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AMSTERDAM

COURBETSTRAAT 9-3

1077 ZP, AMSTERDAM





The Agency proudly presents this elegant apartment of approx. 99 m<sup>2</sup> (including a separate room on the fourth floor), located on the third floor of a distinguished building with lift in the highly sought-after Courbetstraat. A residence where luxury finishes, bespoke detailing and high-end design meet in perfect harmony.

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APPROX. 99 SQM | 1 BEDROOM & 1 EXTRA ROOM ON THE FOURTH FLOOR | 1 BATHROOM





# LAYOUT

The solid, custom-designed wooden entrance door immediately sets the tone upon arrival. Inside, every detail has been thoughtfully executed: a herringbone parquet floor with recessed skirting boards, steel pivot doors, tailor-made interior elements, domotica-controlled lighting, and a sleek lighting plan throughout.

From the hallway, you access a luxurious guest toilet and a generous utility room with wardrobe. With built-in cabinetry and neatly integrated washer and dryer, this space blends seamlessly into the overall design: stylish, practical, and fully in line with the apartment's aesthetic.

The living room at the rear features a custom-made TV wall unit with gas fireplace, integrated Bowers & Wilkins sound system, and a beautifully lit onyx wall, a true centrepiece. French doors open onto the south-facing balcony, overlooking the peaceful inner gardens.

At the front of the apartment, you'll find the elegant semi-open kitchen. The interior combines black oak cabinetry, white plasterwork and subtle copper accents in a sleek, cohesive layout. Equipped with top-quality Gaggenau appliances, including an extra-wide induction hob with integrated extractor, two (!) dishwashers, a Quooker, and a combi-oven. From the kitchen, you step out directly onto the second balcony, the perfect place for your morning coffee.

The spacious bedroom features two custom-built wardrobes and has direct access to the ensuite bathroom, complete with walk-in shower, double washbasin, second toilet, and underfloor heating for added comfort.

## 4th & 5th floor:

A wonderful bonus awaits on the fourth floor: an additional room of approx. 10 m<sup>2</sup> with pantry, fridge and microwave, ideal as a home office, guest room or for rental purposes (commercial letting permitted with consent from the HOA). Also on this level, a shared bathroom and toilet were completely renovated in 2020. Last but not least, a private storage room is located on the fifth floor.



































# SPECIFICATIONS

- Luxuriously renovated and finished to a high standard
- Two balconies: one at the front and one at the rear
- Custom-made TV wall with gas fireplace, Bowers & Wilkins sound system, and illuminated onyx feature
- Ensuite bathroom with underfloor heating
- Spacious utility room with integrated washer and dryer
- Additional approx. 10 m<sup>2</sup> room on the fourth floor with pantry, shared bathroom and toilet
- Private storage room on the fifth floor
- Professionally managed and financially healthy HOA
- Recently modernised lift and scheduled painting maintenance
- Leasehold prepaid until 15 February 2056; perpetual terms secured
- Parking via permit system (no waiting list – zone Zuid 2.2)

# CADASTRAL DATA

Amsterdam  
Section: AB  
Plot number: 2370  
Index: 10  
151 / 49641

# LOCATION

Courbetstraat is a quiet, green and highly desirable residential street in the heart of Amsterdam-Zuid. Despite its serene atmosphere, everything the city has to offer is just steps away. Walk along the wide Minervalaan and in just minutes you'll reach Station Zuid or the Beatrixpark. The lively Beethovenstraat, the Zuidas business district and the Museumplein are also within easy reach by foot or bicycle. In the immediate surroundings, you'll find an excellent range of restaurants, artisan shops and stylish boutiques.







# 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 the seller and their interests for the sale of this property.



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