

CARLA  
VAN DEN BRINK

## HOUTKOPERSBURGWAL 14 AMSTERDAM

Extremely well renovated and playful house of 132 m<sup>2</sup>,  
located in the beautiful and monumental warehouse  
"The Great and Small Moor" with access to an elevator.

*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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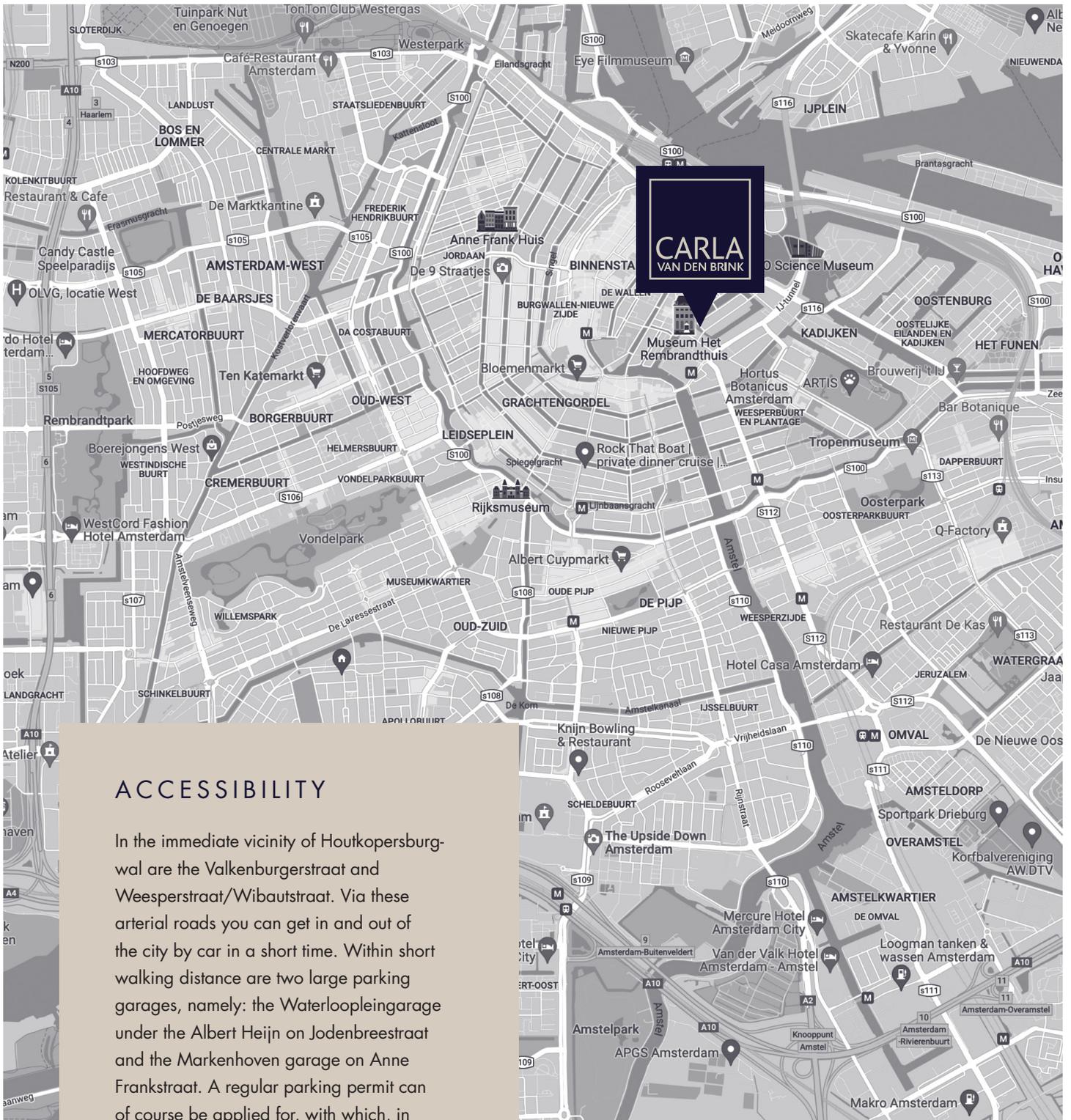


## COMPLEX

This beautiful complex was built in the 17th century, but completely renovated in 1999, preserving the beautiful details but offering modern comforts such as a lift. The foundation was also renewed during the renovation. The property is located on its own land.

The house has a very tasteful and stylish finish, with a modern kitchen with kitchen island, beautiful and especially original plastered walls, a beautiful parquet floor and strategically placed mood lighting. In short, a house that excels in the well maintenance, but where especially the cozy atmosphere and ambiance prevail.





## ACCESSIBILITY

In the immediate vicinity of Houtkopersburgwal are the Valkenburgerstraat and Weesperstraat/Wibautstraat. Via these arterial roads you can get in and out of the city by car in a short time. Within short walking distance are two large parking garages, namely: the Waterloopleingarage under the Albert Heijn on Jodenbreestraat and the Markenhoven garage on Anne Frankstraat. A regular parking permit can of course be applied for, with which, in addition to the regular spots on the street, you can also park in the parking garages under the Stopera and Markenhoven. For current waiting times, please refer to the website of the City of Amsterdam.

Metro, streetcar and bus connections are a few minutes' walk away, Central Station is a 10-minute walk away.

## SURROUNDINGS

This attractive property is located in the heart of Amsterdam and is surrounded by the Plantage neighborhood, the bustling Nieuwmarkt, Waterlooplein, the Oosterdok and the IJ. Given its very central location in the city, numerous amenities are within mere minutes walking distance. A 3-minute walk from the house are the stores of the Jodenbreestraat with a large Albert Heijn (open 7 days a week), Blokker, Kruidvat and Jumbo. In the immediate vicinity is a wide range of eateries and cafes with the highlight being the entertainment area Nieuwmarkt with numerous catering establishments (about 5 minutes walk). Also the Stopera, Museum the Hermitage, the Waterlooplein, the Wertheimpark, Artis, the Hortus Botanicus, Utrechtsestraat and the Rembrandtplein are within walking distance.

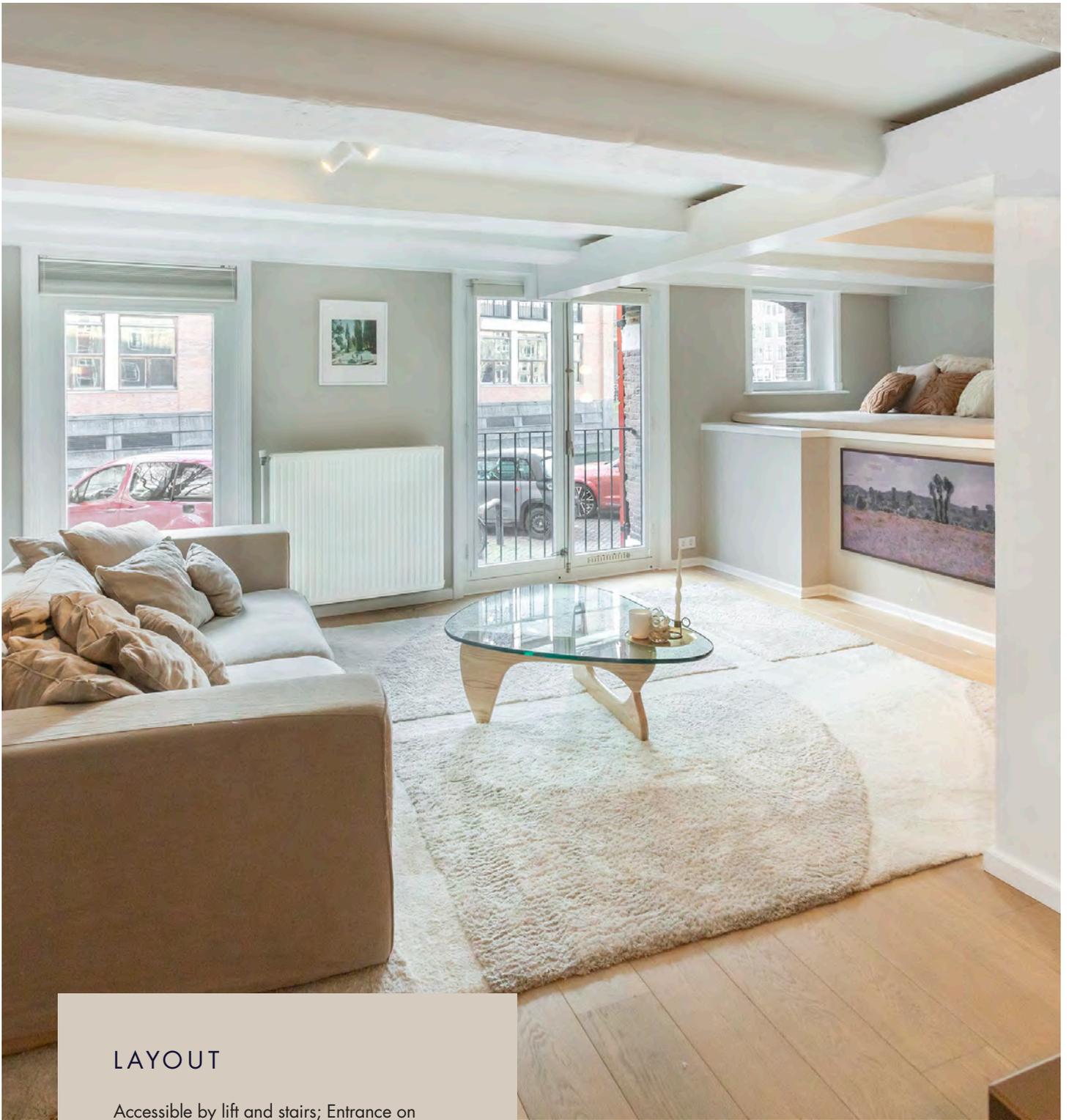


## LIVING

The house has 2 very spacious bedrooms with ample space for a king-size bed as well as a spacious walk-in closet. With minimal intervention there is a third good size bedroom can be realized.

Through double doors you enter the cozy city garden, where the lounge sofa opportunity offers the opportunity to enjoy a glass of wine in the evening. The location is equally magical, hidden behind the lively Jodenbreestraat is this very quiet 'island' with historic buildings and only destination traffic to be found. All stores, the canals, the water of the Amstel and also Artis are within walking distance. All the conveniences and comforts of living in the center and yet in a snap by car from the city, a perfect combination!





## LAYOUT

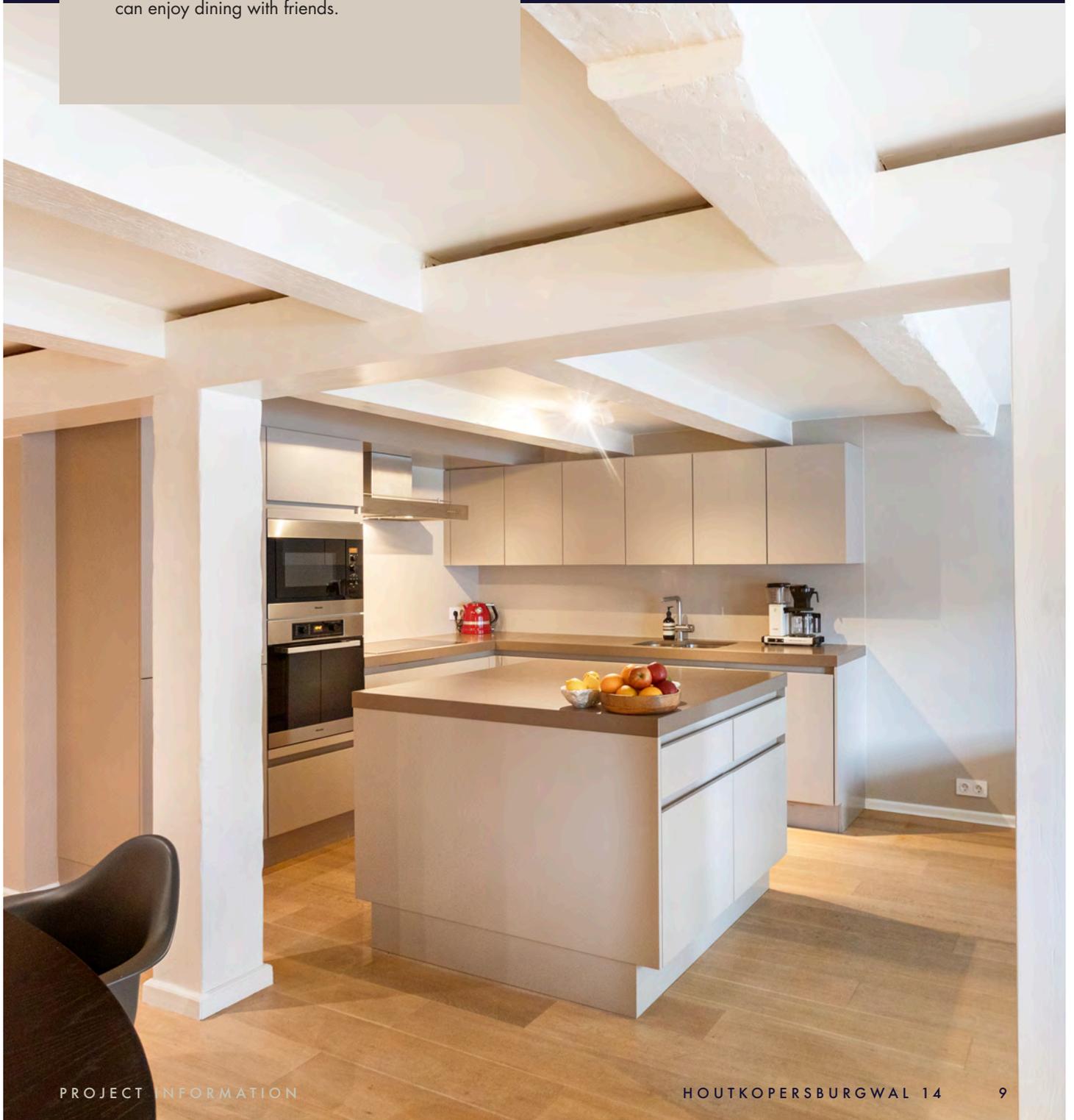
Accessible by lift and stairs; Entrance on the bel-etage, hall with closet and toilet with fountain. Entry to the spacious living room at the front of the property. This floor has an original layout where a nice lounge has been created above the entrance porch.

The adjacent living room offers space for a lovely sofa where there is a direct view of the water of the Houtkopersburgwal and the rehearsing dancers of the School of the Arts.



## KITCHEN

The modern kitchen is equipped with all the conveniences and comforts and has a custom-made layout and kitchen island in a beautiful neutral hue. This color scheme, along with beautiful styling, has been carried throughout the home creating a wonderful unity in atmosphere as you walk through the home. The dining room is positioned so that a very long dining table can be placed where you can enjoy dining with friends.







THIS FLOOR HAS AN ORIGINAL LAYOUT WHERE A NICE LOUNGE HAS BEEN CREATED ABOVE THE ENTRANCE PORCH.

DE EETKAMER IS ZO  
GEPOSITIONEERD  
DAT ER EEN ZEER  
LANGE EETTAfel  
KAN WORDEN  
GEPLAATST WAAR  
HEERLIJK GETAFELD  
KAN WORDEN  
MET VRIENDEN.

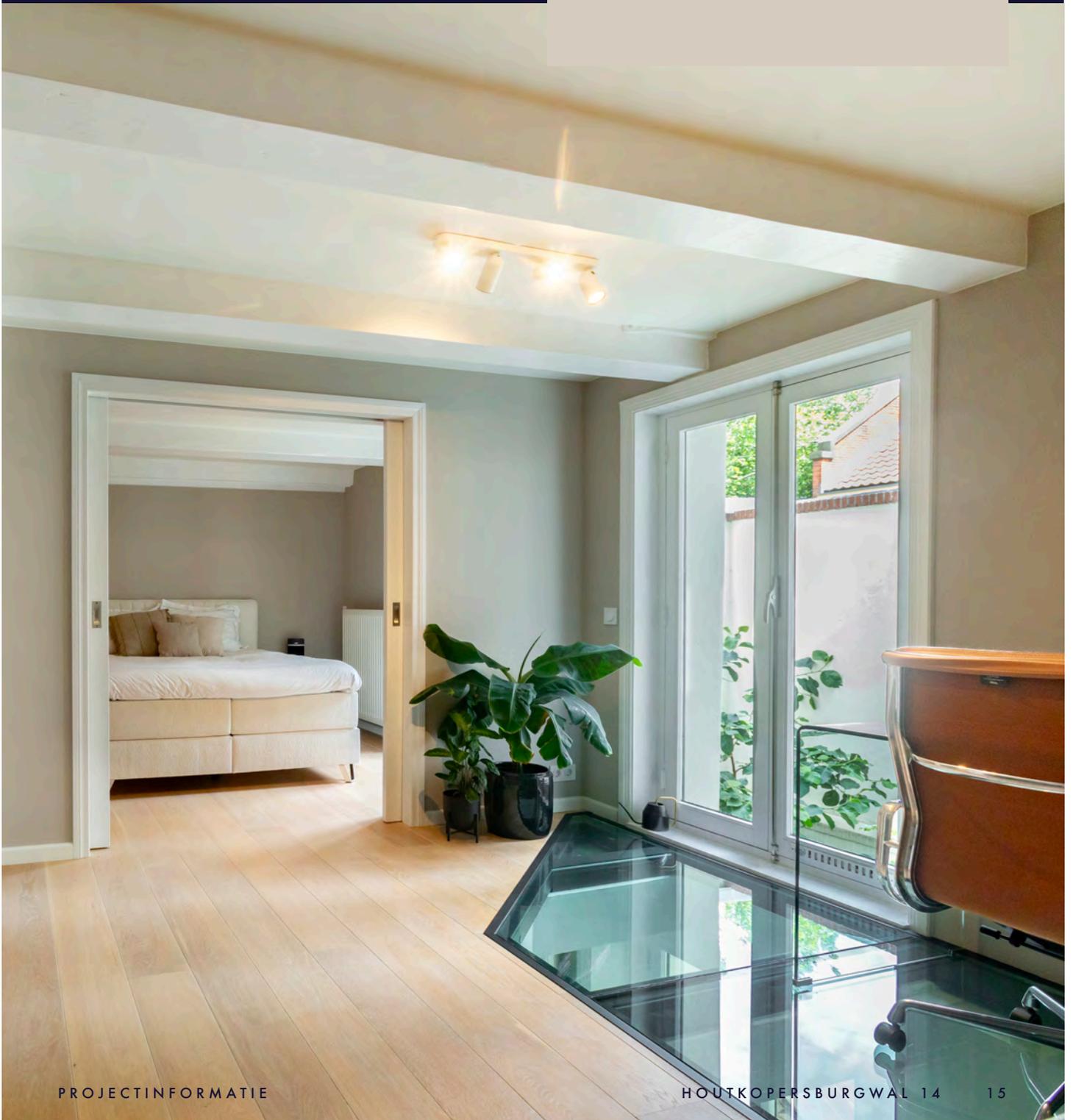


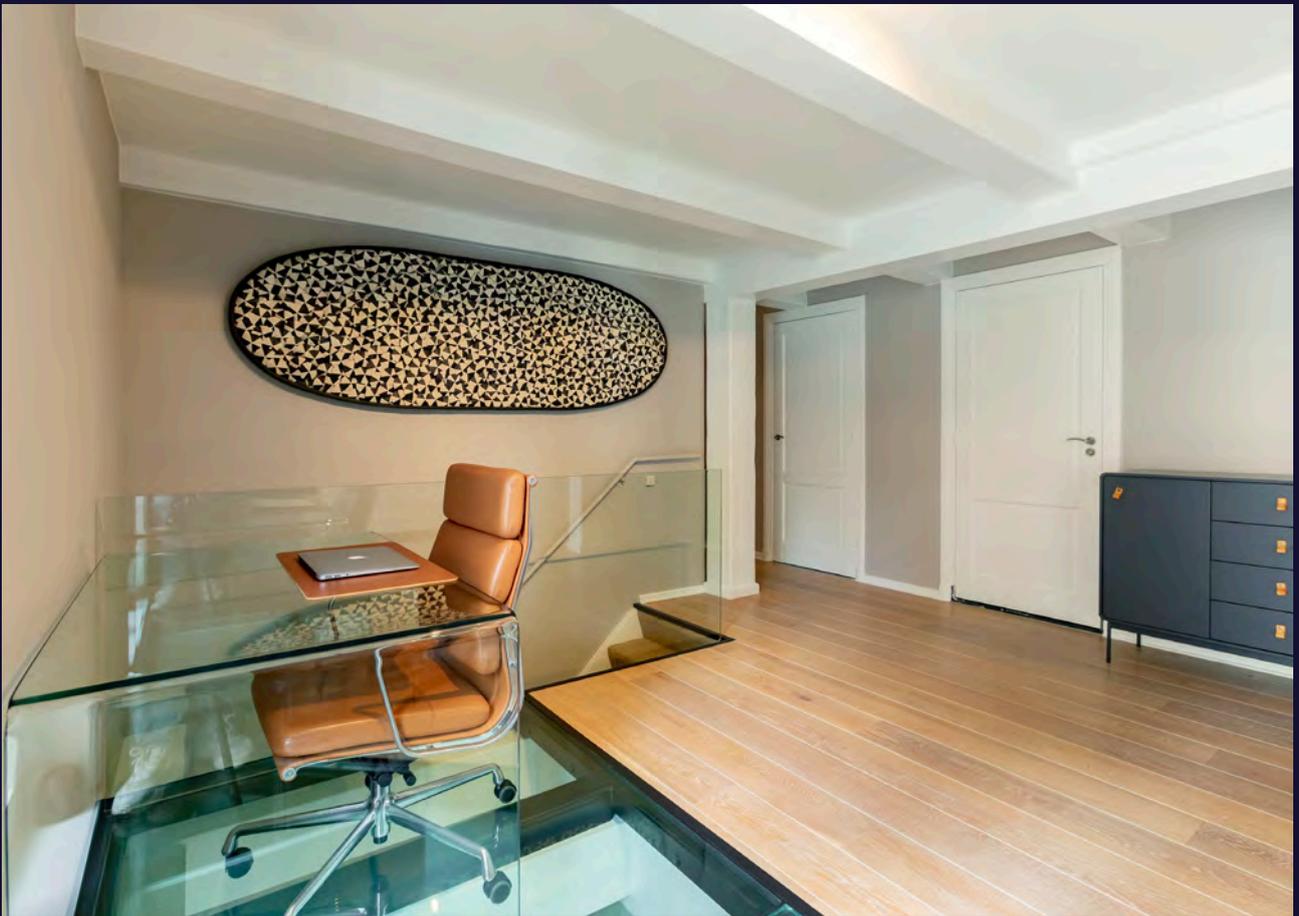




## BEDROOMS

The main bedroom is located at the rear of the house and has double doors to the French balcony and thanks to its width of no less than 6.5 meters, there is enough room for a bed and a spacious walk in closet. Next to the main bedroom is an open workspace, which can easily be closed off by a wall and serve as a second bedroom.







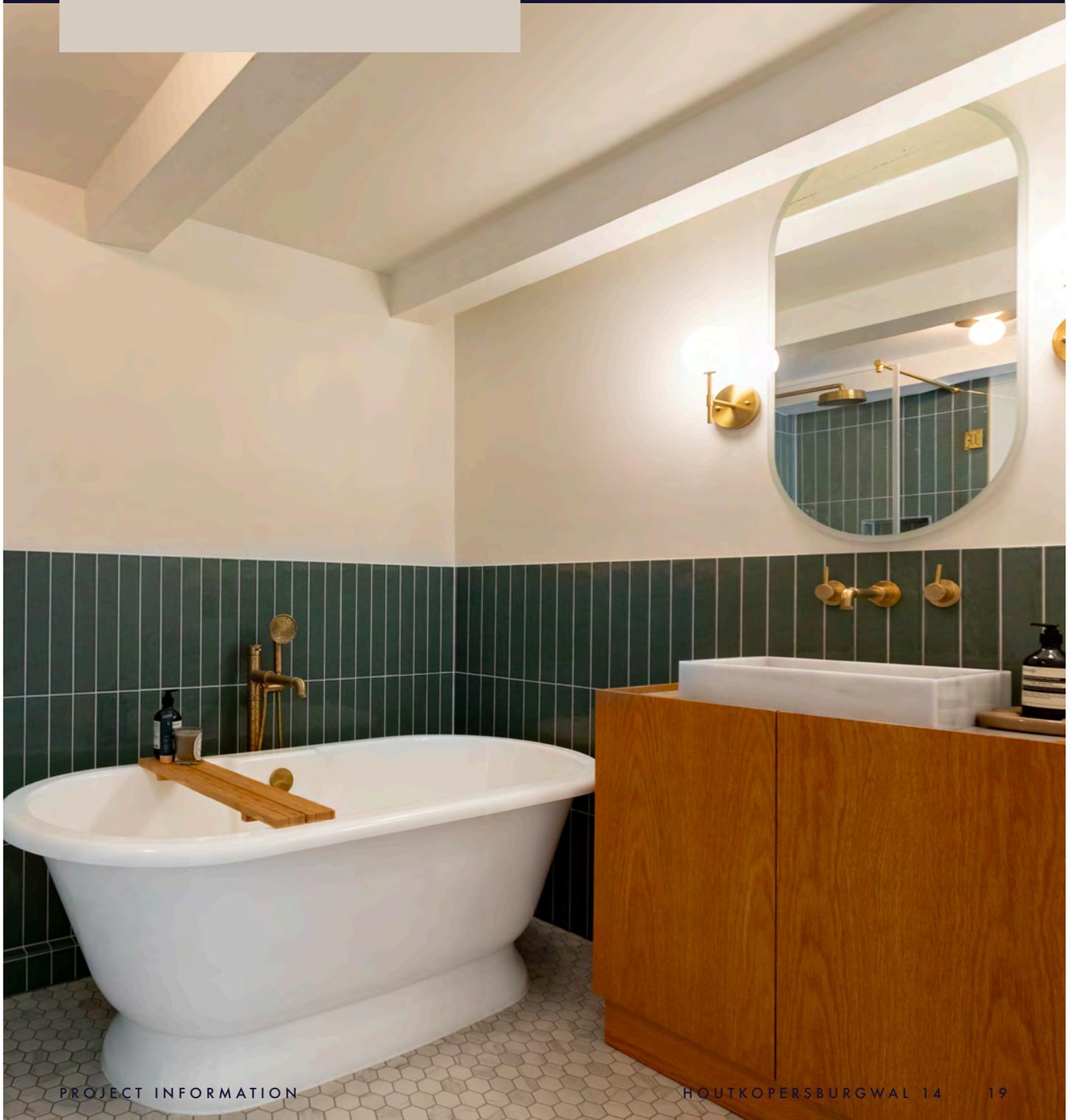


THE MAIN  
BEDROOM  
IS LOCATED  
AT THE REAR OF  
THE HOUSE AND  
HAS DOUBLE  
DOORS TO  
THE FRENCH  
BALCONY



## BATHROOM

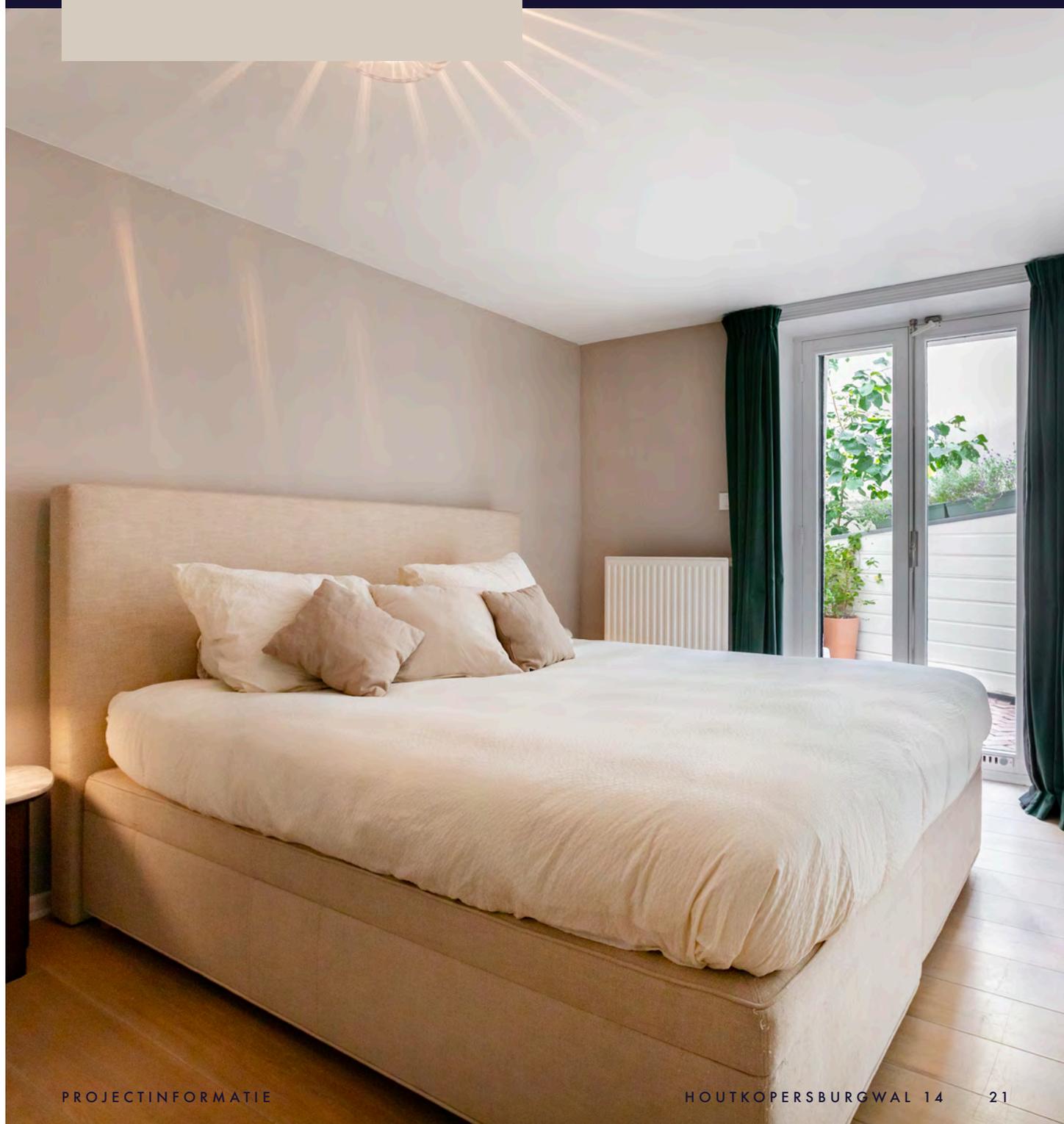
From the landing there is access to the very neat and stylish bathroom equipped with shower, washbasin and bathtub. The beautiful classic finish and built-in taps are nicely in line with the rest of the design of the house.





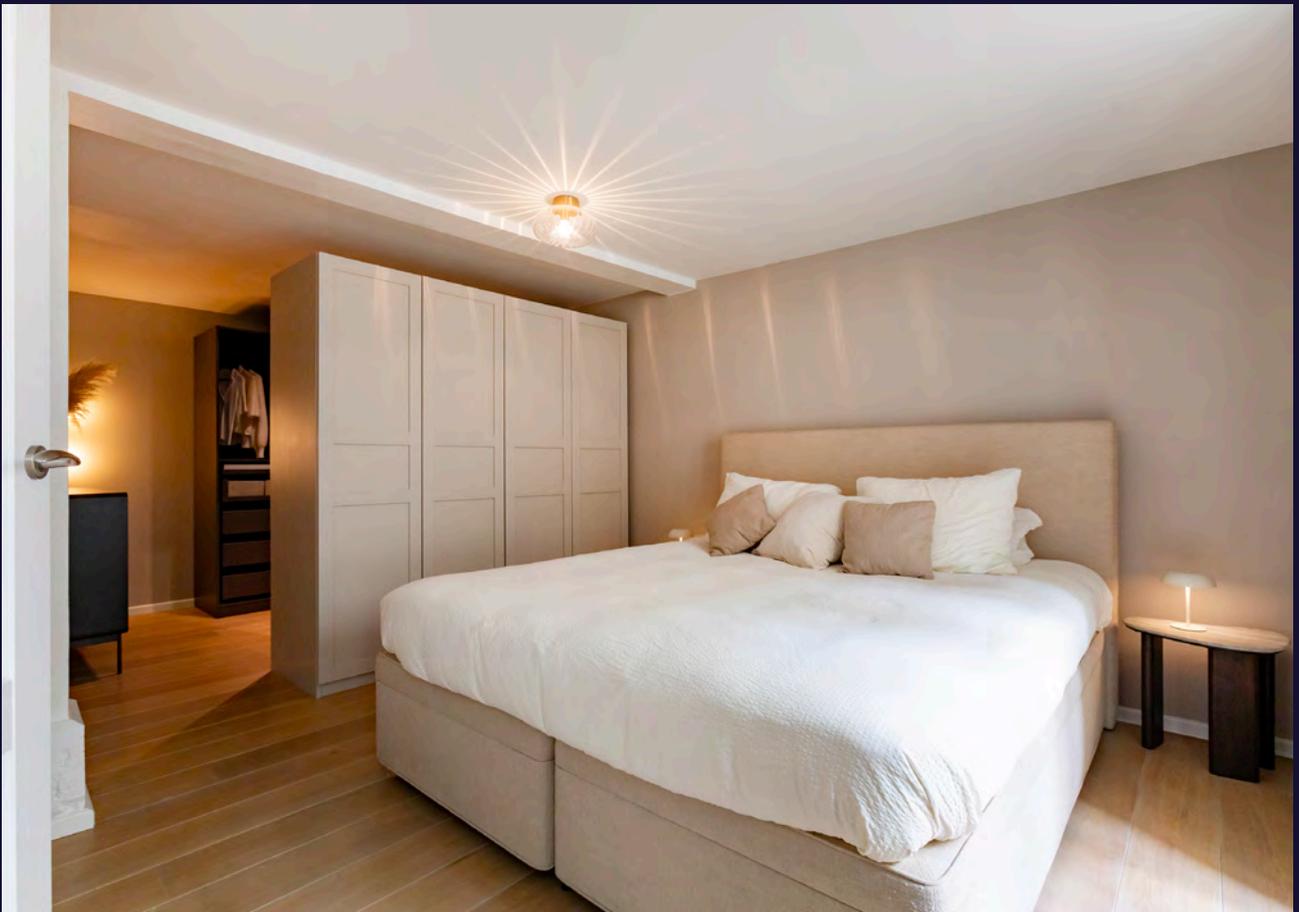
## THIRD BEDROOM

Down the stairs you reach the third very spacious bedroom. This also has a width of more than 6 meters and in addition to the walk-in closet also has a separate closet. Through the French doors you reach the well-kept city garden with comfortable lounge area and lots of privacy.

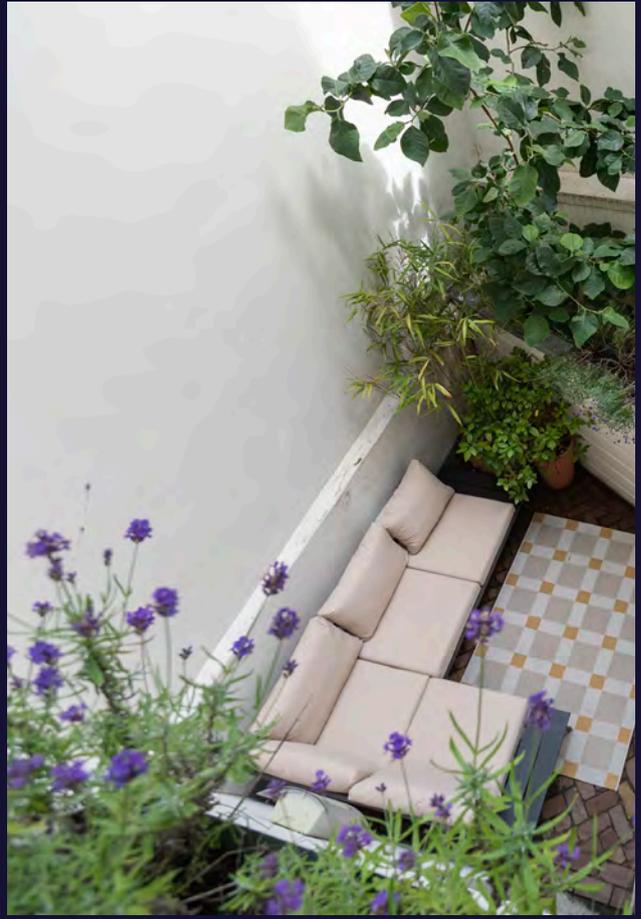




DOWN THE STAIRS  
YOU REACH  
THE THIRD  
VERY SPACIOUS  
BEDROOM.



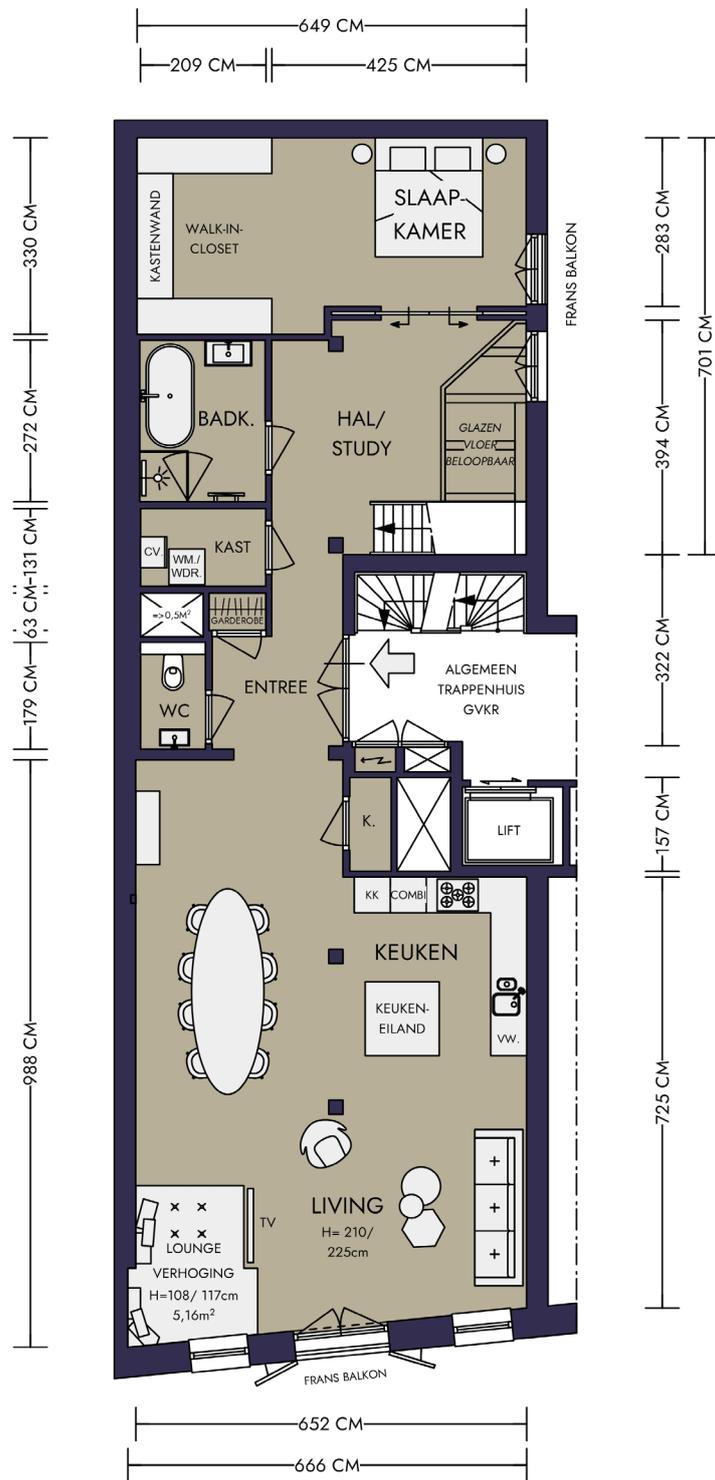






THROUGH  
THE FRENCH  
DOORS  
YOU REACH  
THE WELL-KEPT  
CITY GARDEN  
WITH  
COMFORTABLE  
LOUNGE AREA  
AND LOTS  
OF PRIVACY.

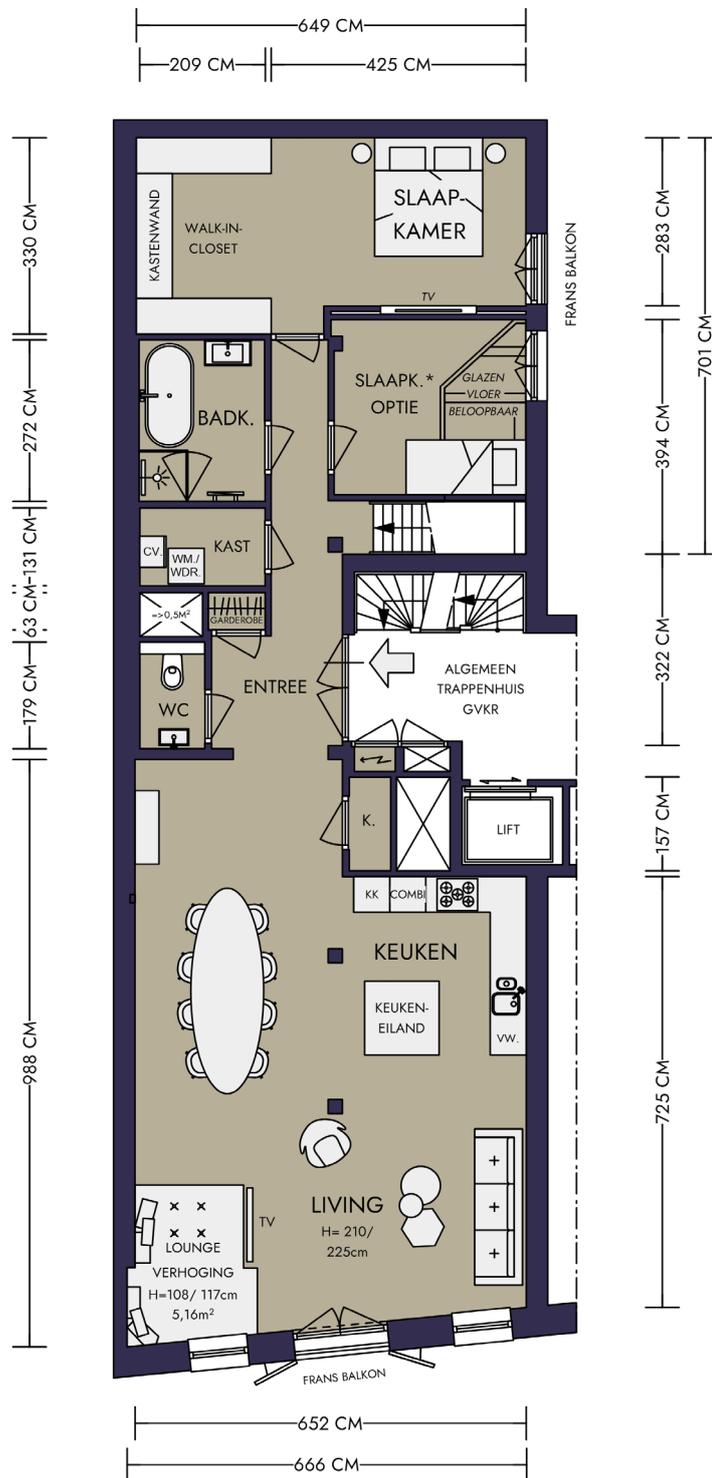
# GROUND FLOOR



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	108,39 m <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	0,28 m <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

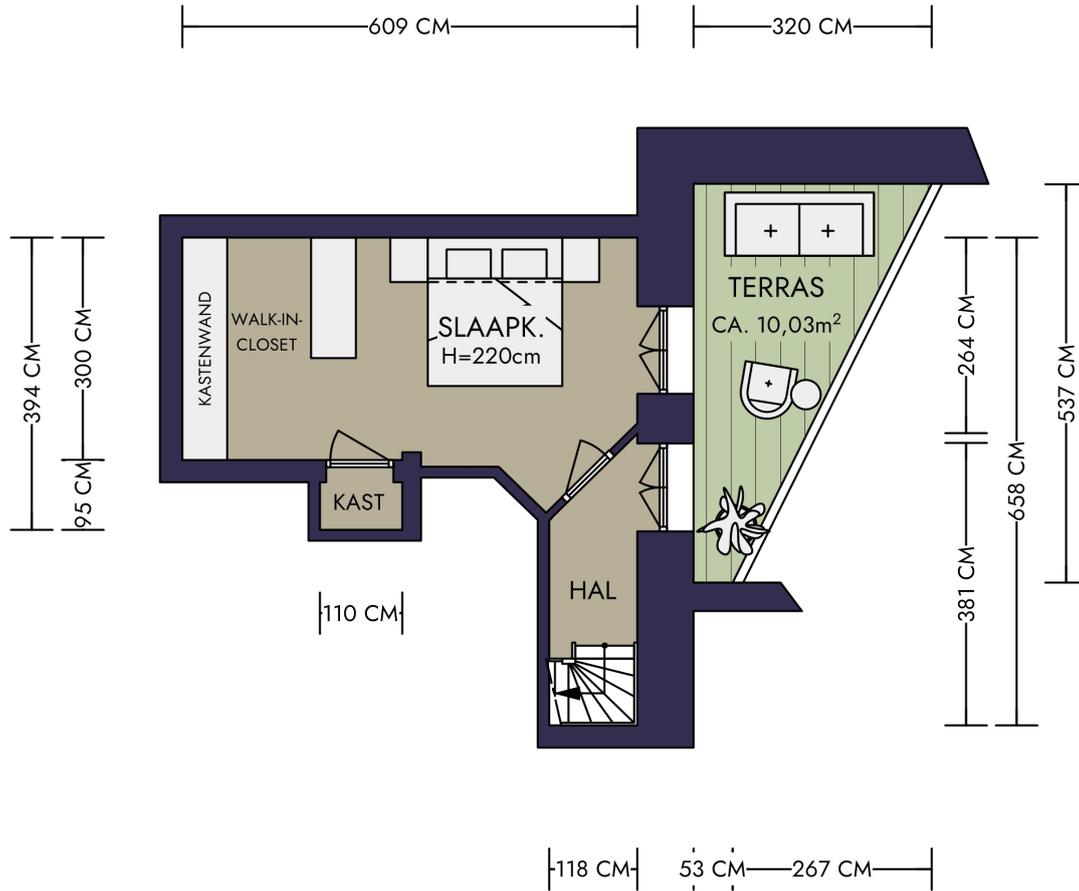
# GROUND FLOOR - ALTERNATIVE FORMAT



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	108,39 m <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	0,28 m <sup>2</sup>
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

# BASEMENT



## NEN 2580 / NVM - BBMI

GEBRUIKSOPPERVLAKTE WONEN	23,92 m <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

# SPECIFICATIONS

## OBJECT

Type:	Downstairs apartment
Type:	Apartment
Year of construction:	1906
Current use:	Living space
Current destination:	Living space

## OUTDOOR SPACE

City garden :	approximately 10.03 m <sup>2</sup>
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## DESTINATION

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

## DETAILS

- + Very charming apartment that is particularly well maintained and very tastefully finished.
- + Accessible by lift
- + The entire apartment has a beautiful oak parquet floor.
- + Super nice view of the waterways of the Houtkopersburgwal and the Oude Schans.
- + The apartment is fully double glazed.
- + It is a national monument located on private land.
- + A stone's throw from the historic and lively center of Amsterdam, yet in a quiet hidden place in the city surrounded by water.
- + Seller has a preference for Lubbers and Dijk Notarissen.

## CHARACTERISTICS

Living area:	132 m <sup>2</sup>
Number of rooms:	4
Number of bedrooms:	3

## CADASTRAL

Municipality:	Amsterdam
Section:	P
Index number:	1
Plot Number:	3414
Share:	150/1090

## 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

## OWNERS' ASSOCIATION

- + The owners' association consists of 9 apartment rights and is professionally managed by Pro VvE Beheer.
- + The service costs are currently € 445,- per month.
- + It is a healthy and well functioning association that has a multi-year maintenance plan and by-laws.
- + The painting of the front of the property was carried out in mid-2024.

