



CARLA
VAN DEN BRINK

VAN BREESTRAAT 14
AMSTERDAM

Situated on one of the most sought-after streets in Amsterdam-Zuid,
within walking distance of the Vondelpark and the luxurious shopping streets of Oud-Zuid,
this stylish and spacious townhouse offers exceptional living.

*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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CHRISTIE'S
INTERNATIONAL REAL ESTATE





LAYOUT AND FINISHING

The house boasts an exceptional amount of living space, divided into six generous bedrooms, three modern bathrooms, a sauna, steam shower, wine cellar, and multiple outdoor areas.

The property underwent a full renovation in 2003, including a new foundation and a full-sized basement with a ceiling height of approximately 2.40 meters.

High-quality materials were used throughout the renovation, including oak flooring, smooth plastered walls, and recessed lighting.



ACCESSIBILITY

The location is extremely well connected. Tram and bus stops are within walking distance, and Amsterdam Zuid station (with fast connections to Schiphol Airport, the Zuidas business district, and other major cities) is nearby. The property is also easily accessible by car via the A10 ring road, with various parking options in the vicinity.

SURROUNDINGS

Breestraat 14 is located in the heart of prestigious Amsterdam-Zuid, a stylish and highly desirable neighborhood known for its peaceful atmosphere and top-tier amenities. This location blends urban comfort with a green and culturally rich environment.

A wide range of amenities can be found nearby. Within minutes, you can access various high-quality shops, supermarkets, boutiques, and specialty stores. The well-known Beethovenstraat, the upscale shopping areas around Cornelis Schuytstraat, and the prestigious P.C. Hooftstraat – the ultimate destination for luxury shopping – are all close by. For dining or drinks, the area offers plenty of cozy cafés, lunch spots, elegant restaurants, and trendy bars.

For relaxation and recreation, the beautiful Vondelpark is just a short walk away, as is the peaceful Beatrixpark – perfect for sports, a walk, or a picnic. Culture lovers will enjoy close proximity to institutions such as the Concertgebouw, the Stedelijk Museum, the Van Gogh Museum, and the Rijksmuseum – all within easy reach.

There are several excellent schools and childcare centers in the neighborhood.





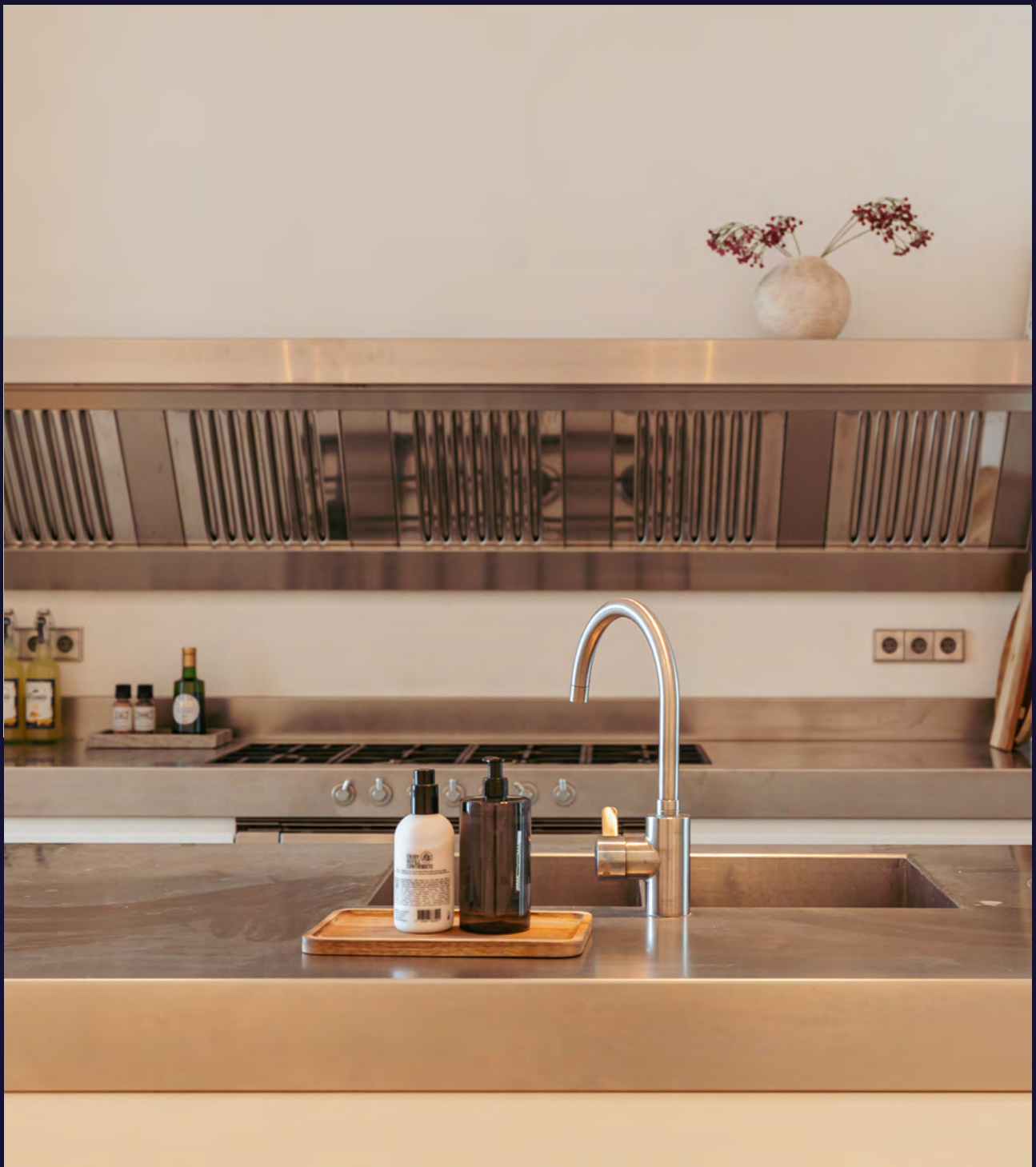
GROUND FLOOR

The entrance through a marble hallway leads into the expansive kitchen-diner, fitted with top-of-the-line appliances, including a 7-burner gas stove, American-style fridge, and a central island. At the rear, there is ample space for a large dining table, with French doors opening onto a covered terrace and the sunny garden. The sitting area at the front overlooks the street. This floor also features a separate toilet.









THE EXPANSIVE KITCHEN-DINER, FITTED WITH TOP-OF-THE-LINE APPLIANCES, INCLUDING A 7-BURNER GAS STOVE, AMERICAN-STYLE FRIDGE, AND A CENTRAL ISLAND.







AT THE REAR, THERE IS AMPLE SPACE FOR A LARGE DINING TABLE, WITH FRENCH DOORS OPENING ONTO A COVERED TERRACE AND THE SUNNY GARDEN.



FIRST FLOOR

The first floor comprises a very spacious and bright living room of approximately 12 meters deep with high ceilings (approx. 3 meters), two fireplaces with new flues, a charming bay window, and a balcony at the front. A separate toilet is also available on this floor.

A separate toilet is also available on this floor.







THE FIRST FLOOR
COMPRISES A VERY
SPACIOUS AND
BRIGHT LIVING
ROOM WITH HIGH
CEILINGS.





SECOND FLOOR

The landing gives access to two generous bedrooms. The master bedroom at the rear features French doors to a deep terrace, built-in wardrobes, a decorative fireplace, and a modern en-suite bathroom with walk-in shower, double washbasin, and toilet. The second large bedroom at the front opens onto a French balcony.



THE MASTER
BEDROOM AT
THE REAR FEATURES
FRENCH DOORS
TO A DEEP TERRACE.









THIRD FLOOR

The third floor hosts two additional bedrooms, a central walk-in closet with access to the roof, and a third bathroom equipped with a bathtub, walk-in shower, washbasin, and toilet.











SOUTERRAIN

The souterrain offers two extra rooms, ideal for guests or a nanny. The central bathroom includes a spacious steam shower and provides access to the sauna. There is also a separate toilet, various built-in cupboards, a wine cellar, and a dedicated laundry room. The ceiling height of approximately 2.40 meters ensures a fully functional living space.

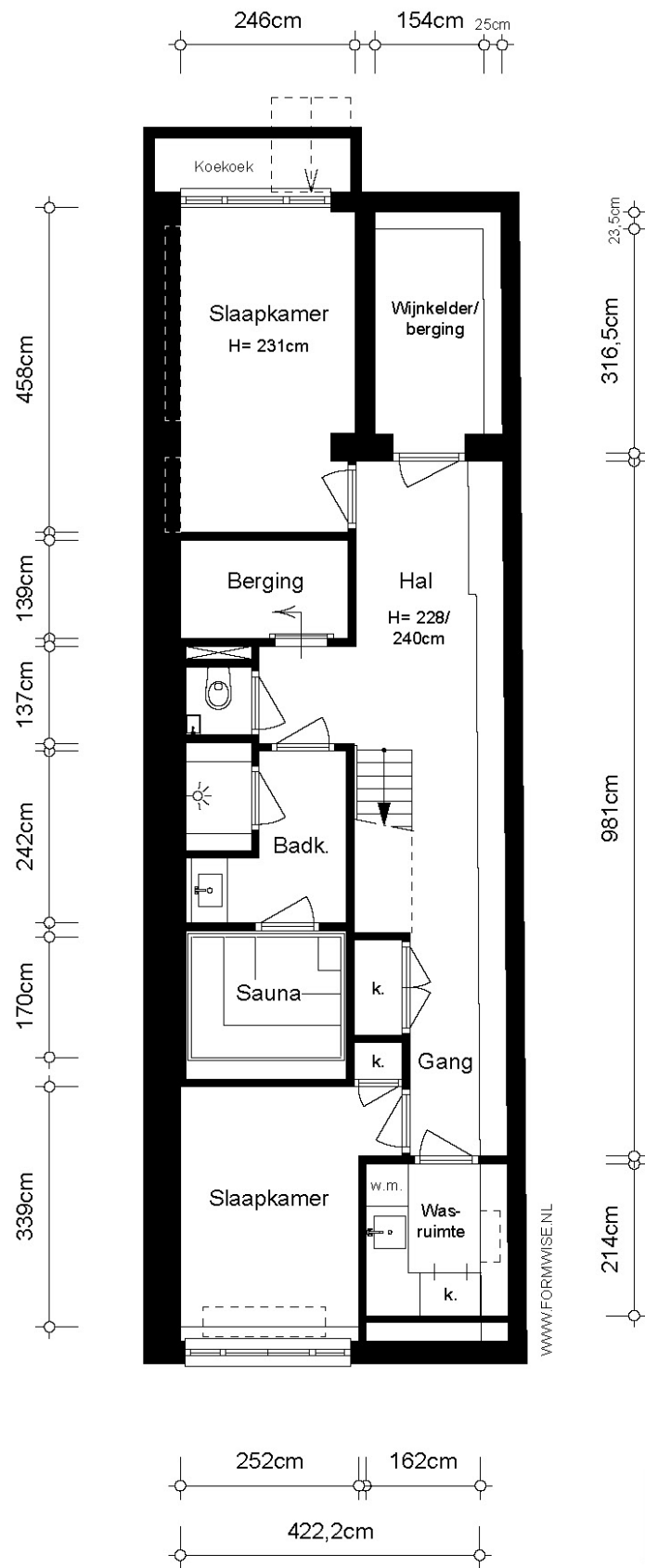








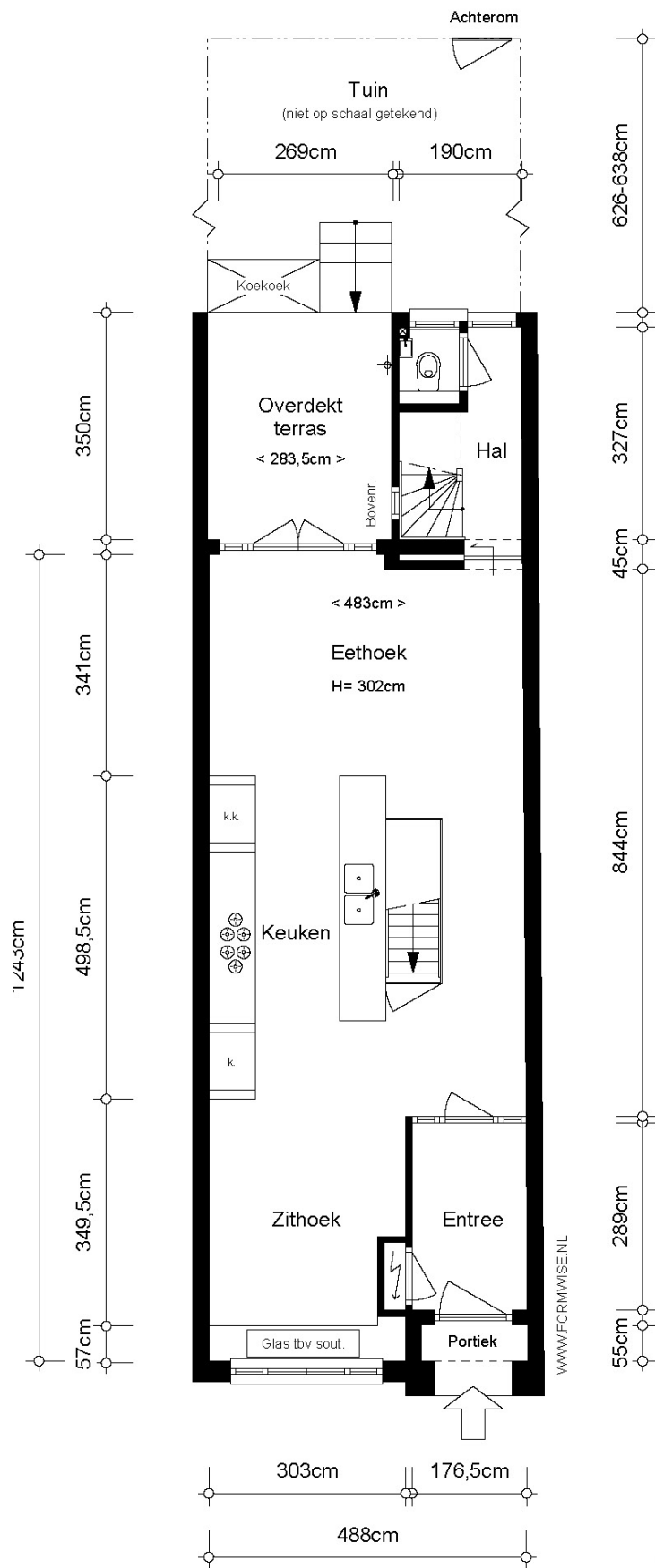
SOUTERRAIN



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	71,28 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

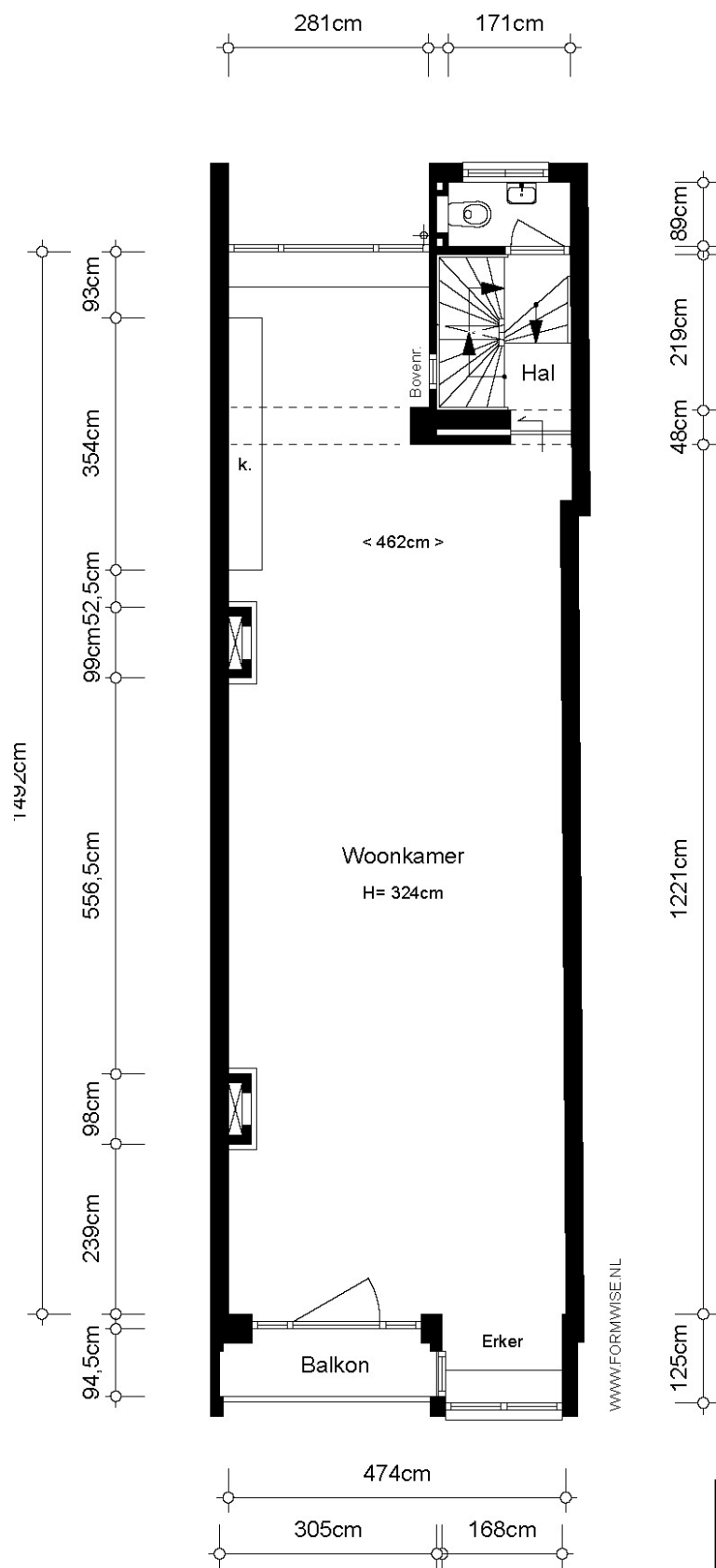
GROUND FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	65,60 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	11,45 m2
Externe bergruimte	n.v.t.

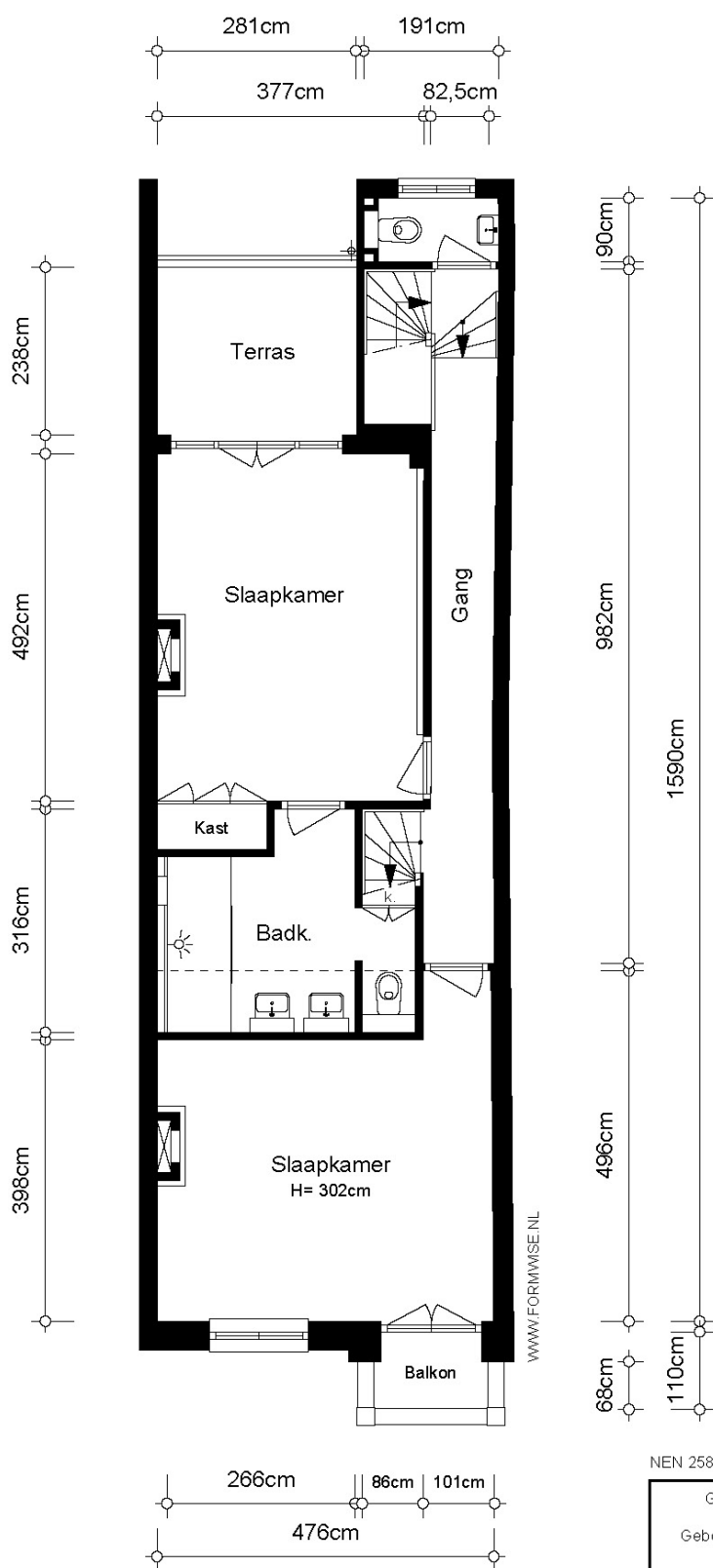
FIRST FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	74,29 m2
Overige in pandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	2,88 m2
Externe bergruimte	n.v.t.

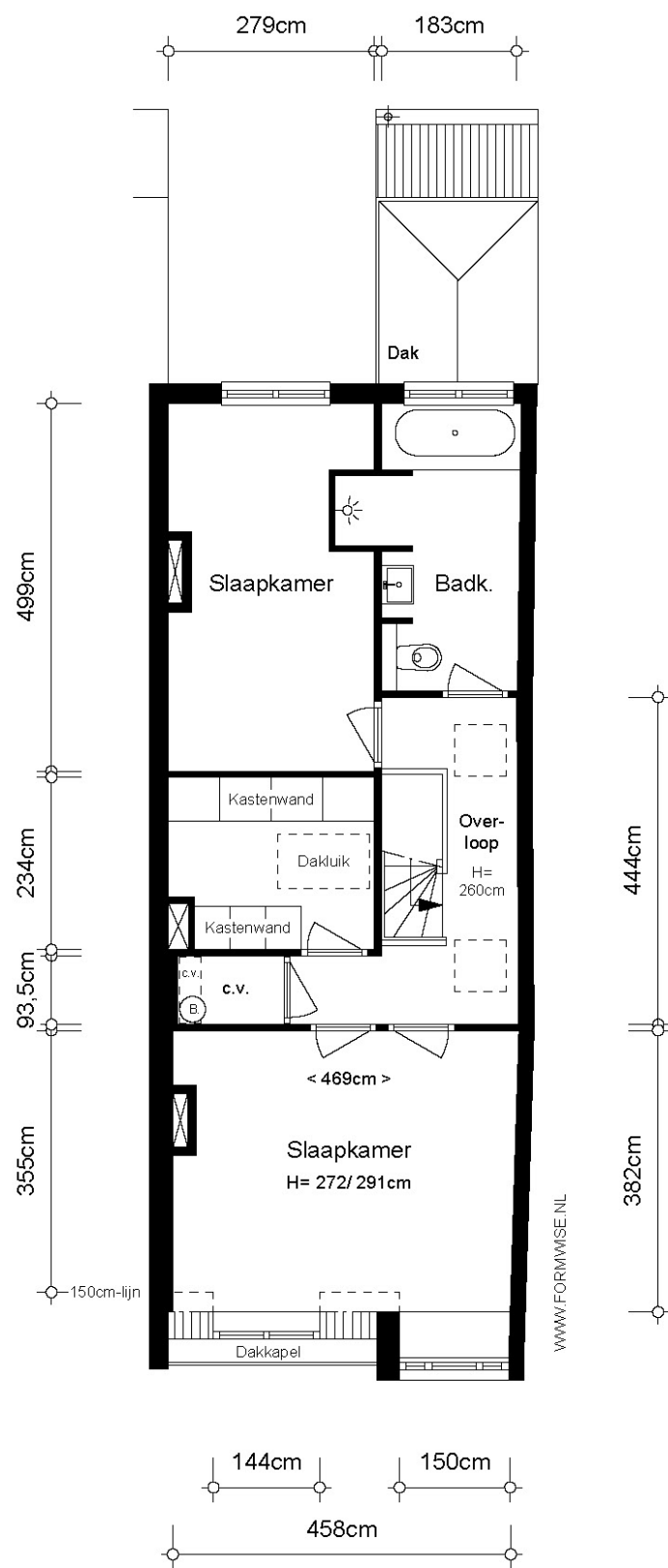
SECOND FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	64,64 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	8,48 m2
Externe bergruimte	n.v.t.

THIRD FLOOR



NEN 2580 / NVM - BBMI

Gebruiksoppervlakte wonen	57,45 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

SPECIFICATIONS

OBJECT

Type	Mansion
Year of construction	1899
Current use	Living space
Current destination	Living space

OUTDOOR SPACE

Garden	Yes, backyard
Orientation	North, West
Surface	31 m ² (630x488cm)

DESTINATION

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

PARTICULARS

- + Living area of 333 m² (measured according to NEN2580);
- + Freehold property;
- + Prime location in Oud-Zuid;
- + Approx. 6-meter deep, sunny rear garden;
- + Extensive high-quality renovation and new foundation/basement in 2003;
- + Six bedrooms, three bathrooms, sauna, wine cellar;
- + Turn-key family home with ample space and comfort;
- + Municipal monument;
- + Largely fitted with double glazing;

CHARACTERISTICS

Living area	333 m ²
Number of rooms	8
Number of bedrooms	6
Volume	1.070 m ³
Building related outdoor space	23 m ²

CADASTRAL

Municipality	Amsterdam
Section	U
Plotnumber	3178
Plot surface	118 m ²

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



THIS TOWNHOUSE COMBINES AN EXCELLENT LOCATION WITH GENEROUS LIVING SPACE AND HIGH-END FINISHES. AN IDEAL HOME FOR THOSE SEEKING SPACE, COMFORT, AND QUALITY IN AMSTERDAM-ZUID.

