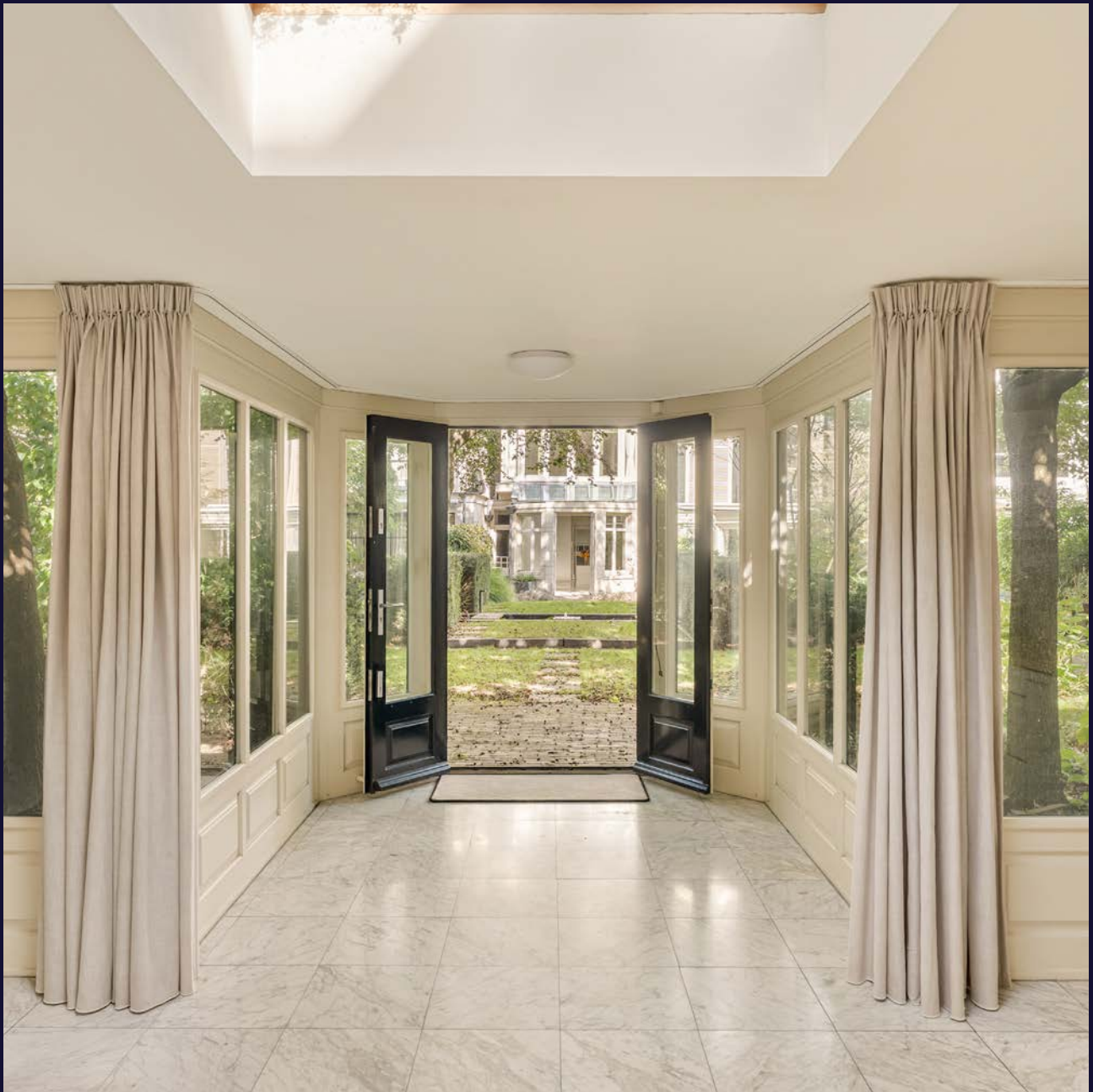
The former boiler room has been transformed into an attractive skylight feature, allowing natural daylight to enter this spacious floor from both sides.

At the front of the property is a further room that could be arranged as a reception area, home office or bedroom.

The garden level and the basement area at the front of the building feature marble flooring with underfloor heating.







ITS GENEROUS PROPORTIONS,
HIGH CEILINGS AND BAY WINDOW
WITH FRENCH DOORS OPENING
DIRECTLY ONTO THE GARDEN
MAKE THIS AN IDEAL SETTING FOR A
SUBSTANTIAL KITCHEN-DINER WITH
ADJOINING LIVING AREA.







THE GARDEN

One of the most exceptional qualities of Keizersgracht 680 is its generous rear garden, situated within one of Amsterdam's most beautiful historic canal blocks. In the heart of the historic city centre, this architect-designed garden provides a remarkably green and peaceful setting. It represents a rare luxury in such a central location and could become an integral part of the future home.

Through the French doors from the rear living space, the garden forms a natural extension of the interior. There is ample space for several seating areas and terraces, creating an exceptional setting for long lunches, dinners and quiet moments in the middle of the city.



THE GARDEN HOUSE

At the rear of the garden stands a garden house that was completely renovated in 2001 and, thanks to its extensive facilities, offers considerably more than a traditional outbuilding.

The garden house features marble flooring and has its own independent heating system, as well as a toilet and kitchenette. It can therefore be used in a variety of ways, for example as a peaceful home office, studio, library, guest accommodation or separate working or meeting space.

The garden can also be reached directly from the entrance hall at the front of the property via a separate passageway, allowing guests or business visitors to access the garden without passing through the private areas of the house.

It is precisely the combination of the main building, the substantial garden and this high-quality garden house that makes the property so unusually complete.



AT THE REAR OF THE GARDEN STANDS
A GARDEN HOUSE THAT WAS
COMPLETELY RENOVATED IN 2001 AND,
THANKS TO ITS EXTENSIVE FACILITIES,
OFFERS CONSIDERABLY MORE THAN A
TRADITIONAL OUTBUILDING.



A HOME TO CREATE ENTIRELY TO YOUR OWN TASTE

Keizersgracht 680 is offered as an exceptional basis for further renovation and interior design, giving a future owner the opportunity to create a home entirely in accordance with their own wishes, taste and lifestyle.

It could, for example, be transformed into a generous family residence with several bedrooms and bathrooms, a spectacular kitchen and living area overlooking the garden, and a separate workspace on the canal side.

Equally, the property lends itself beautifully to a layout in which living and working are elegantly combined.

The existing qualities — the high ceilings, ornamental detailing, period room, large windows, French doors to the garden, generous rear garden and renovated garden house — provide an exceptional starting point.

A rare opportunity to transform approximately 221 sq.m. on the Keizersgracht into an outstanding duplex ground-floor residence, offering a scale of outdoor space and flexibility seldom found in Amsterdam's historic city centre.



KEY FEATURES

- Approximately 221 sq.m. of internal floor area;
- Divided into apartment rights in 2000;
- Foundations renewed in 2001;
- Situated on the prestigious Keizersgracht, between Vijzelstraat and Reguliersgracht;
- Opportunity to create a generous duplex ground-floor residence;
- Suitable for residential use, office use or a combination of both, subject to the applicable public-law and planning requirements;
- "Mixed-1" zoning designation;
- BAG registration includes both residential and office use;
- Characteristic period room approximately 5.50 metres wide on the canal side;
- Beautiful views over the Keizersgracht;
- Fine ornamental detailing and original period features;
- Generous room at the garden side with a ceiling height of approximately 3.23 metres;
- French doors opening onto the rear garden;
- Garden also directly accessible from the entrance hall;
- Magnificent architect-designed rear garden of approximately 147 sq.m.;
- Garden house of approximately 25 sq.m., completely renovated in 2001;
- Garden house with marble flooring, independent heating system, toilet and kitchenette;
- Considerable freedom to finish and configure the property according to individual requirements and taste;
- An exceptional combination of a historic canal house, generous internal accommodation, a substantial private garden and a multifunctional garden house.

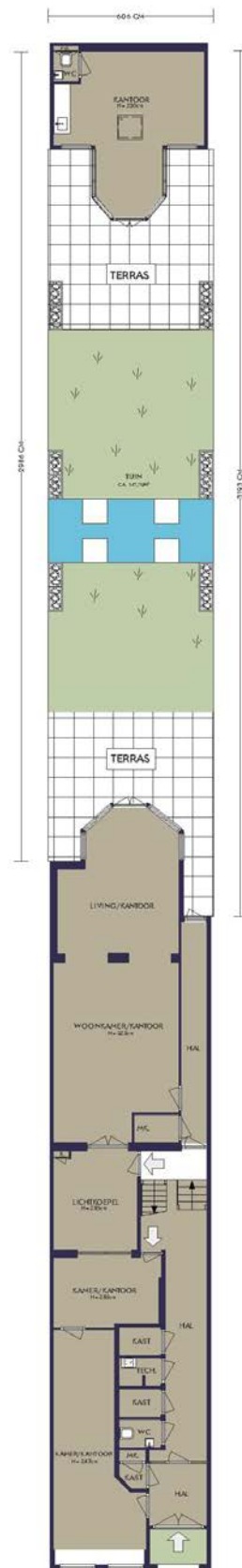
RAISED GROUND FLOOR



BASEMENT/GARDENT LEVEL



PLOT



GARDEN HOUSE



SPECIFICATIONS

OBJECT

Type	Double-width ground-floor
Type	Apartment
Year of construction	1690
Current use	Living space
Current destination	Living

OUTDOOR SPACE

Back garden	147 m ²
Location	South

DESTINATION

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

CHARACTERISTICS

Living area	221 m ²
Number of rooms	9
Content	968 m ³

CADASTRAL

Municipality	Amsterdam
Section	I
Index number	A1
Share	4/80
Plot number	11141

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Freehold

