



VINKEVEEN

THE EDGE

Where living on your own terms becomes *reality*

BAAMBRUGSE ZUWE 141-D
3645 AE, VINKEVEEN



Situated on the western shore of the Vinkeveense Plassen lies one of the Netherlands' most exceptional private residences. This recently constructed villa spans approximately 1,100 m² and is set on nearly one hectare of freehold land. Fully fenced and secured with electric gates, the estate offers complete privacy and tranquillity, just 15 minutes from Amsterdam and Schiphol Airport.

Designed for those who value freedom, space, and discretion, The Edge offers every conceivable amenity: over 100 metres of private waterfront, a generous private beach, a wide jetty for multiple boats, indoor and outdoor swimming pools, a private gym, a dedicated office wing, and ample space for additional sports or leisure facilities. Whether relaxing, entertaining, working or hosting, there is no need to leave.



APPROX. 1,100 SQM | 7 BEDROOMS | 8 BATHROOMS





SPACE, LIGHT AND PERFECT SYMMETRY

From the moment you enter, the architectural refinement is apparent.

A grand reception hall welcomes you with soaring ceilings, a central glass elevator, and twin staircases on either side.

The primary kitchen, undoubtedly the heart of the home, features a striking seven-metre-long island and panoramic views across the water. Adjacent lies a full-scale professional kitchen with its own entrance, ideal for catering or private staff.

Half a level above, the main living area is bathed in natural light from all four sides and offers serene views of the lake. It is an elegant yet relaxed space, perfectly suited to both family life and refined entertaining.

Every line, proportion, and finish has been meticulously crafted to create a serene, balanced atmosphere.











A RESIDENCE DESIGNED TO BE LIVED IN

Across the upper levels are six bedrooms, including multiple suites with private bathrooms, and a full master floor featuring dual dressing rooms, a luxurious bathroom, and a private terrace. On the ground floor, a dedicated laundry room is fitted with multiple washers and dryers.

Guests are accommodated in a self-contained guesthouse, positioned directly above the boathouse on the water's edge, offering privacy and charm in equal measure.

The lower-ground level has been meticulously finished and offers full flexibility of use: from a private lounge, cinema, or recording studio to a fitness suite, bar, or DJ booth, anything is possible.

Outdoors, the estate continues to impress: a private beach, pool house, beach house and several sun terraces. There is space for sports courts, a padel court, or additional garages. Vehicles can be parked securely on the estate, which accommodates over thirty cars with ease.



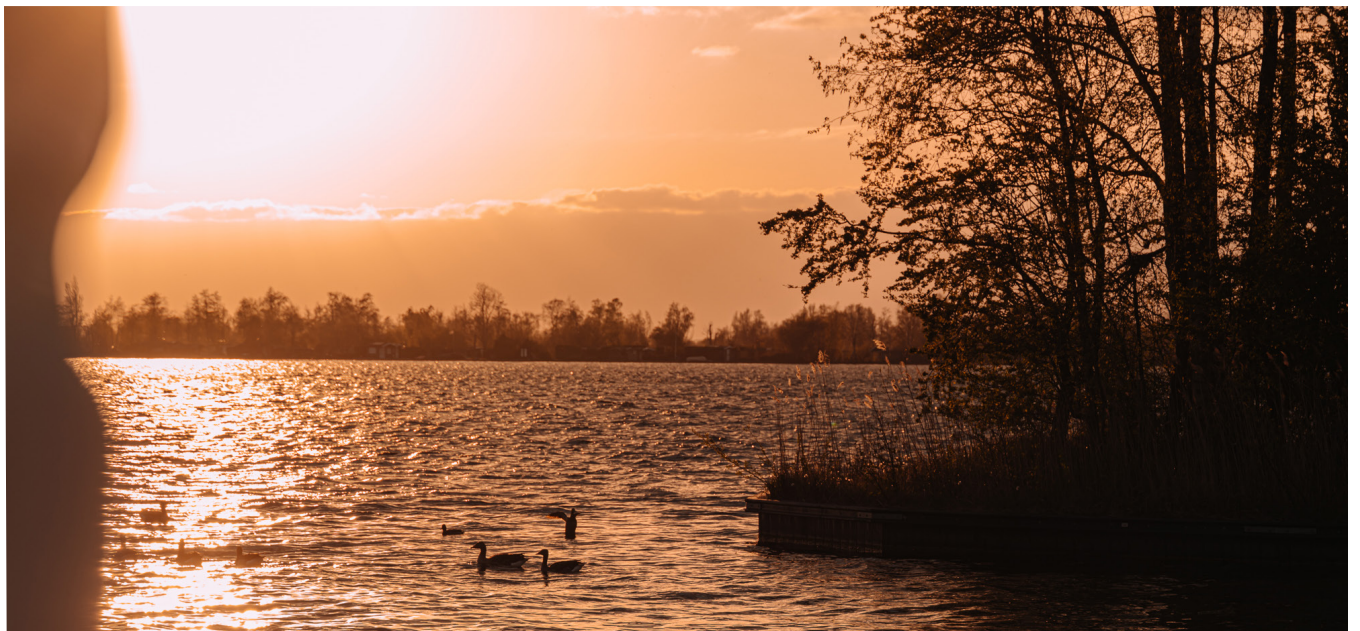














SPECIFICATIONS

- Approx. 1,100 m² of living space across four levels
- Private freehold plot of 9,905 m², fully enclosed and secured
- Over 100 metres of private shoreline with wide jetty
- Indoor and outdoor swimming pools, connected via glass passage
- Seven bedrooms, including full master floor with dressing rooms and private terrace
- Dedicated laundry room on the ground floor
- Main kitchen with lake views, plus professional kitchen with staff access
- Elevated living room with four-sided exposure and lake views
- Separate office wing with private entrance
- Lower-ground floor with space for cinema, gym, lounge, studio or bar
- Pool house, beach house and guesthouse above the boathouse
- Garage for 3 cars + private parking for 30+ vehicles
- Room for padel court, sports field, or future expansion
- Fully integrated smart home system, climate control, high-spec AV, bullet-resistant glazing
- Just 15 minutes from Amsterdam and Schiphol Airport

CADASTRAL DATA

Municipality of Vinkeveen

Section: A

Plot number: 3744 & 4112



DISCLAIMER

The property was measured in accordance with the Measurement Code, based on the standards established in NEN 2580. The Measurement Code is intended to ensure a more universal survey method for indicating total net internal area (usable floor area). The Measurement Code cannot fully preclude discrepancies between individual surveys, due to e.g. differences in interpretation, rounding and restrictions to conducting a survey.

The property was surveyed by a reliable professional company, and buyer indemnifies the employees of The Agency Amsterdam and the seller for any potential deviations in the given dimensions. The buyer confirms to have had the opportunity to personally perform a survey or enlist the services of a professional to conduct a survey in accordance with NEN 2580.

Of course, all information was drafted by The Agency with the utmost care. However, The Agency is not liable for any unintended omission or inaccuracy, etc., nor for any consequences related thereto. The Agency explicitly establishes that the buyer has a duty to perform due diligence regarding all matters relevant to them, and recommends that the buyer enlists the services of a professional real estate agent to provide support and protect their interests throughout the purchase process. The Agency represents



INFO@THEAGENCYRE.NL

+31 20 209 0404

+31 6 387 55 221



WWW.THEAGENCYRE.NL