



## PONTSTEIGER 168 AMSTERDAM

Welcome to the exclusive offer of the penthouse of your dreams,  
located on the 25th floor of the iconic Pontsteiger building in Amsterdam.

This luxury penthouse with international allure extends over a generous  
406 m<sup>2</sup> of space and offers unparalleled views of the beautiful city  
of Amsterdam and the breathtaking River IJ.

*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.*



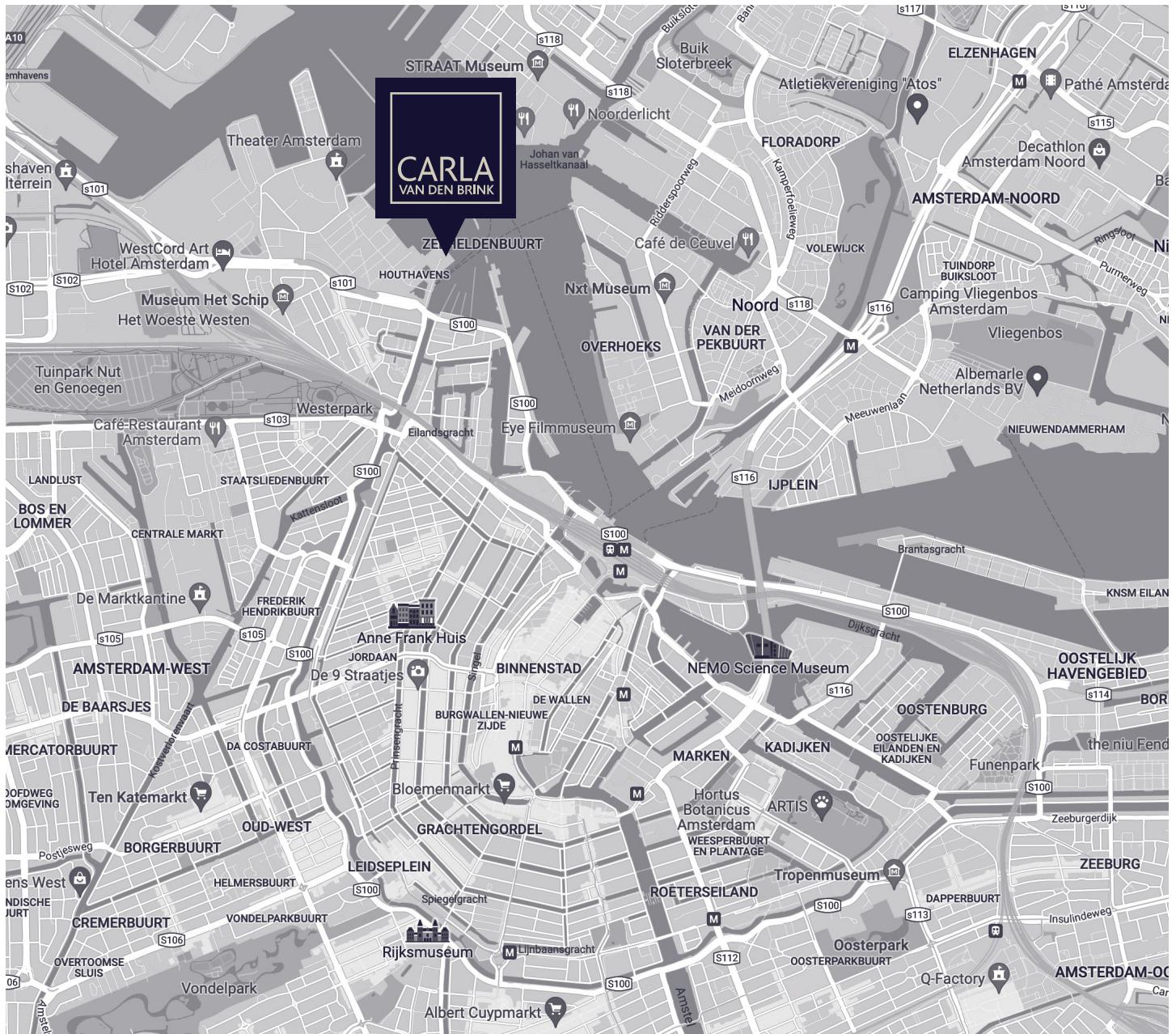
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## THE PENTHOUSE

Upon entering this penthouse, you will immediately be enchanted by the elegance and sophistication of the design. The spacious and bright living room is perfect for hosting guests or enjoying relaxing moments with your family. The large windows offer panoramic views of the picturesque canals, historic architecture and the glistening waters of the River IJ.



## SURROUNDINGS

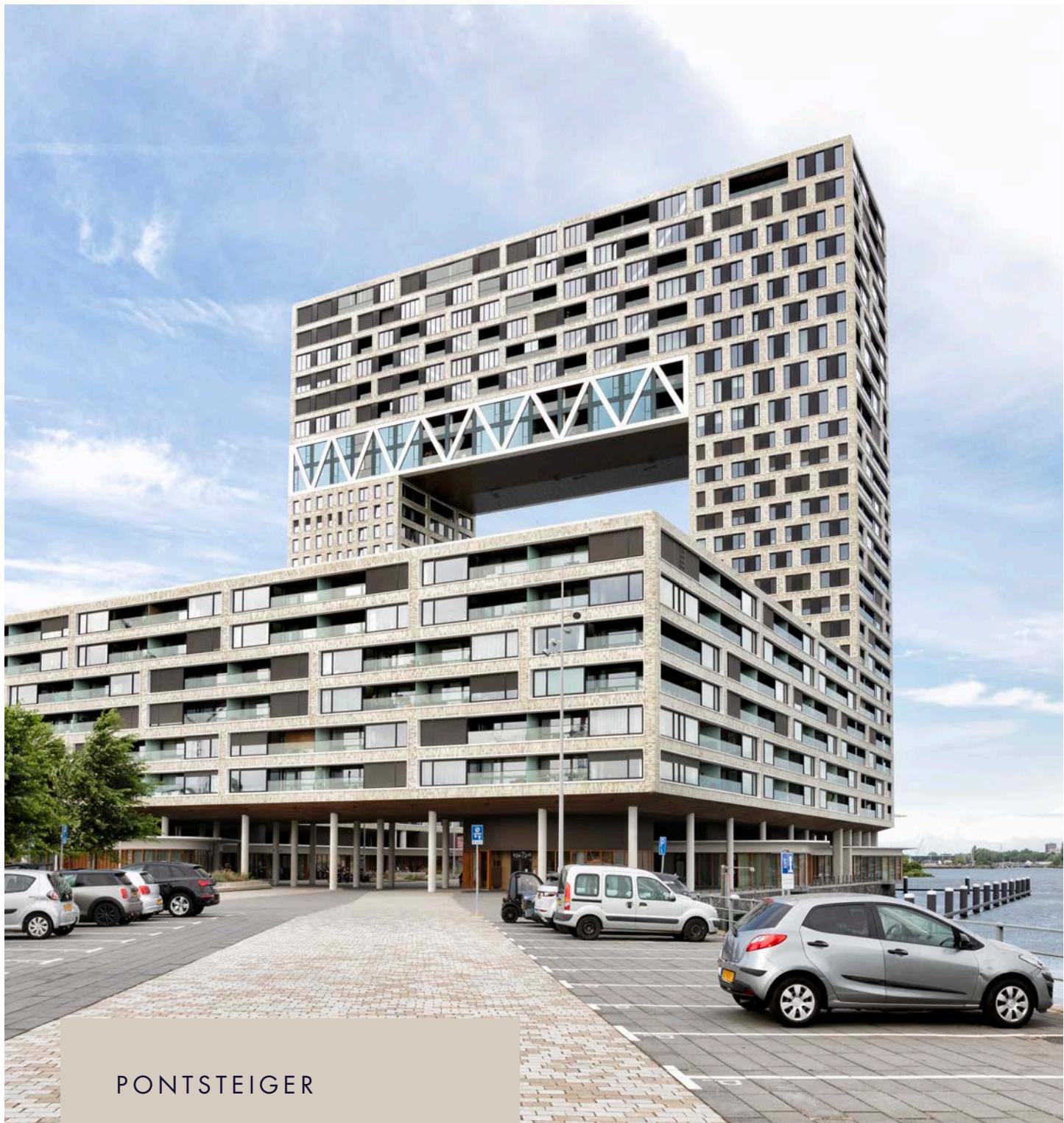
The Westelijk Havengebied consists of four ports, including the Houthaven. Pontsteiger is located on the eastern border of the Houthaven. The former timber port is being transformed into the first climate-neutral district of the city that is characterized by a variety of building types and styles.

In this high-quality built environment that offers access to water and greenery, various facilities are offered: schools, daycare centers, medical services, but also hotels, restaurants and other commercial functions. You are less than 10 minutes by bike from the historic center and the historic canal belt starts here. Central Station is also easily accessible.

## SERVICE

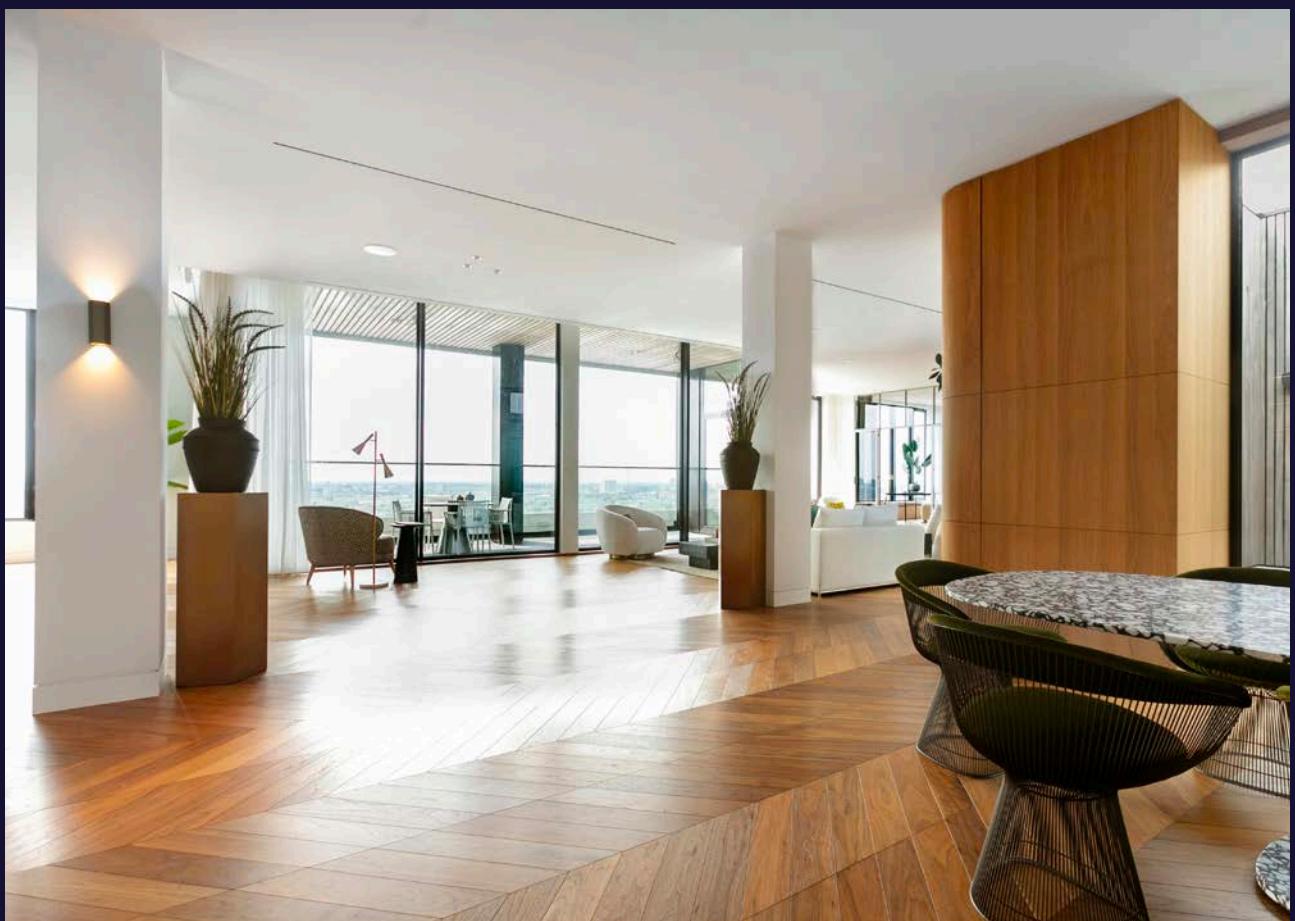
To make your stay even more enjoyable, Pontsteiger offers a janitor and the exclusive services of James, your personal assistant. Always ready to meet your needs, James offers various services ranging from washing your car, dropping off or picking up clothes at the dry cleaners to organizing special events. With James by your side, you will enjoy an effortless luxury experience in Pontsteiger.





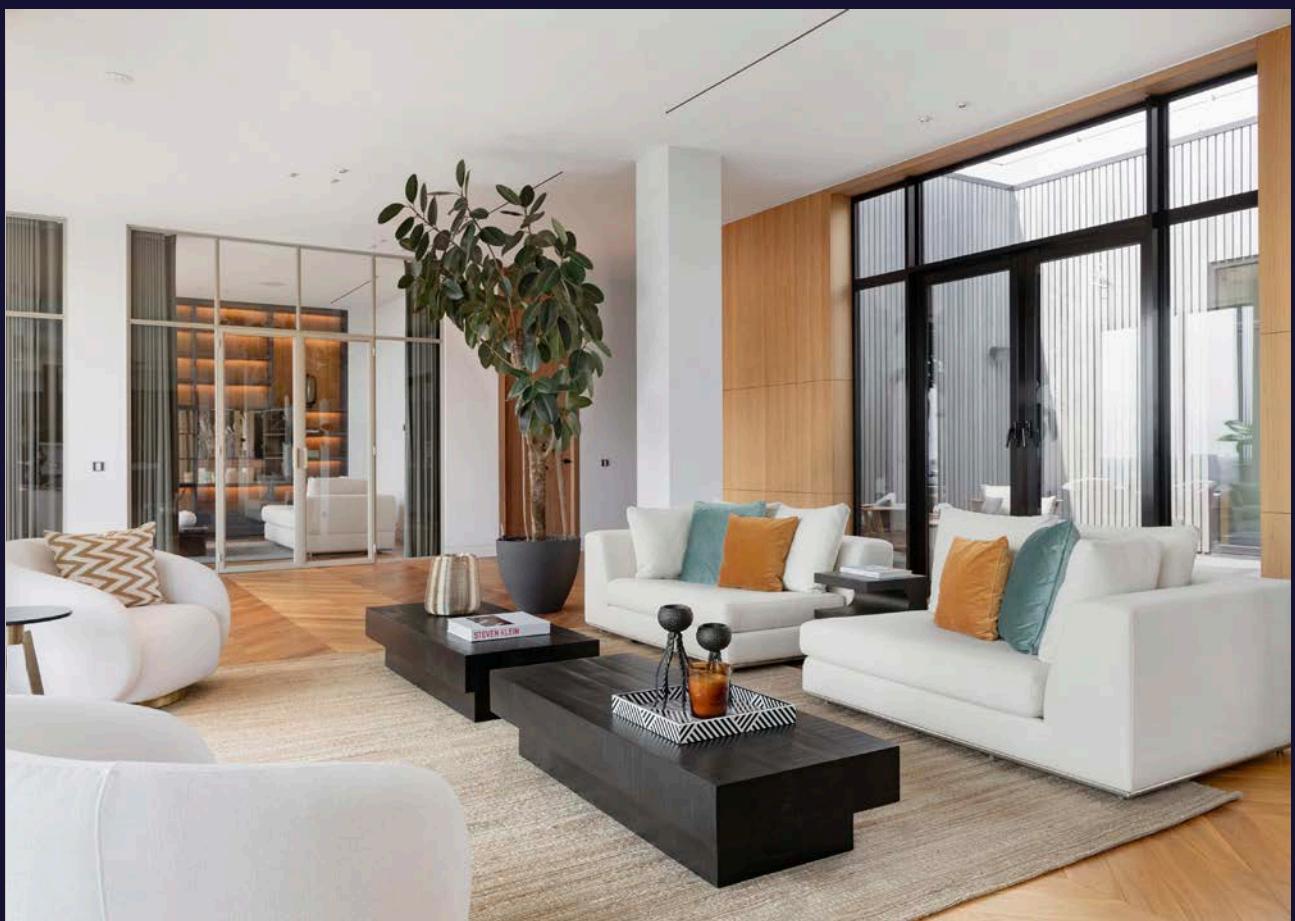
## PONTSTEIGER

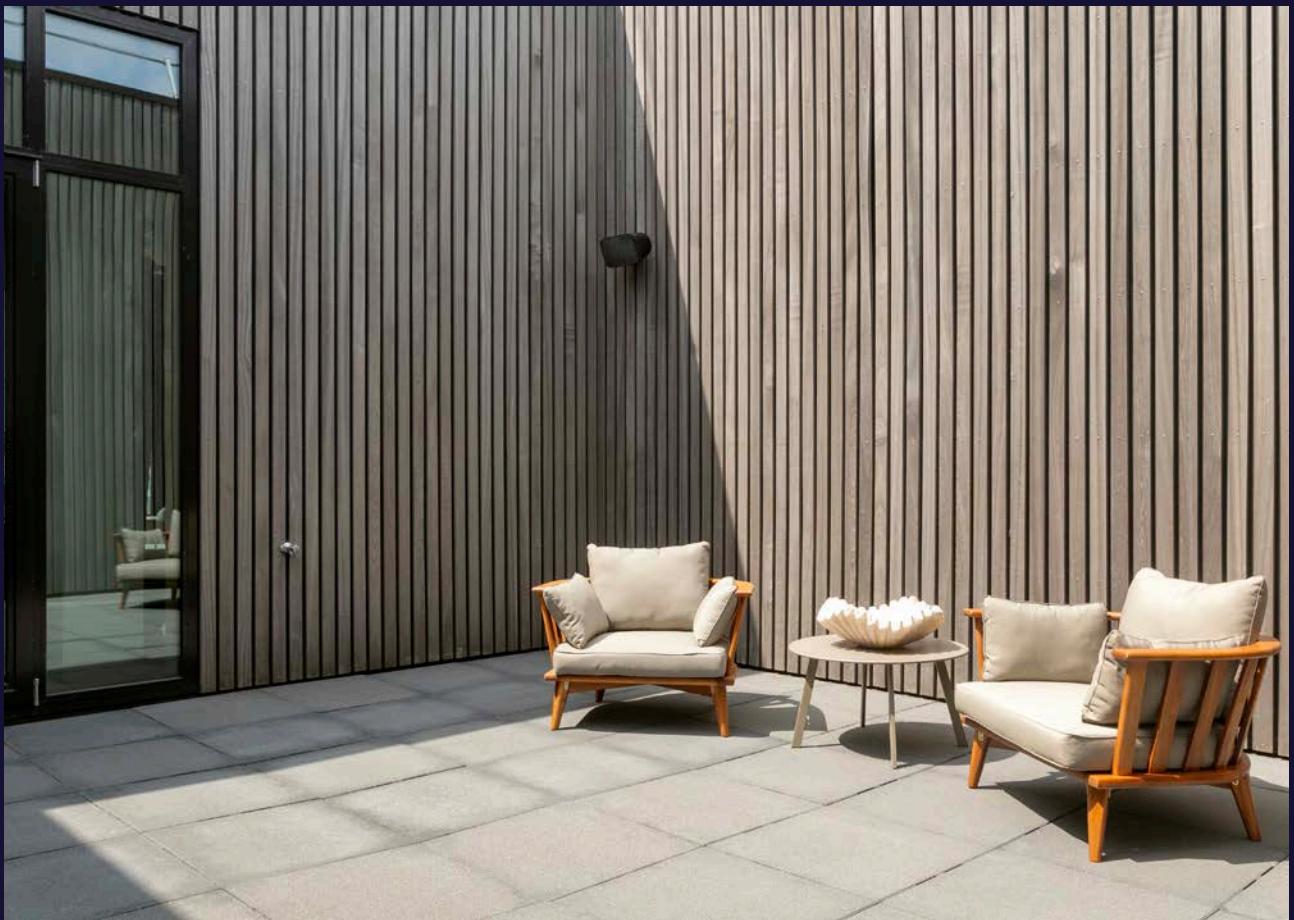
Pontsteiger is not just a building, it is an icon of modernity and style, with an outstanding waterfront location. This penthouse therefore offers a private mooring for a (electric) boat, allowing you to easily and stylishly cruise the canals of Amsterdam.

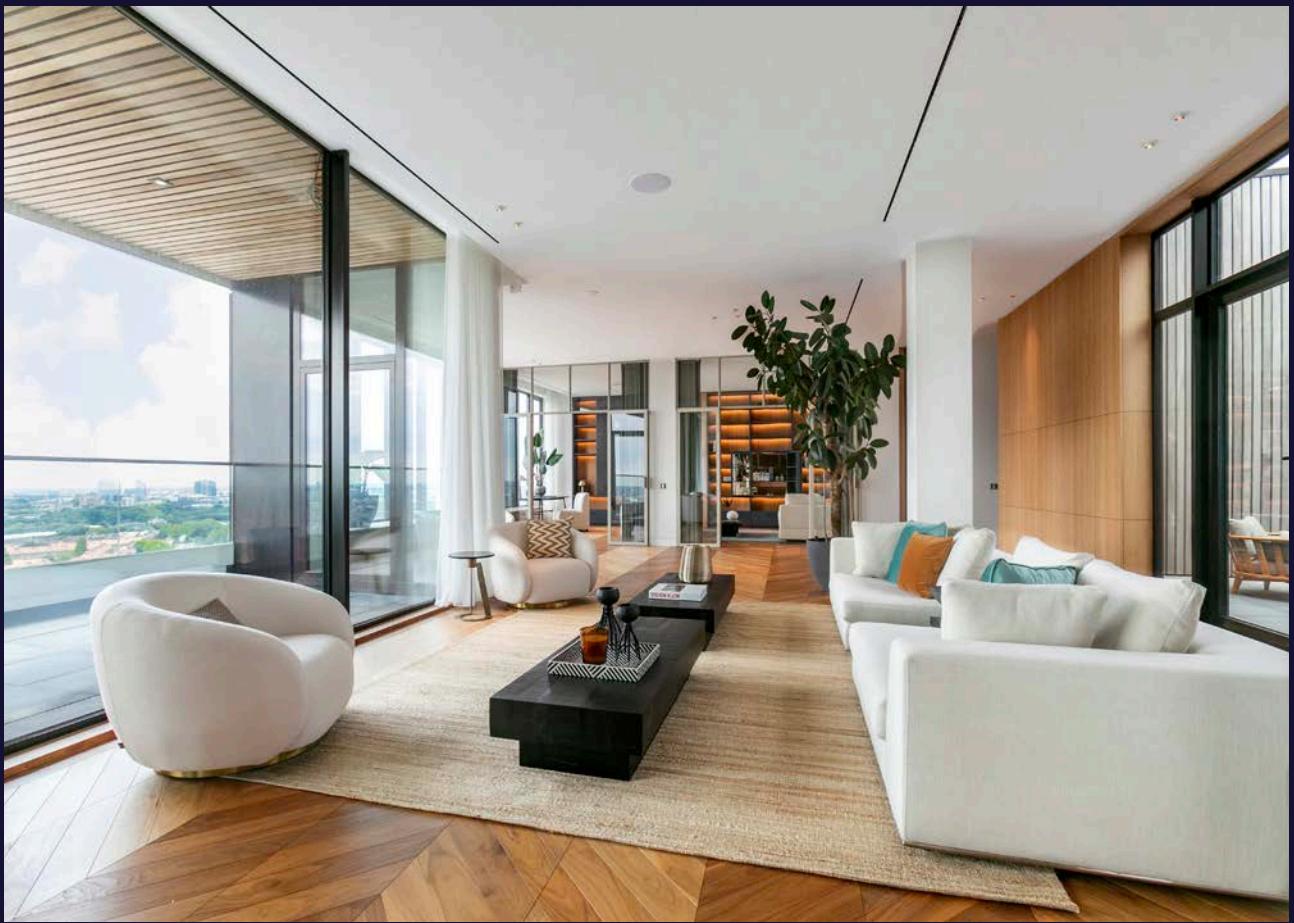


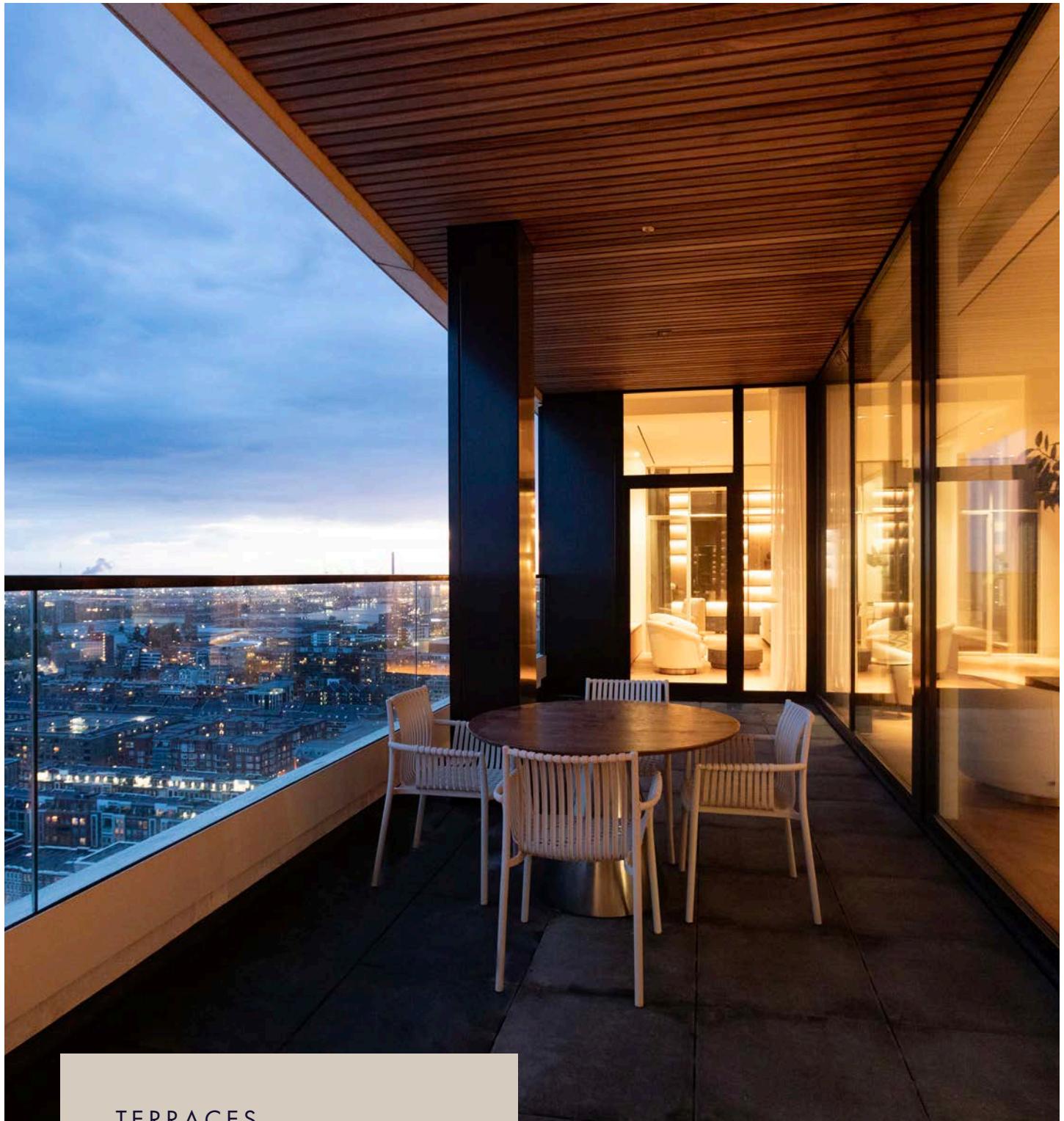


THE LARGE WINDOWS OFFER PANORAMIC VIEWS OF THE PICTURESQUE CANALS, HISTORIC ARCHITECTURE AND THE GLISTENING WATERS OF THE RIVER IJ.









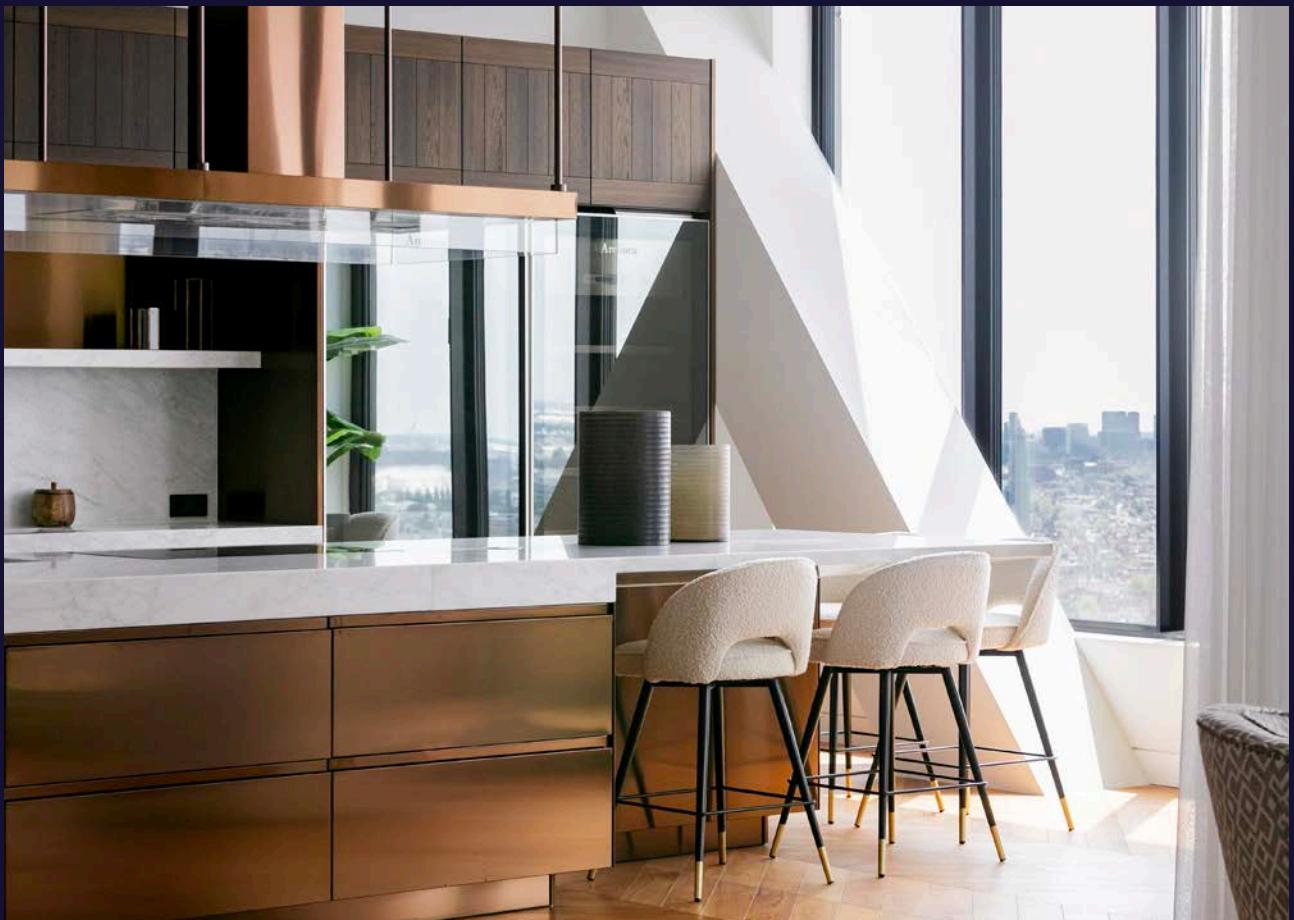
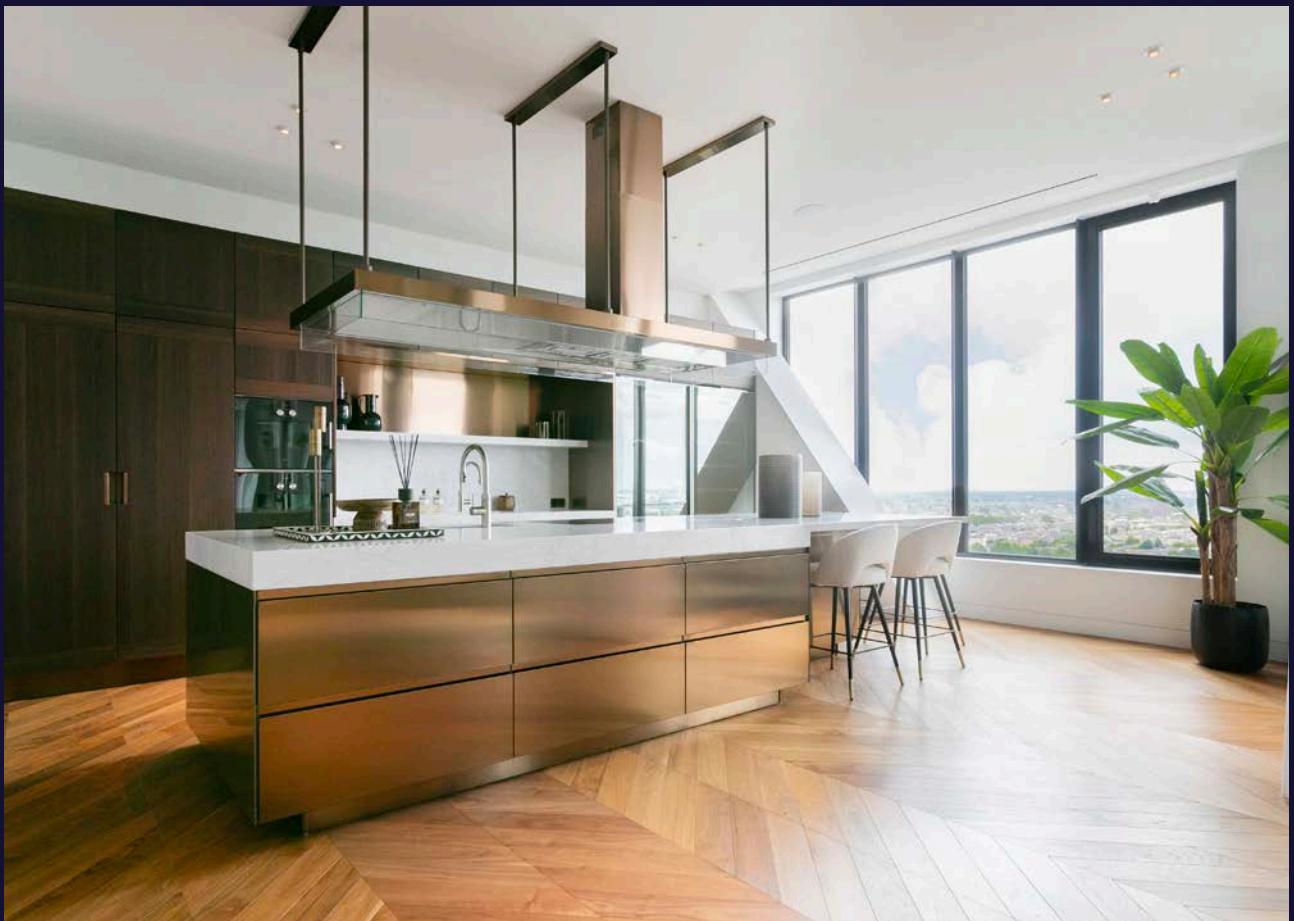
## TERRACES

The highlight of this penthouse is its spacious terraces, where you can enjoy the fresh air while surrounded by the breathtaking views of the city. Whether it is a relaxing evening with friends or an intimate dinner under the stars, these terraces provide the perfect setting for unforgettable moments.

## KITCHEN

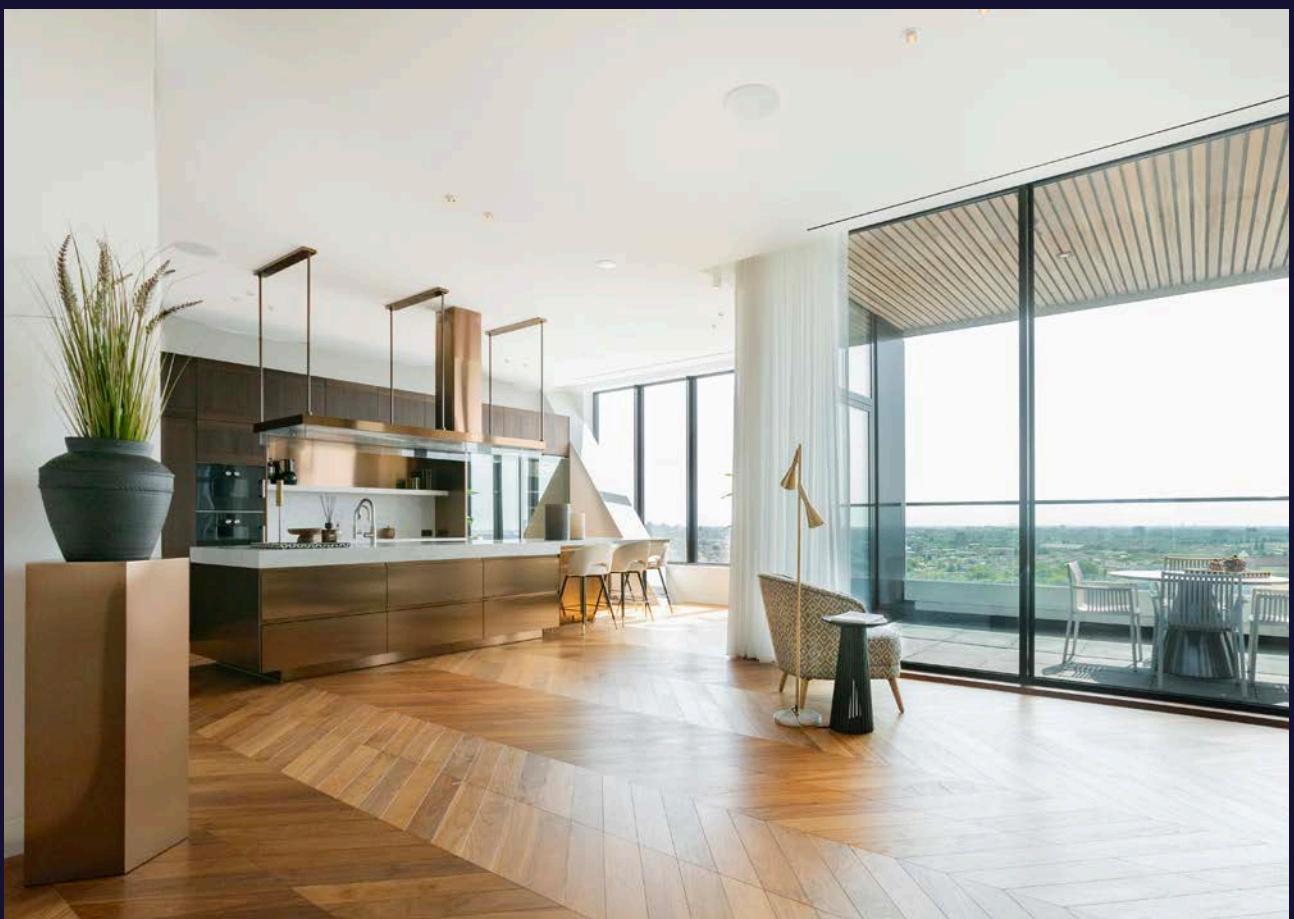
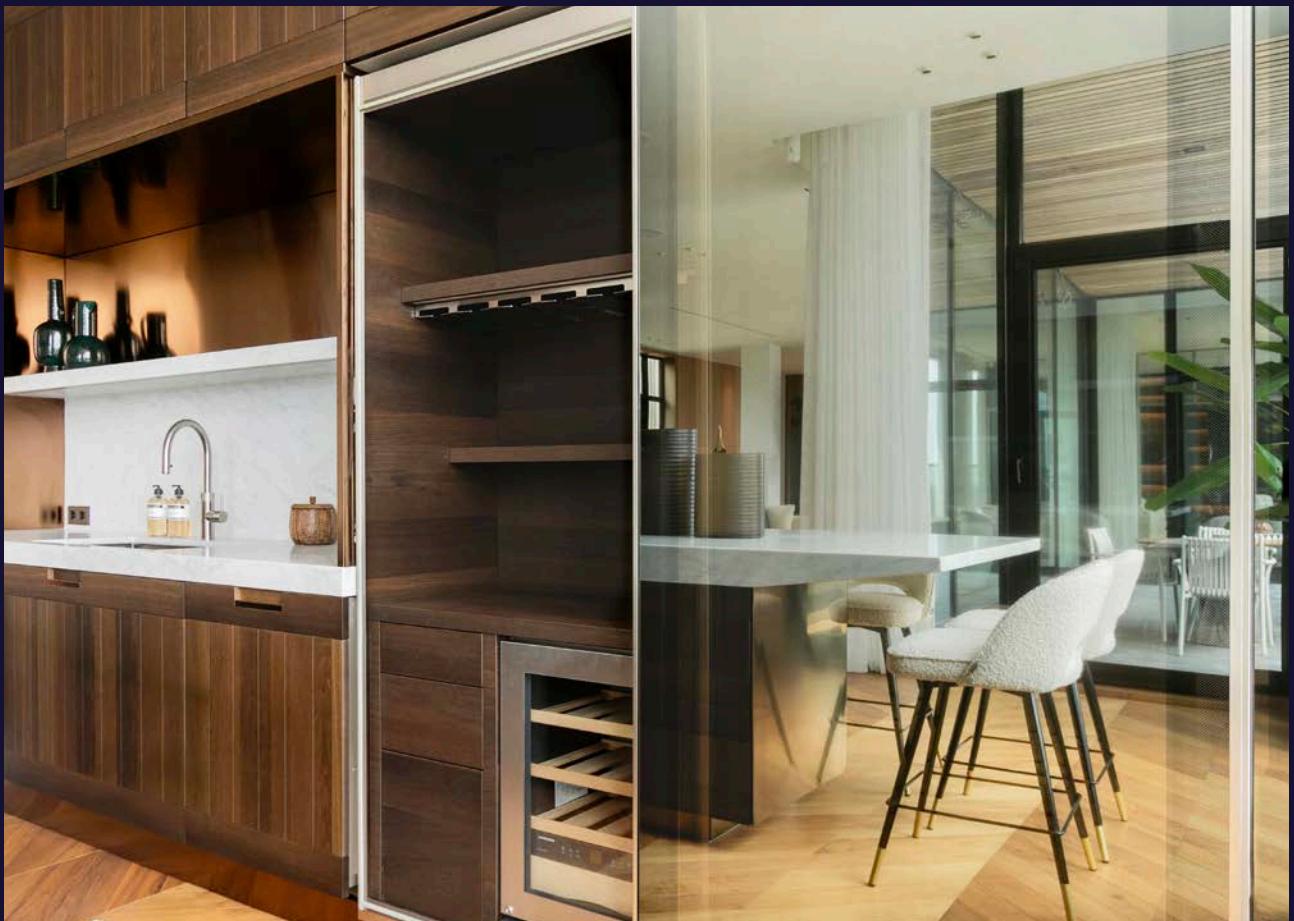
The modern Arclinea kitchen with Calacatta marble top is a dream come true for any kitchen lover. Equipped with high-end appliances by Gaggenau and Arclinea and beautiful finishes, you will be able to prepare the most culinary delights here. The adjoining dining area offers ample space to dine in style while enjoying the stunning views of the surroundings.





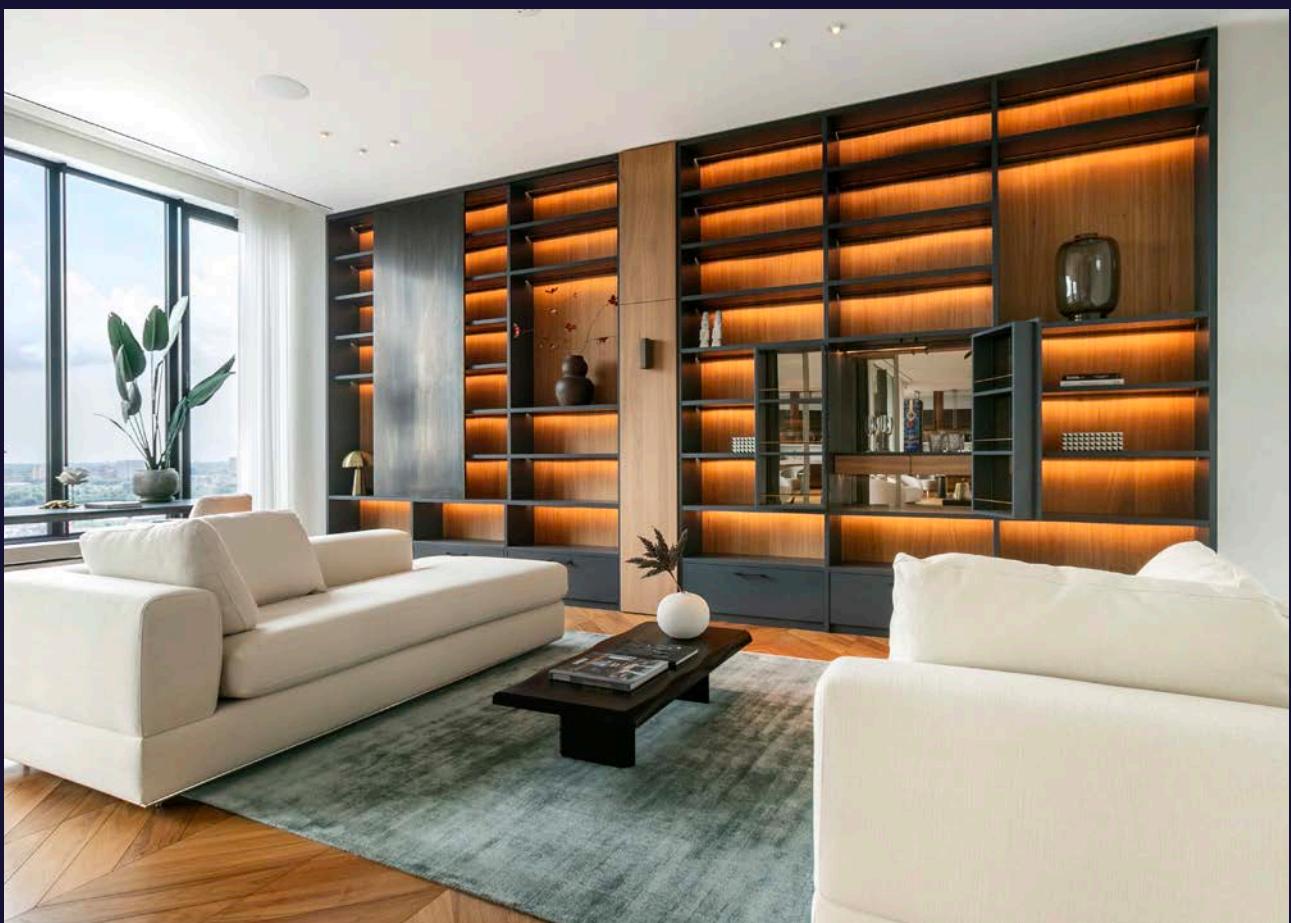
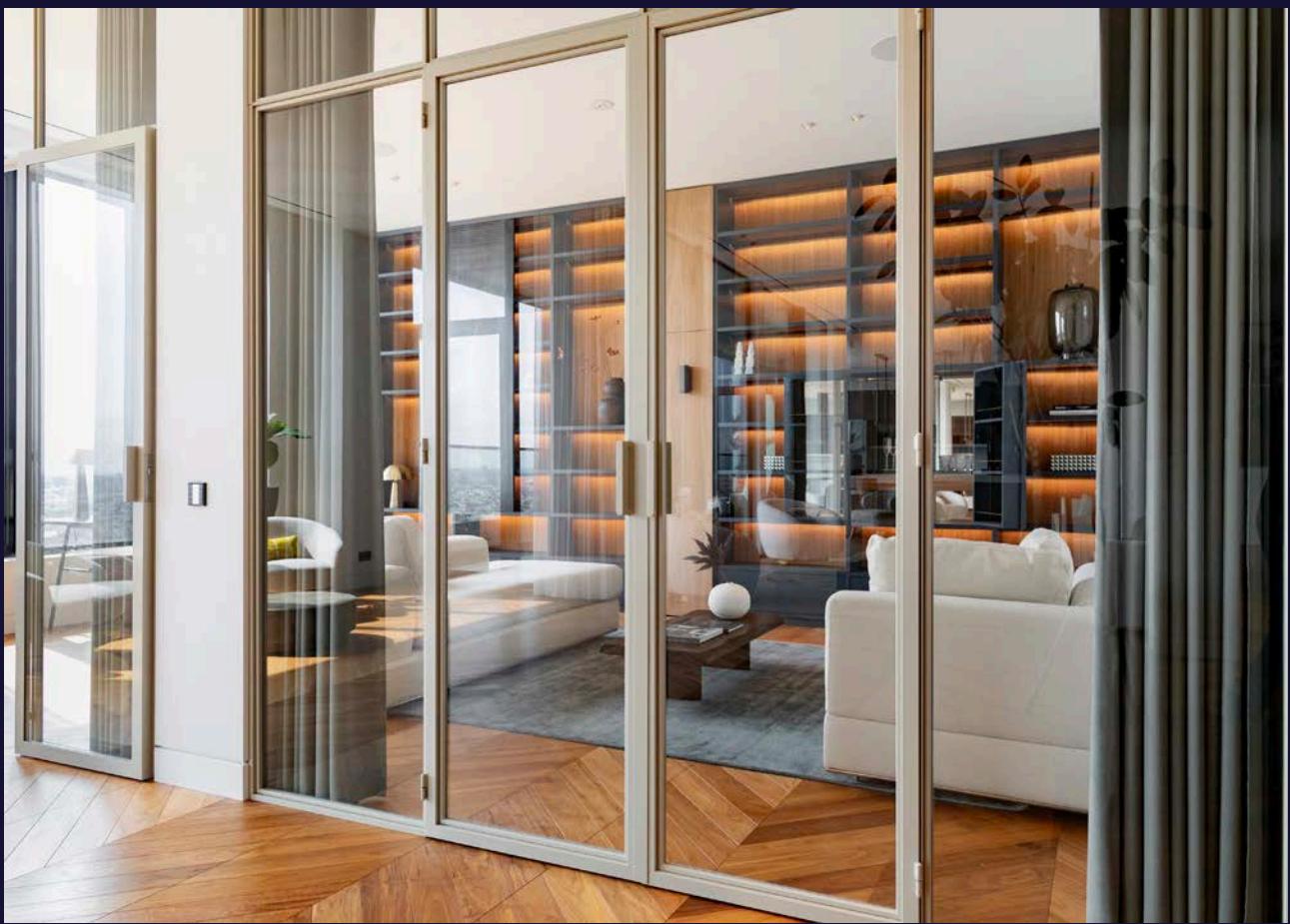








THE ADJOINING DINING AREA OFFERS AMPLE SPACE TO DINE IN STYLE WHILE ENJOYING THE STUNNING VIEWS OF THE SURROUNDINGS.

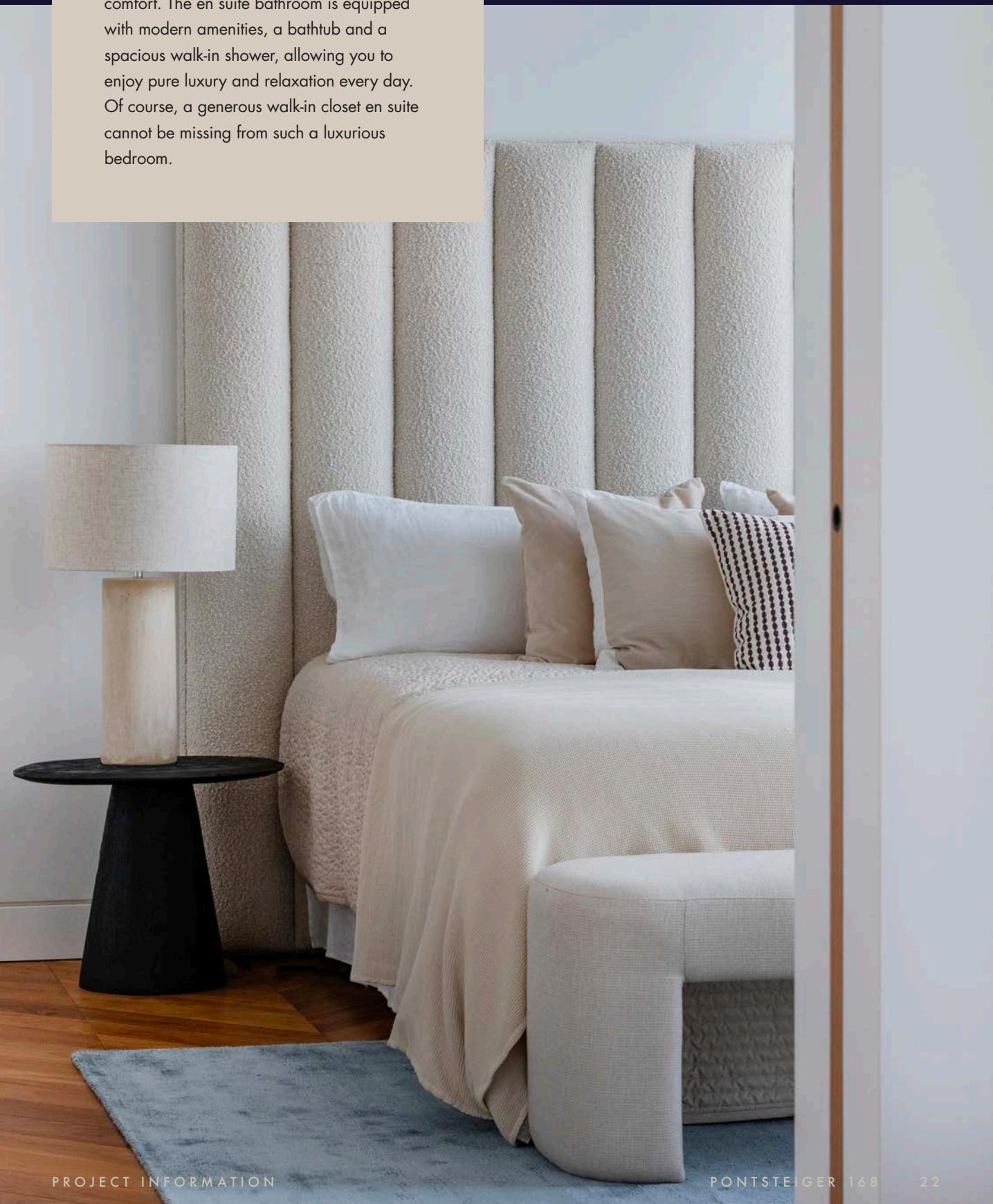


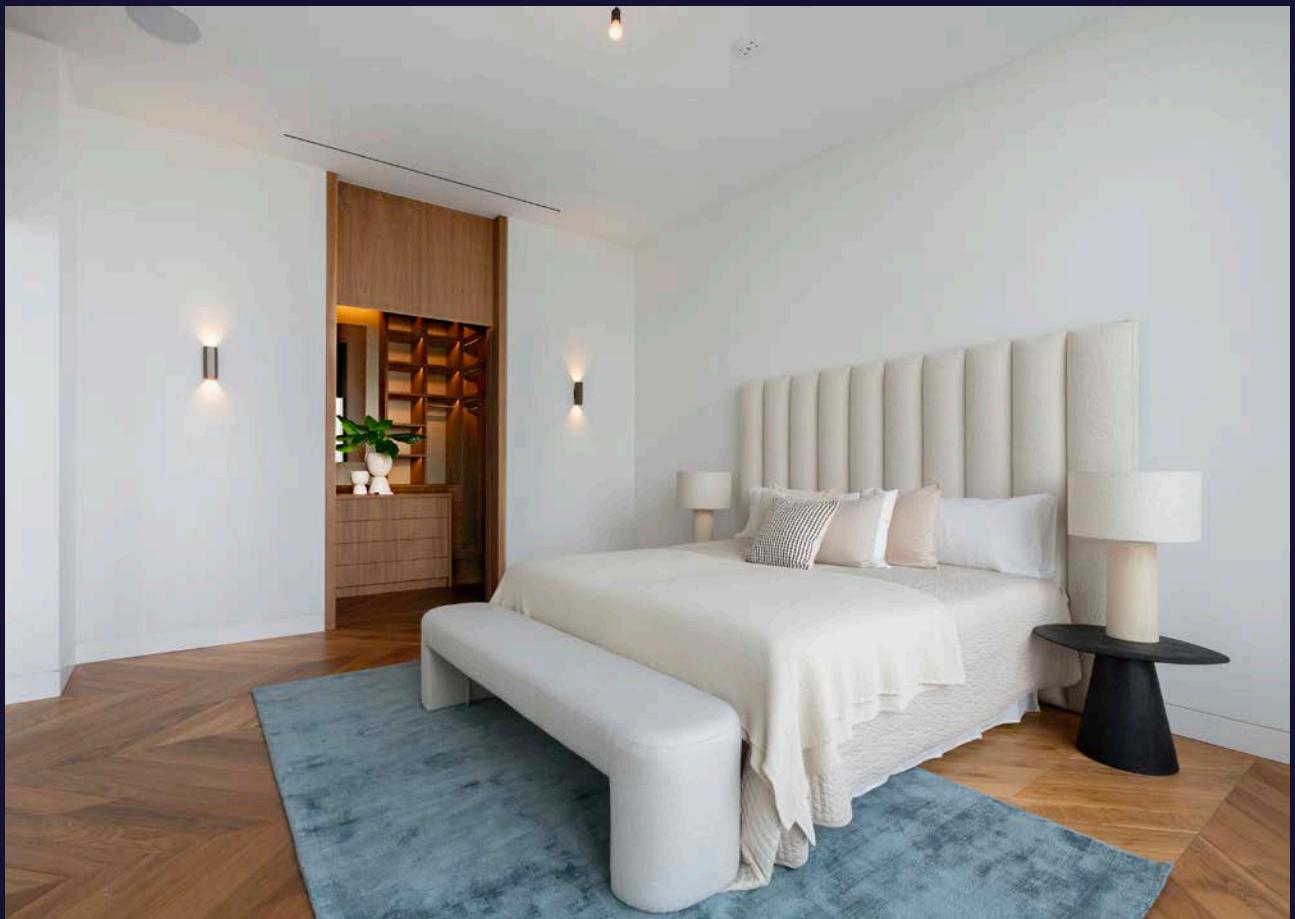


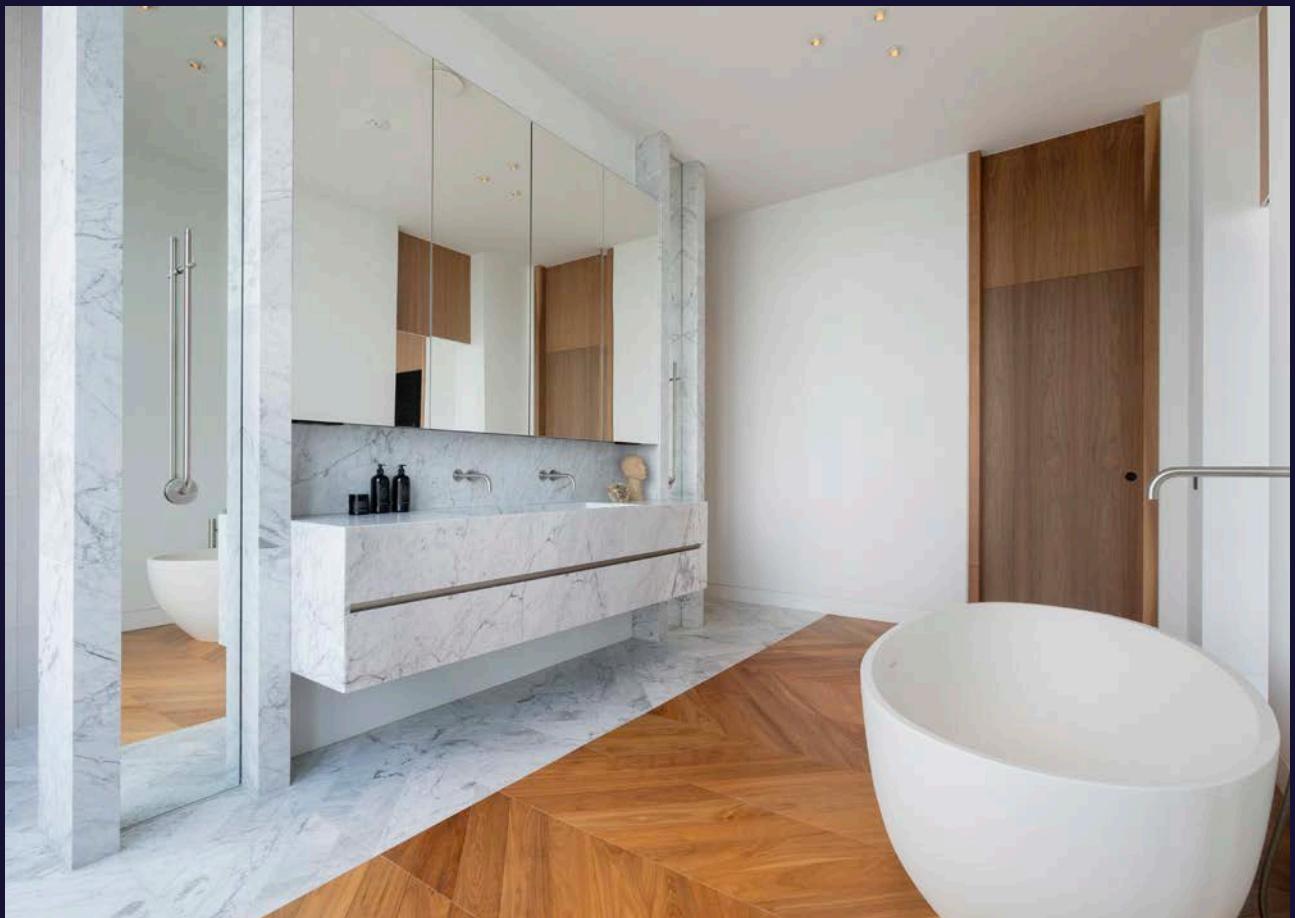


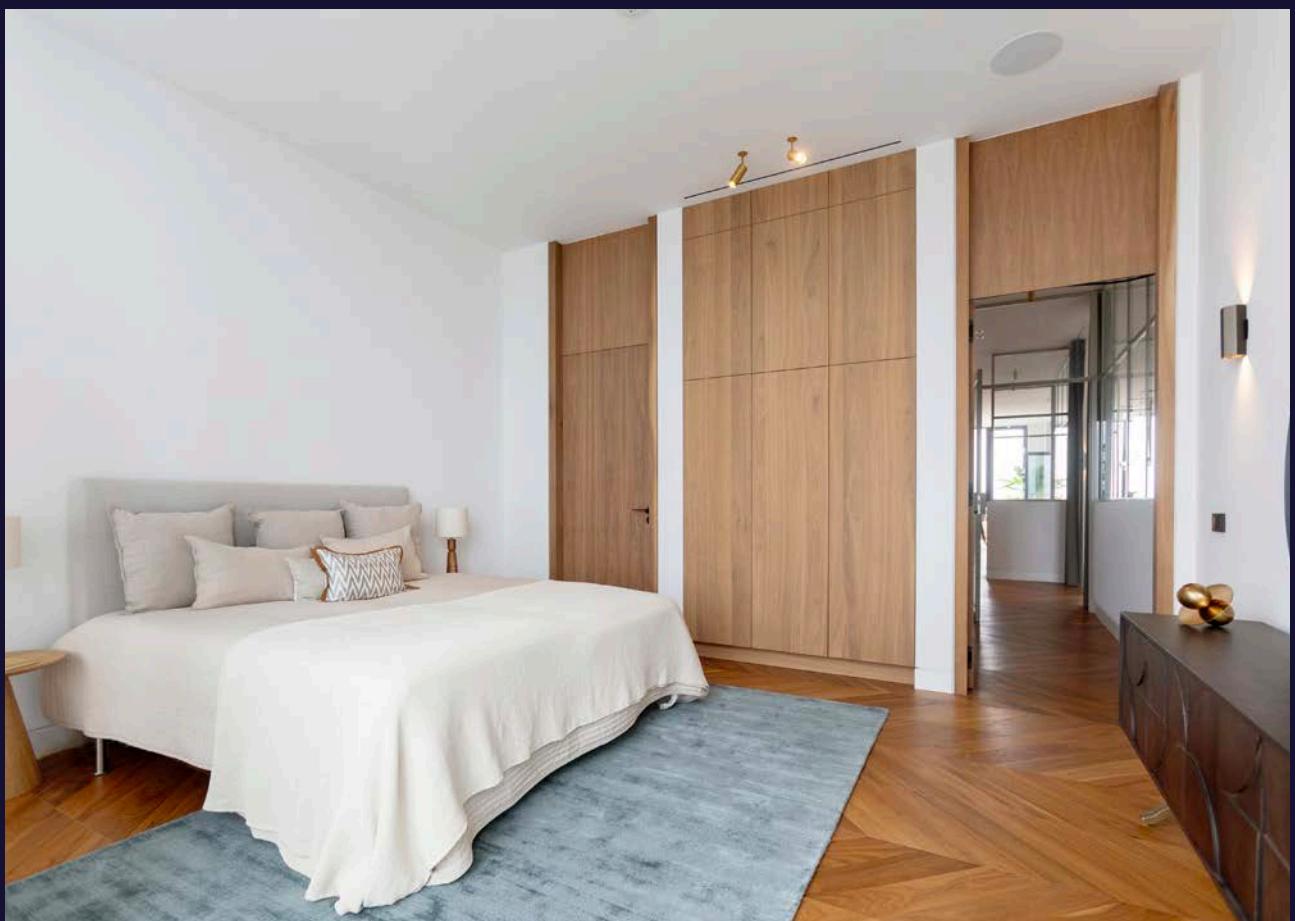
## LUXURIOUS BEDROOMS

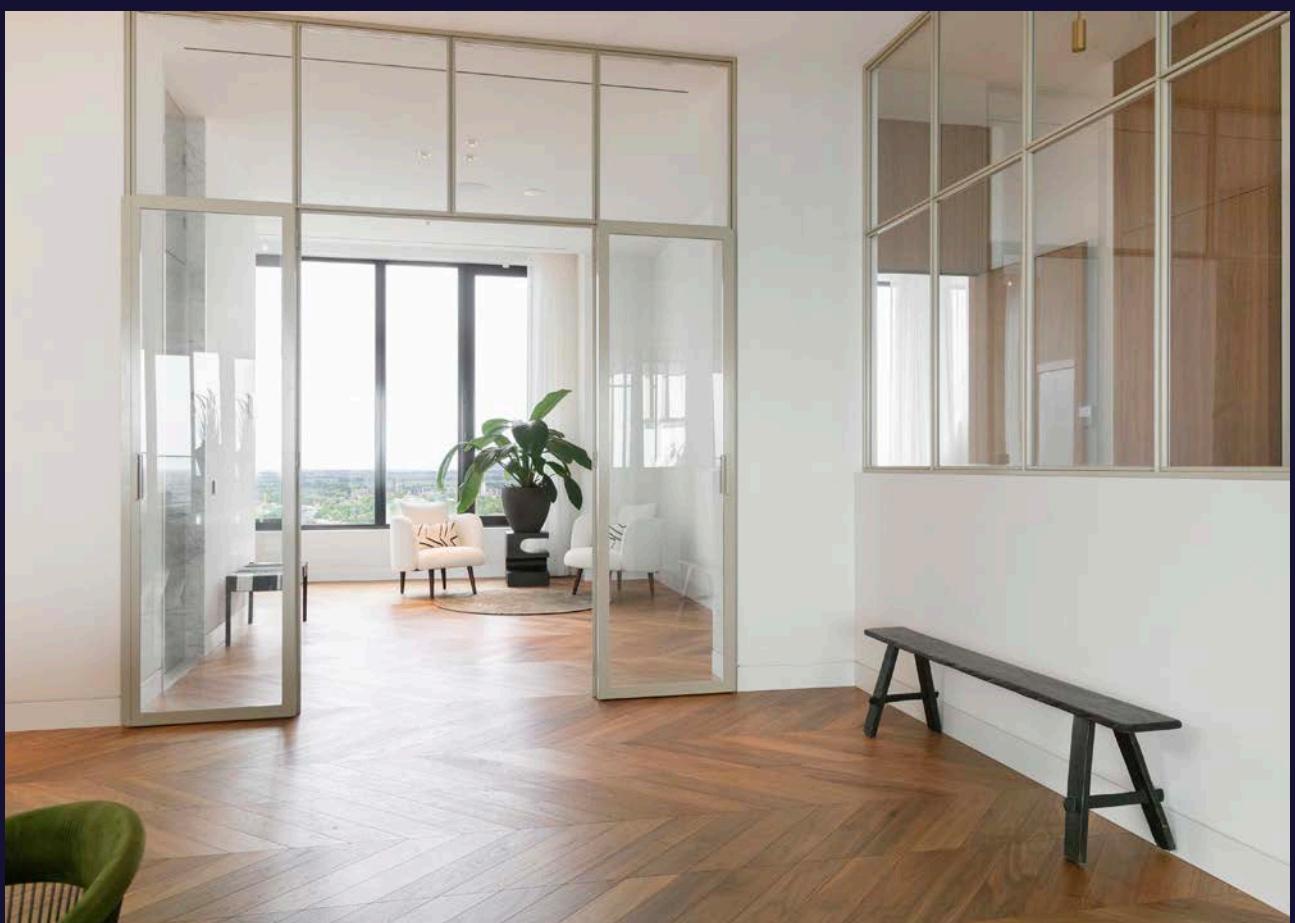
The penthouse features 2 luxurious bedrooms, each with its own bathroom. The master bedroom offers an oasis of peace and comfort. The en suite bathroom is equipped with modern amenities, a bathtub and a spacious walk-in shower, allowing you to enjoy pure luxury and relaxation every day. Of course, a generous walk-in closet en suite cannot be missing from such a luxurious bedroom.

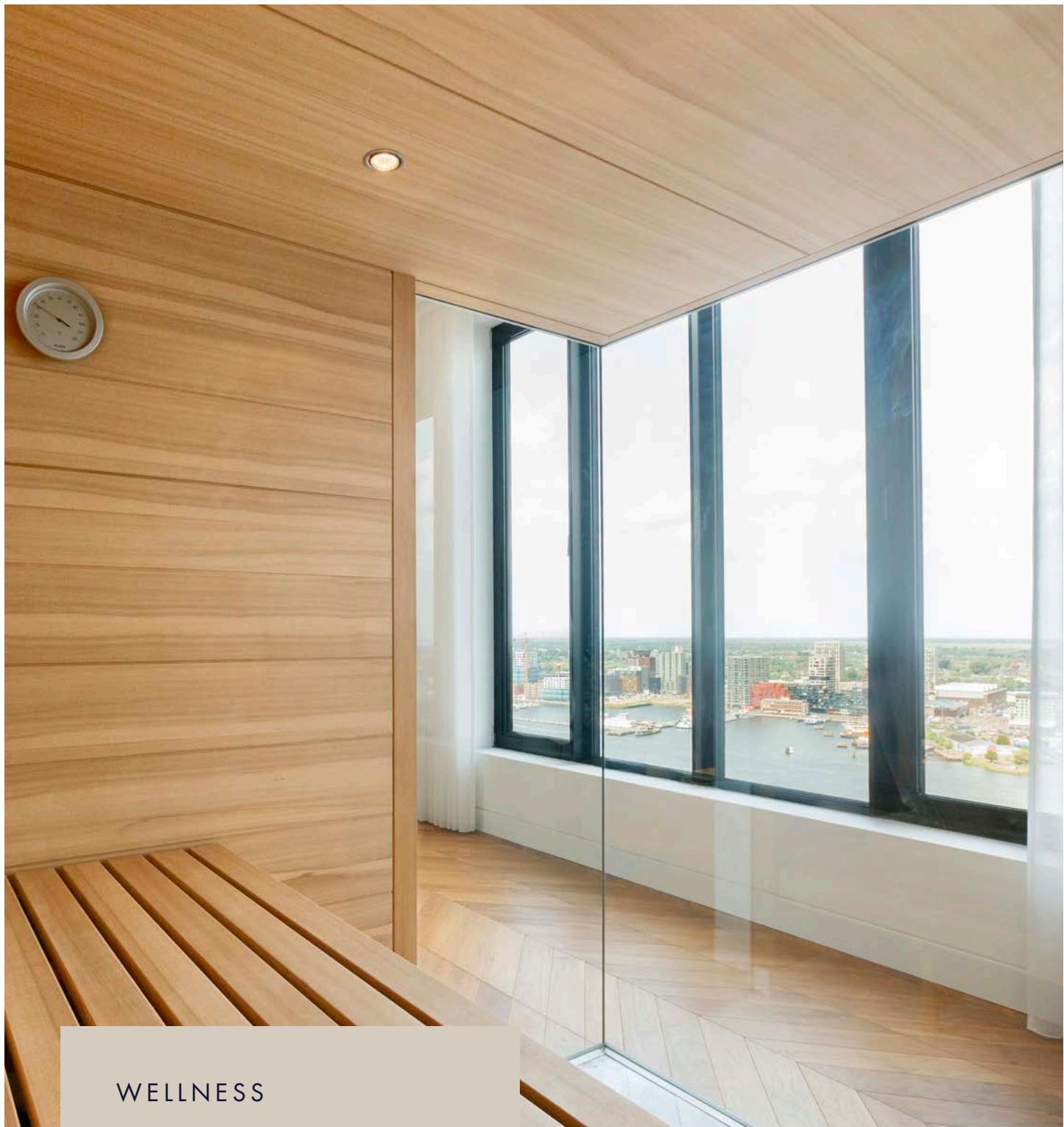






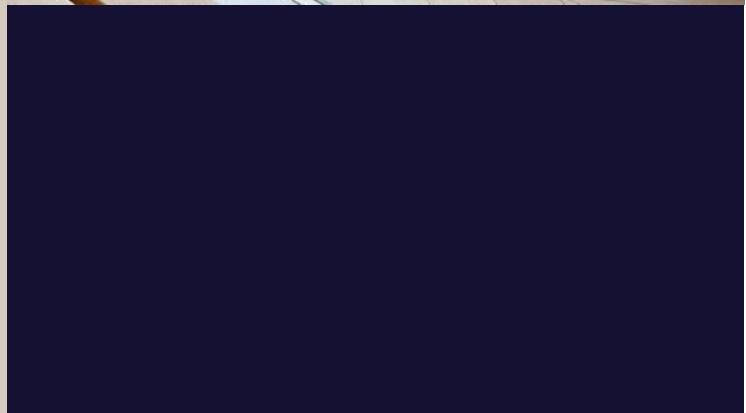


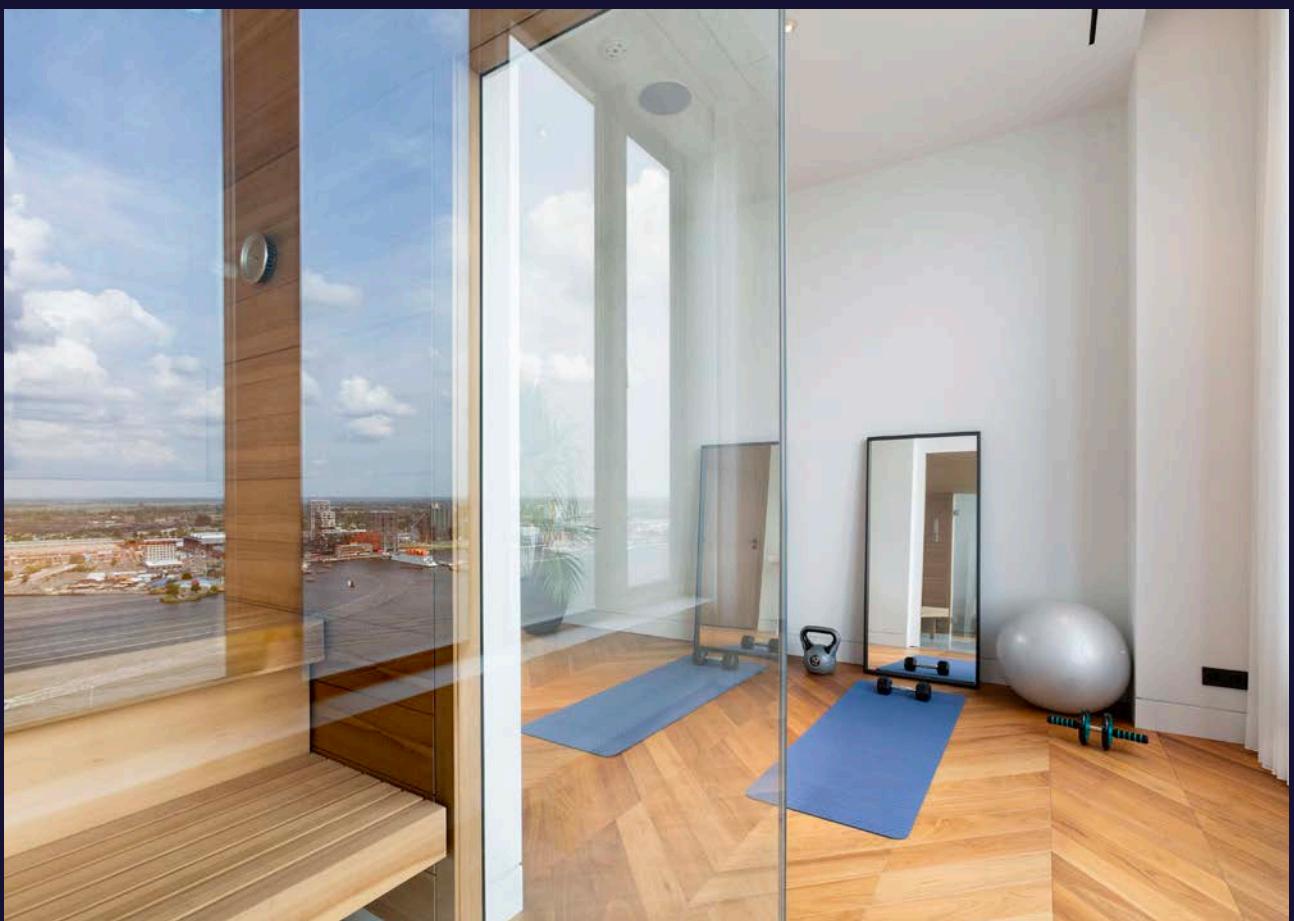
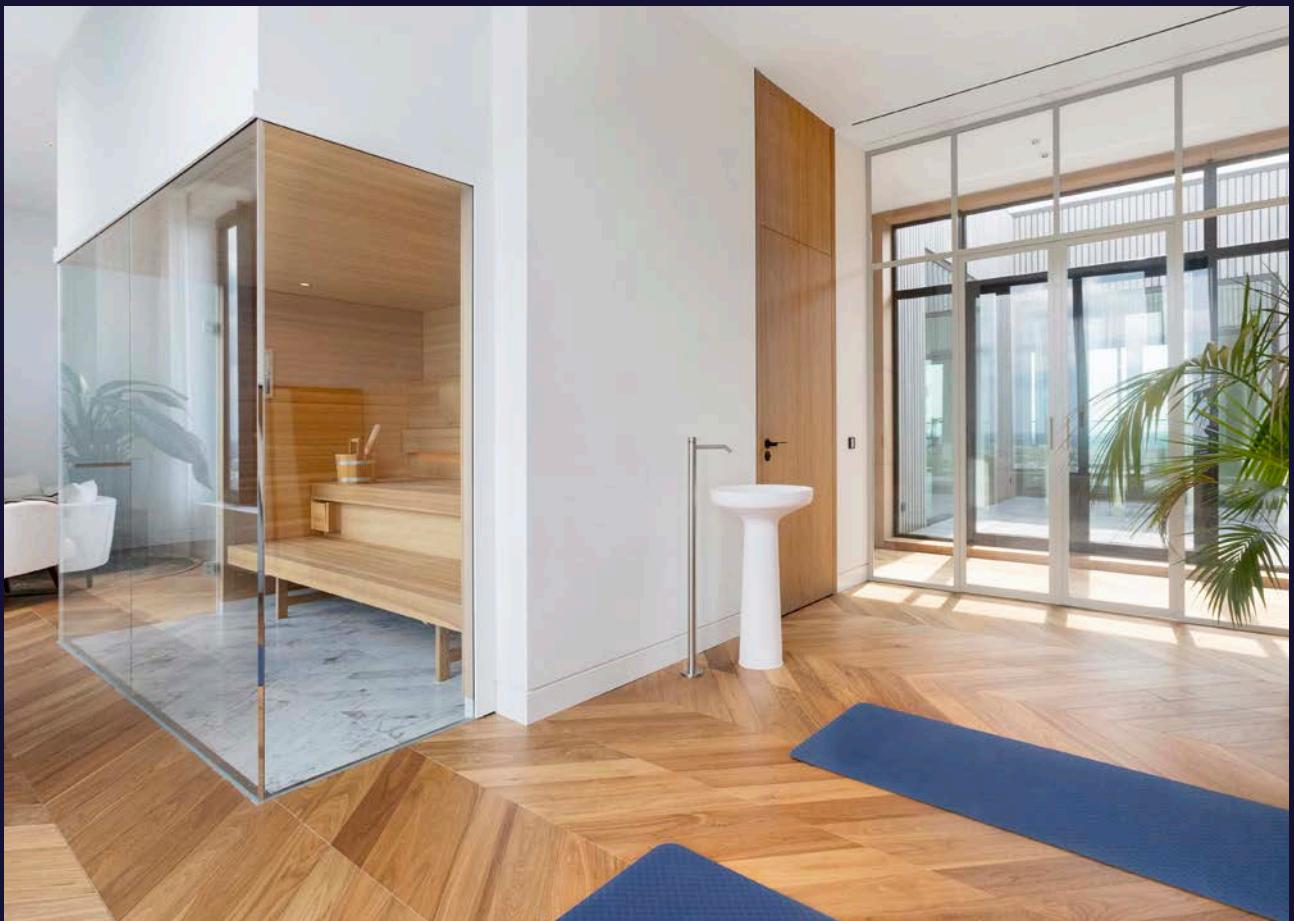




## WELLNESS

One of the special features of this penthouse is the spacious sauna with a beautiful view of the River IJ. Here you can completely unwind and enjoy relaxing moments surrounded by the beautiful surroundings.

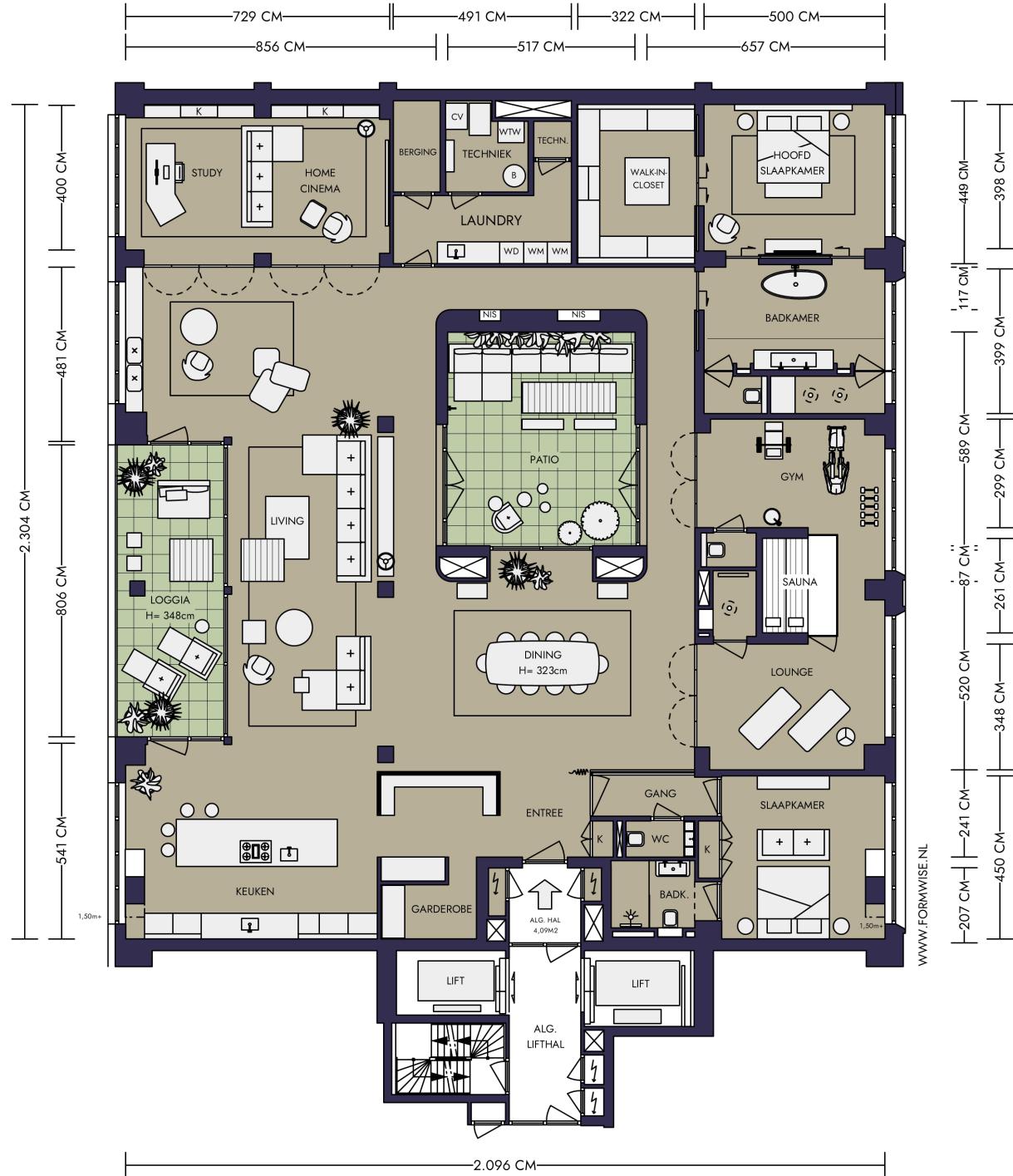






This exclusive property offers you the opportunity to enjoy the best Amsterdam has to offer, with world-class restaurants, trendy boutiques and cultural attractions within easy reach. Experience vibrant city life combined with the comfort and luxury of your own private oasis.

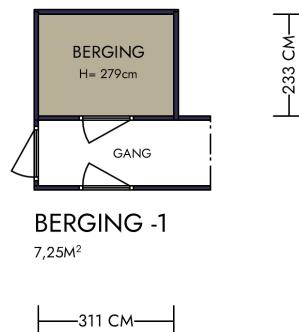
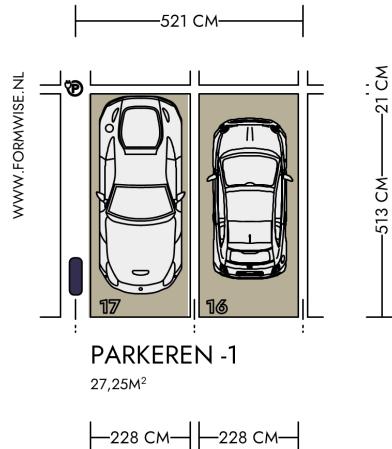
Don't miss this unique opportunity to live the life of your dreams. Luxury, two parking spaces, a generous sauna overlooking the IJ, a private mooring for an (electric) boat and personal assistant James await you on the 25th floor.



### PONTSTEIGER 168 te AMSTERDAM

25<sup>e</sup> VERDIEPING

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



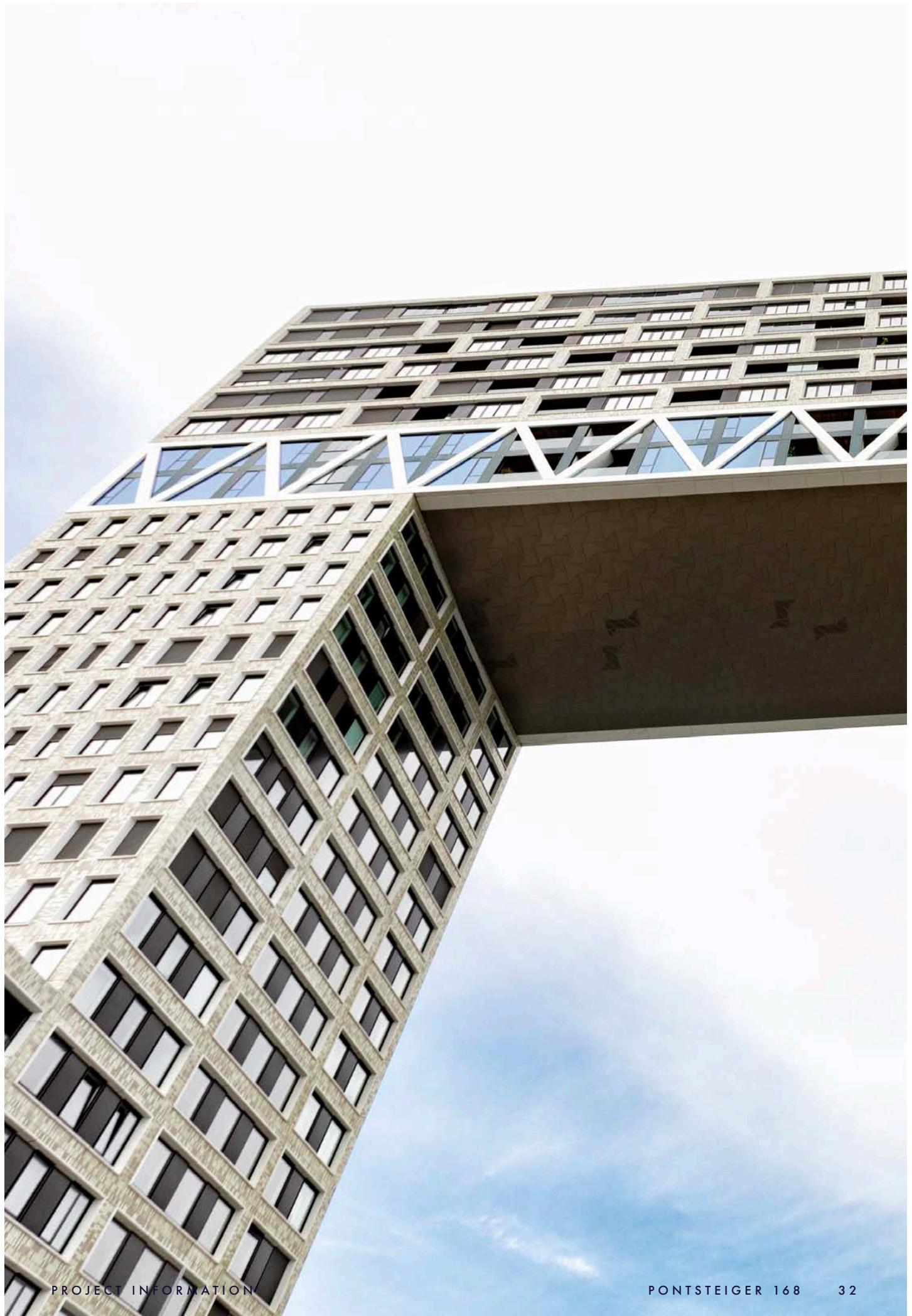
**NEN 2580 / NVM - BBMI**

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBOONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	34,50 m <sup>2</sup>

PONTSTEIGER 168 te AMSTERDAM

PARKEREN + BERGING -1

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



# SPECIFICATIONS

## OBJECT

Type:	Penthouse
Type:	Apartment
Year of construction:	2014
Current use:	Living space
Current destination:	Living space

## OUTDOOR SPACE

Balcony:	24 m <sup>2</sup>
Orientation:	Southwest
Patio:	30 m <sup>2</sup>

## DESTINATION

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

## DETAILS

- + Two parking spaces;
- + A private dock;
- + Two bathrooms, sauna, laundry room;
- + A separate storage room in the basement;
- + Phenomenal views of the city and the IJ;
- + The entire house is luxurious and custom finished with exceptionally high quality materials.
- + The entire apartment is equipped with underfloor heating and cooling system;
- + The number of bedrooms in the features is an option.
- + Service costs EUR 1.319,16,- per month.

## CHARACTERISTICS

Living area:	406 m <sup>2</sup>
Number of rooms:	6
Number of bedrooms:	4
Volume:	1.311 m <sup>3</sup>
Building- related outdoor space:	54 m <sup>2</sup>
External storage space:	35 m <sup>2</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	K
Index number:	2169/1510/1511/2197
Share:	410/11232, 2/664, 1/28
Plot Number:	9691

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Leasehold land
- + Property subject to ground lease
- + Leasehold canon € 6,698.43 per year; current term runs until January 31, 2065 and is indexed annually
- + The application to buy off the ground lease has been made on time



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