



## SURINAMEPLEIN 10 H AMSTERDAM

Spacious and bright duplex ground-floor apartment of no less than 171 m<sup>2</sup>

with a lovely garden and two balconies at Surinameplein!

*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.*



Patricia van Gulik  
NVM Makelaar  
T 06 34 227 002  
Patricia@vandenbrink.nl



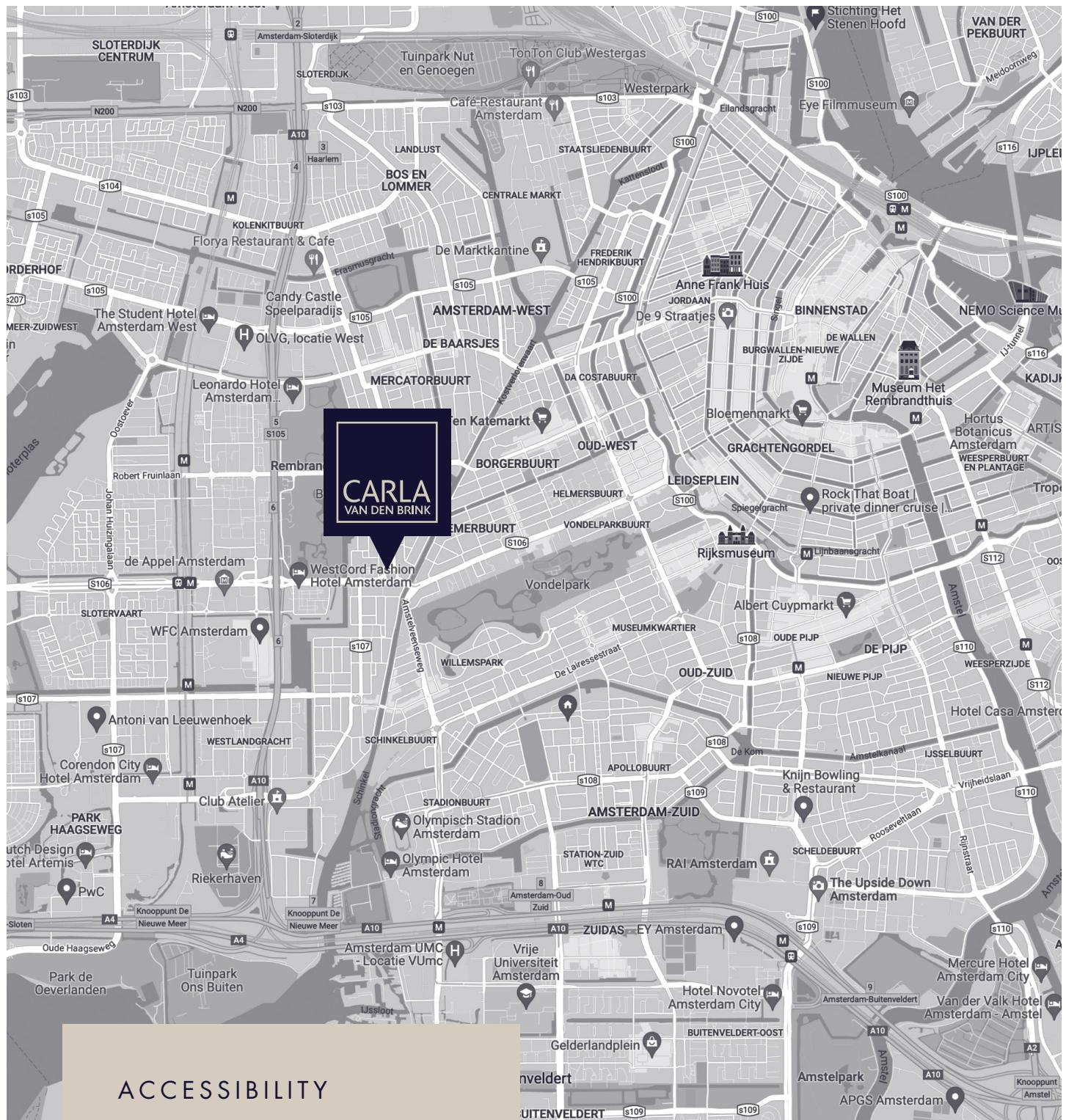


## LIVING

Located at Surinameplein 10H, this spacious and characterful ground-floor apartment of 171 m<sup>2</sup> is spread over two levels. With a sunny garden facing east, two balconies, and a well-thought-out layout, this apartment or office space offers a combination of space, light, and flexibility. The apartment has an unobstructed view over the Surinameplein and is perfectly located near both Vondelpark and Rembrandtpark, on the edge of the vibrant neighborhoods of Oud West and Oud Zuid. The generous living spaces, large windows, and various multifunctional rooms make this an ideal family home or a perfect residence or office for those seeking space in a centrally located area.

Delivery in consultation.





## ACCESSIBILITY

The apartment is easily accessible by public transport, and within minutes, you can reach the Ring A10. Schiphol is well-connected by tram and train, and is only a 10-minute drive away. Several bus and tram connections (bus 15, tram 1, 11, 17) provide access to various parts of the city.

## SURROUNDINGS

The apartment is located on a quiet side road of Surinameplein, in a pleasant and child-friendly neighborhood in Amsterdam Zuid. Within walking distance (250 meters), you will find both Vondelpark and Rembrandtpark. For daily groceries, you can visit the supermarket around the corner, or the Overtoom and Jan Pieter Heijestraat, which offer specialized shops such as Foccacia, Wessels fruit and vegetables, Levant et le vin, and wine shops. There are many cozy restaurants and cafés on the Overtoom, Jan Pieter Heijestraat, and Amstelveenseweg, including Café Gitane, Parallel, Bar Kosta, Oslo Beers, Ron Blauw, and Edel.

Also within walking distance are The Seafood Bar on Baerlestraat and the florist Menno Kroon on Cornelis Schuytstraat. For fresh bread, visit Le Fournil, Levant et le vin, or Vlaamsch Broodhuys. The Hallen, a lively cultural center with film and food halls, is easily accessible within a 10-minute bike ride. Adjacent to it is the Ten Kate market, offering a diverse range of products.

Cultural Attractions; The Rijksmuseum, Van Gogh Museum, and Concertgebouw are less than 10 minutes by bike. Vondelpark is ideal for a walk, sporting activities, or a relaxing afternoon in nature. Sports facilities (including the trendy David Lloyd Club), yoga studios, and fitness centers are located in the immediate area.





The apartment/office space is divided over the ground floor and the first floor and has the following layout:

## GROUND FLOOR

One enters the property through the spacious hall, which includes a separate toilet and a built-in closet. The living room is generously sized and enjoys an abundance of natural light thanks to the large windows at both the front and rear. The characteristic wooden floor throughout the ground floor is sourced from the former Entrepotgebouw de Vijf Werelddelen. The French doors provide direct access to the private garden facing east, where you can enjoy the morning and afternoon sun in peace. The kitchen is functionally laid out and offers plenty of storage space. Additionally, on the ground floor, there is an extra room that can be flexibly used as a kitchen-diner, study, studio, or extra dining room, depending on your living preferences. On page 20, you will find a 3D drawing showing a possible layout for a new kitchen-diner.









LARGE PRIVATE  
GARDEN FACING  
EAST WITH  
MORNING AND  
AFTERNOON SUN.







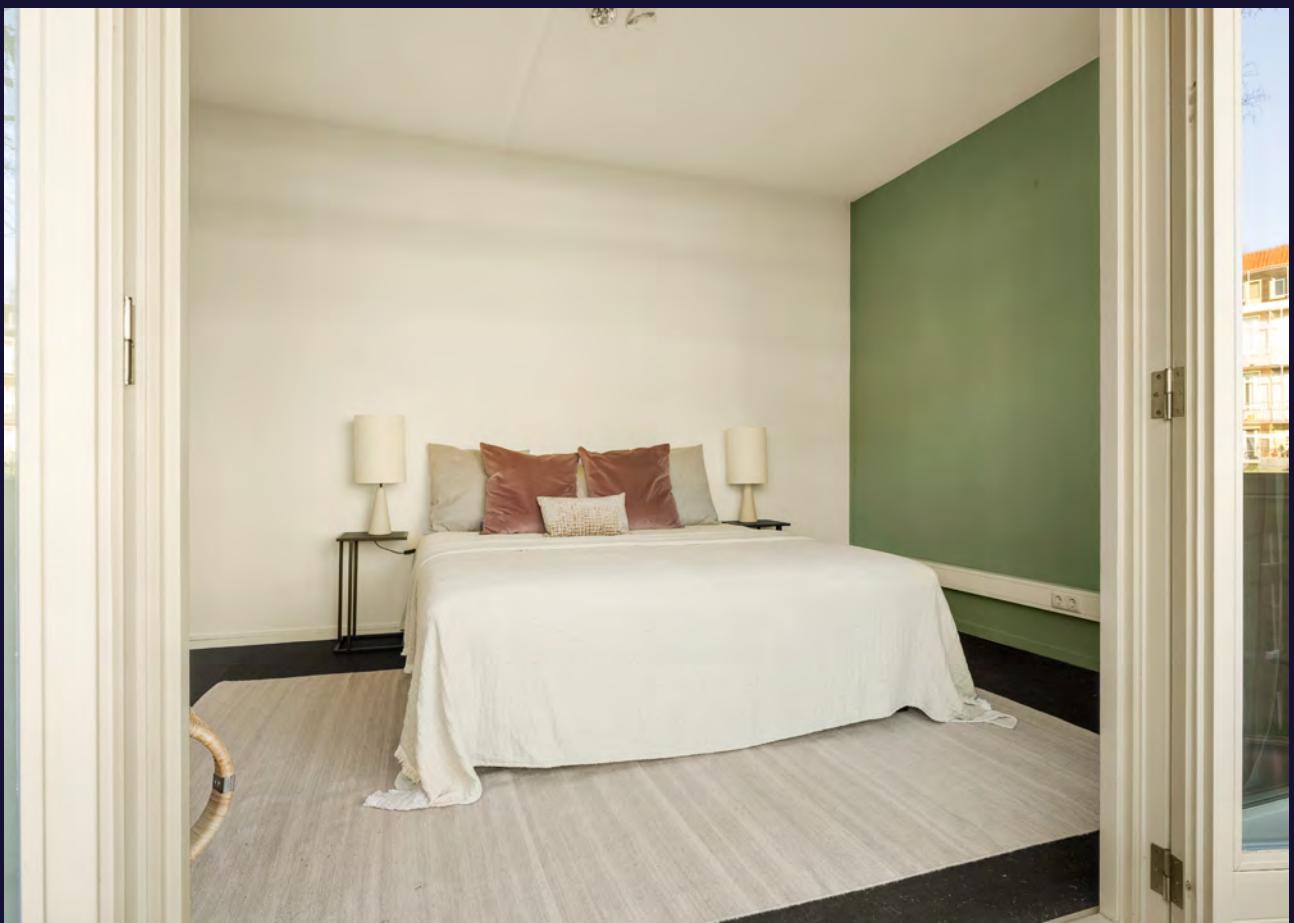


## FIRST FLOOR

On the first floor, a spacious landing leads to the various rooms. At the front, there is a large room that can be used as a living room, master bedroom, or study, with access to the west-facing balcony. At the front, there is a second room that can also be flexibly arranged, for example, as a guest room, children's room, or studio. At the rear, one finds a spacious third bedroom with access to the balcony, a nice spot with an open view of the garden. The sanitary facilities are located at the rear in two separate rooms, ensuring optimal functionality and privacy. There is a separate toilet, a small pantry with a sink, and a separate fourth room that can be arranged as a bathroom with a walk-in shower or bathtub.

On page 20, you will find a 3D drawing that shows a possible layout for a new bathroom.













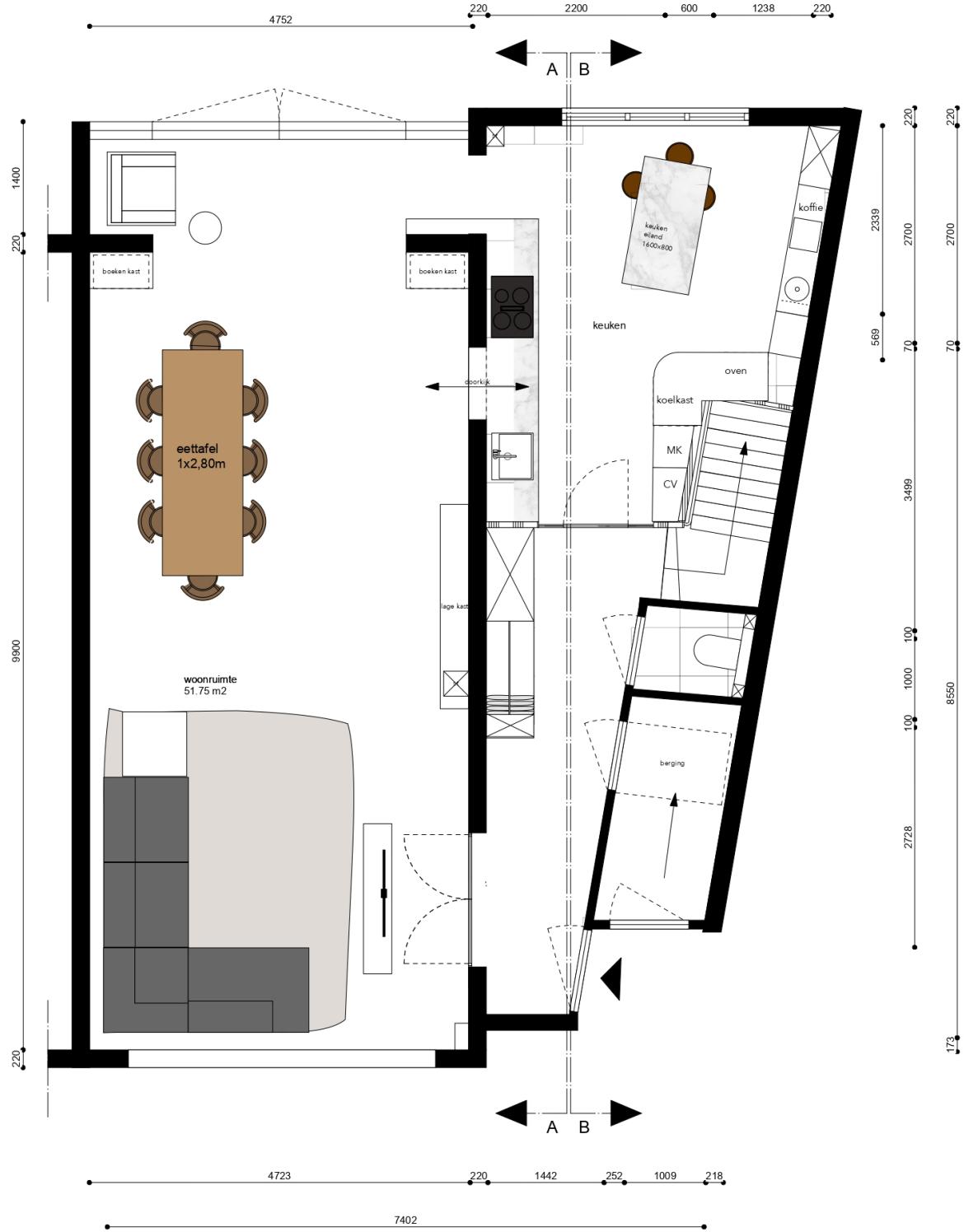
# GROUND FLOOR



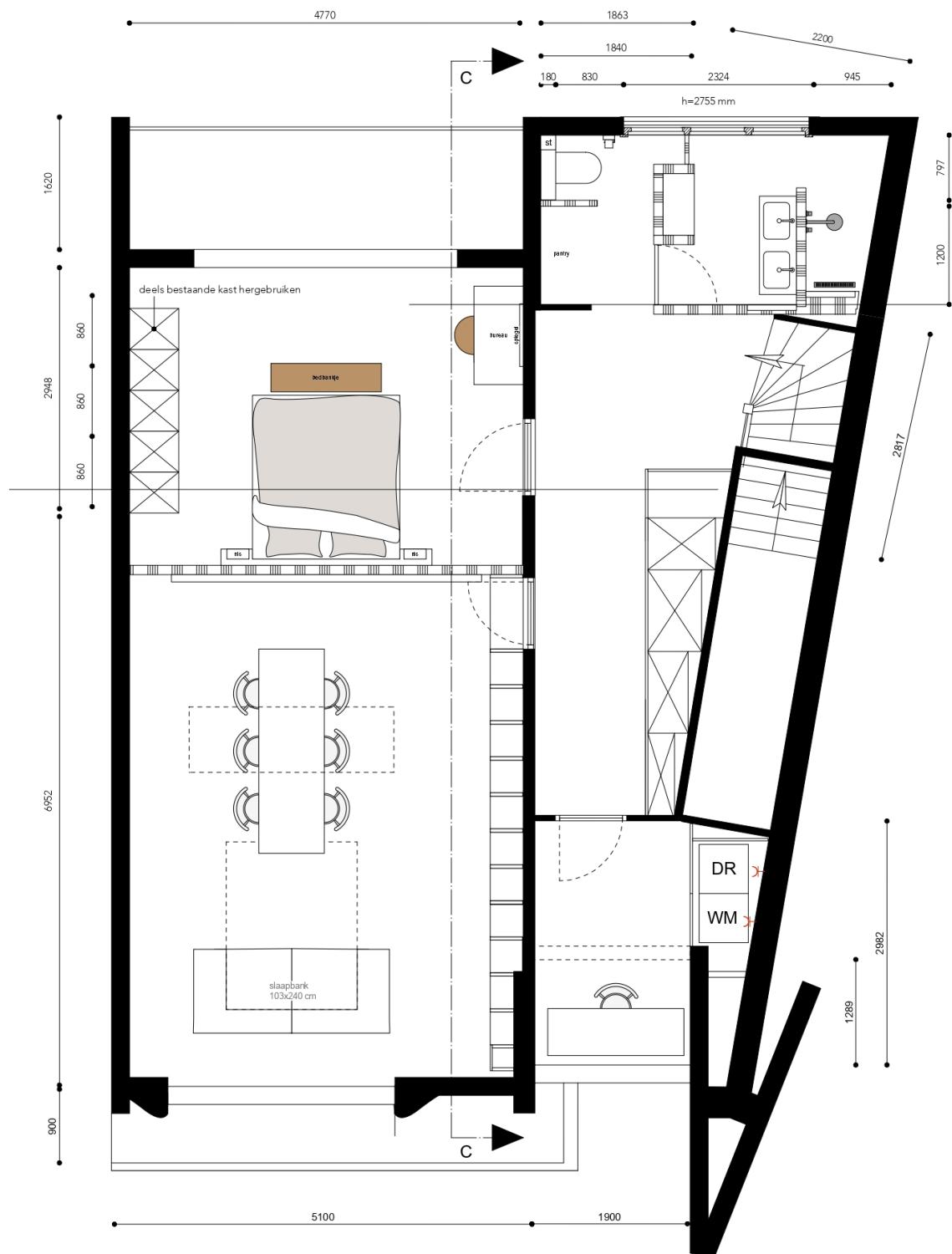
# FIRST FLOOR



## GROUND FLOOR (ALTERNATIVE LAYOUT)



# FIRST FLOOR (ALTERNATIVE LAYOUT)



# SPECIFICATIONS

## OBJECT

Type:	downstairs apartment
Type:	apartment
Year of construction:	1927
Current use:	Living space
Current destination:	Living space

## CHARACTERISTICS

Living area:	171 m <sup>2</sup>
Number of rooms:	8
Number of bedrooms:	3
Volume:	665 m <sup>3</sup>
Building- related outdoor space:	7 m <sup>2</sup>

## OUTDOOR SPACE

- + Beautiful garden with morning and afternoon sun
- + Two balconies

## ZONING PLAN

- + Mixed -4 residential & commercial space
- + Ground lease designation: Commercial space
- + Division deed: Office space designation
- + There are similar homes in the area. Shops and public transport are within walking distance

## BIJZONDERHEDEN

- + Lovely duplex ground-floor apartment or office space with a large garden, completely customizable to your own taste
- + Energy label C, Fully double-glazed HR++
- + 2020: Balconies fully renovated
- + 2021: Exterior painting fully completed
- + The VvE (Homeowners' Association) contribution is currently EUR 178.16
- + Municipal monument
- + Division deed from 1999
- + Age clause

## CADASTRAL

Municipality:	Sloten
Section:	O
Index number:	A1
Plot Number:	3001
Share:	1/2

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Leasehold
- + The property is located on ground lease land owned by the Municipality of Amsterdam. The General Terms and Conditions for perpetual ground lease 1994 are applicable.
- + The current lease period runs from February 16, 2004, to February 15, 2052.
- + The current annual ground rent is EUR 1,818.73 and applies to the period from February 16, 2022, to February 15, 2027. A five-yearly indexing of the ground rent is applicable.



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