



CARLA  
VAN DEN BRINK

ROMEINSARMSTEEG 8  
AMSTERDAM

Entire building with large garage, studio space  
and spacious upper floor with roof terrace.

[carlavandenbrink.nl](http://carlavandenbrink.nl)

*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.*



Pieter Joep van den Brink  
*NVM Makelaar*

T 06 50 208 207  
Joep@vandenbrink.nl





## THE TOWNHOUSE

This unique property is located in a prime location in the heart of Amsterdam, between Herengracht and Singel: an entire building with a large garage/studio space and a spacious upper floor with roof terrace. Located in the charming Romeinsarmsteeg, a quiet alley in the middle of the popular 9 Straatjes, this property offers an exceptional combination of living and working in one address.

The building comprises a garage of approx. 45 m<sup>2</sup>, a studio space of approx. 62 m<sup>2</sup>, and an upper floor of approx. 124 m<sup>2</sup> spread over three floors, crowned by a delightful roof terrace of approx. 20 m<sup>2</sup>.







## LOCATION

Located in the charming Romeinsarmsteeg, a quiet alley in the middle of the popular 9 Straatjes. The nearby Haarlemmerstraat and Haarlemmerdijk offer a wide range of boutiques, cafés and restaurants. Westerpark and Amsterdam Central Station are also just a few minutes away.

## PARKING

Spacious indoor parking garage with space for 2 to 3 cars.









## SECOND FLOOR APPROXIMATELY 47 M<sup>2</sup>

The bright living room extends across the entire floor, with a spacious sitting area at the front and an open kitchen at the rear. The space is characterised by its wooden ceiling beams and authentic Amsterdam sliding windows on both sides of the house. Adjacent is a separate toilet with washbasin. The ceiling height is approximately 2.20 metres, which contributes to the intimate atmosphere of this floor.













THE WOODEN  
CEILING BEAMS  
GIVE THE ROOM  
CHARACTER









## FIRST FLOOR APPROXIMATELY 47 M<sup>2</sup>

The upper floor has its own entrance on the ground floor. A small hall leads to the staircase to the first floor, where there are two spacious bedrooms, both with high windows and built-in wardrobes. The bathroom has a shower and double sink. There is also a separate toilet with washbasin and a storage cupboard with connections for a washing machine and dryer.













### THIRD FLOOR APPROXIMATELY 30 M<sup>2</sup>

On the top floor, you will find a spacious landing with a small room at the rear (currently used as a laundry room) and a spacious fourth bedroom at the front. The landing, with Velux tilt and turn windows on both sides, gives access to the sunny roof terrace of approximately 20 m<sup>2</sup>, where you can enjoy plenty of privacy and views over the city.













FROM THE SUNNY  
ROOF TERRACE  
YOU CAN ENJOY  
THE VIEW OVER  
THE CITY









## GROUND FLOOR 45 M<sup>2</sup> + 62 M<sup>2</sup>

Remote-controlled double electric doors open onto the spacious garage, which can accommodate 2 to 3 cars and is equipped with heating and electricity. Behind the garage is an office/commercial space with two mezzanines, currently used as office space. According to the municipality of Amsterdam, the ground floor has the zoning "GD1" with actual use as studio space with parking garage. Parking is known to the municipality and is permanently permitted.











BEHIND THE  
GARAGE IS  
AN OFFICE/  
COMMERCIAL  
SPACE WITH  
TWO MEZZANINE  
FLOORS





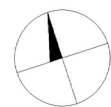
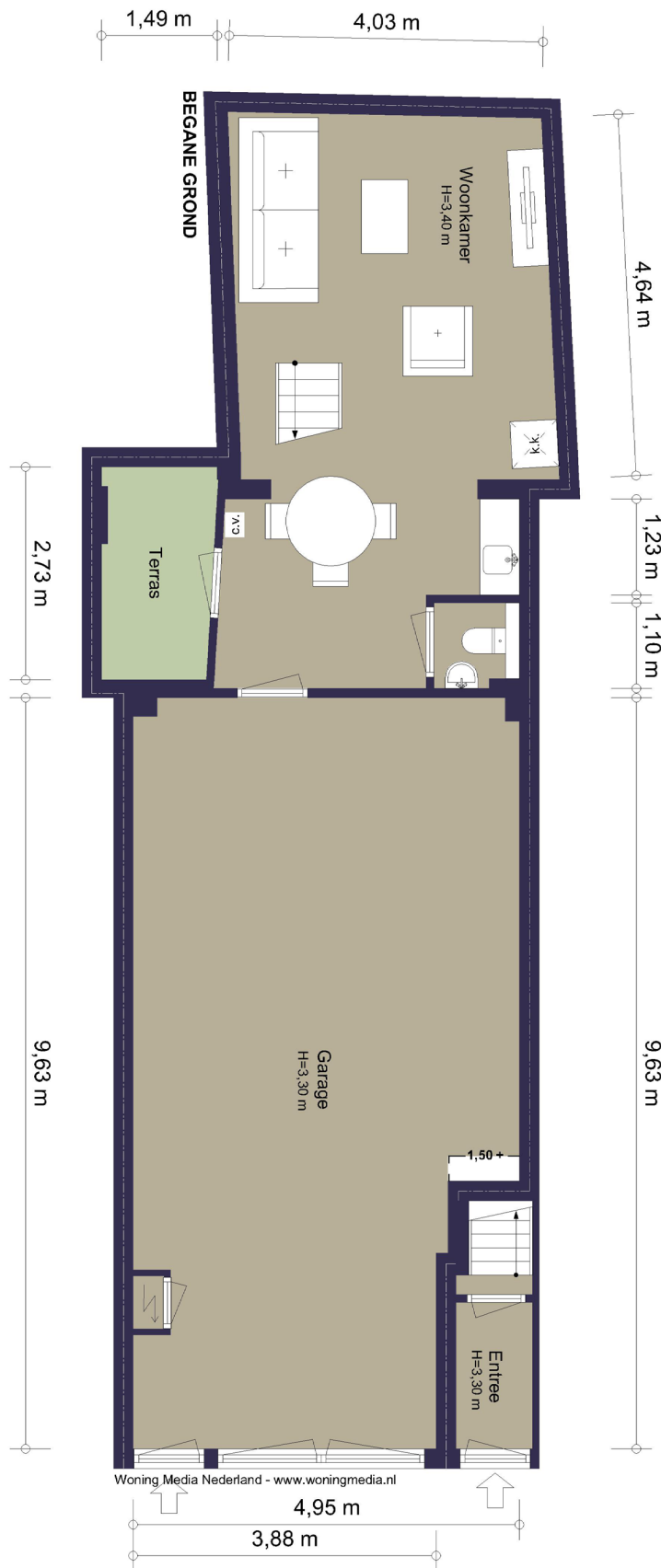








# GROUND FLOOR



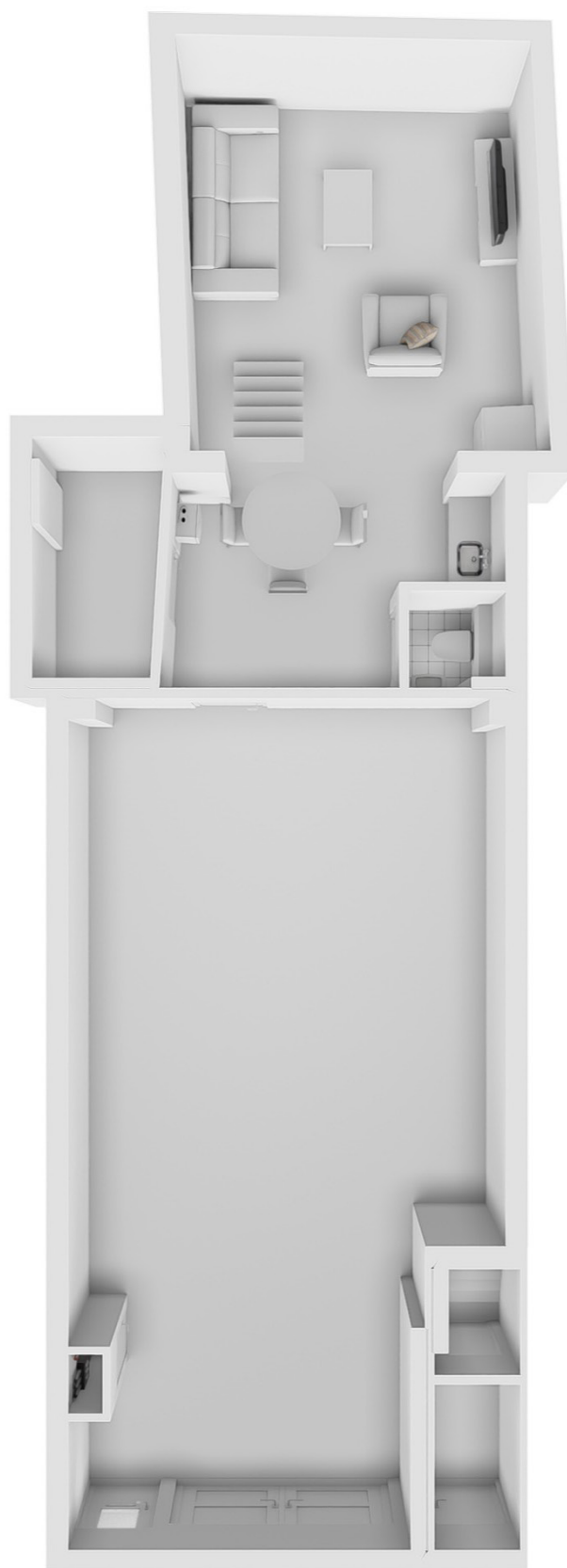
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
31,90 m <sup>2</sup>
Overige inpandige ruimte
44,67 m <sup>2</sup>
Gebouwgebonden buitenruimte
3,83 m <sup>2</sup>
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.



## GROUND FLOOR





# FIRST FLOOR - IN BETWEEN



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)

NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
<b>29,87 m<sup>2</sup></b>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

## FIRST FLOOR - IN BETWEEN





# FIRST FLOOR



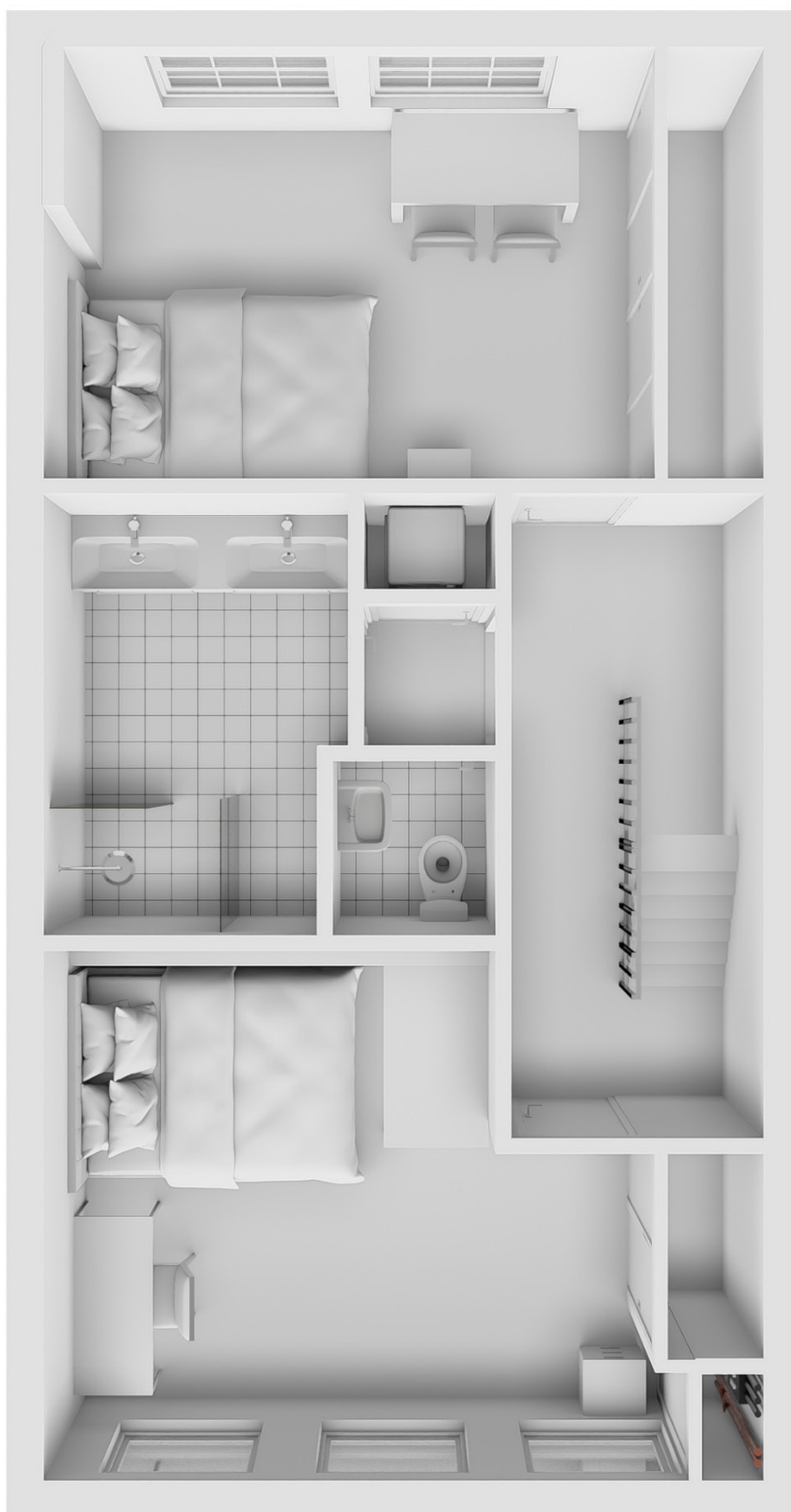
Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)

NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
46,50 m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

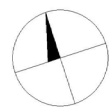
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# FIRST FLOOR





# SECOND FLOOR

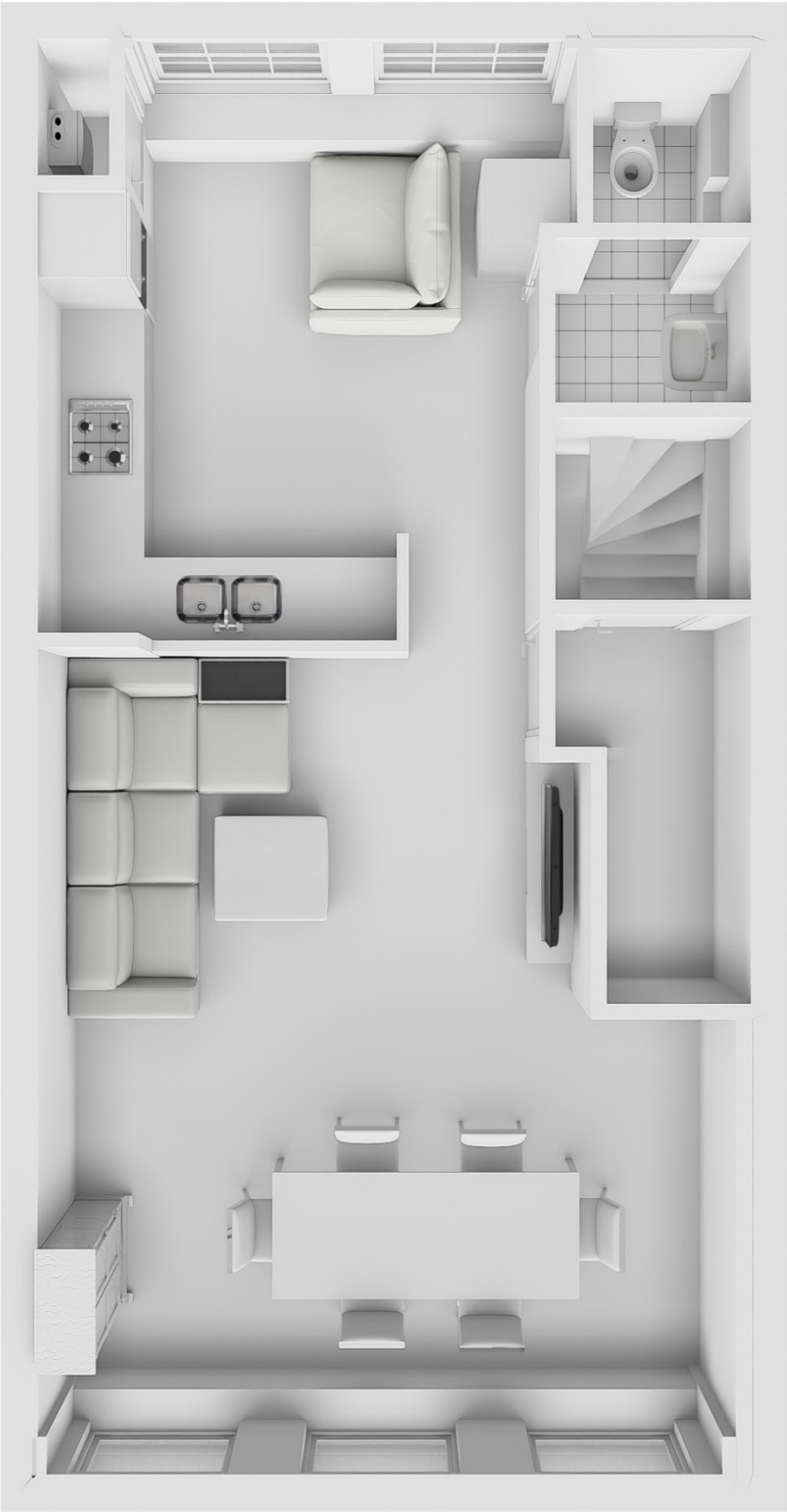


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
46,50 m <sup>2</sup>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

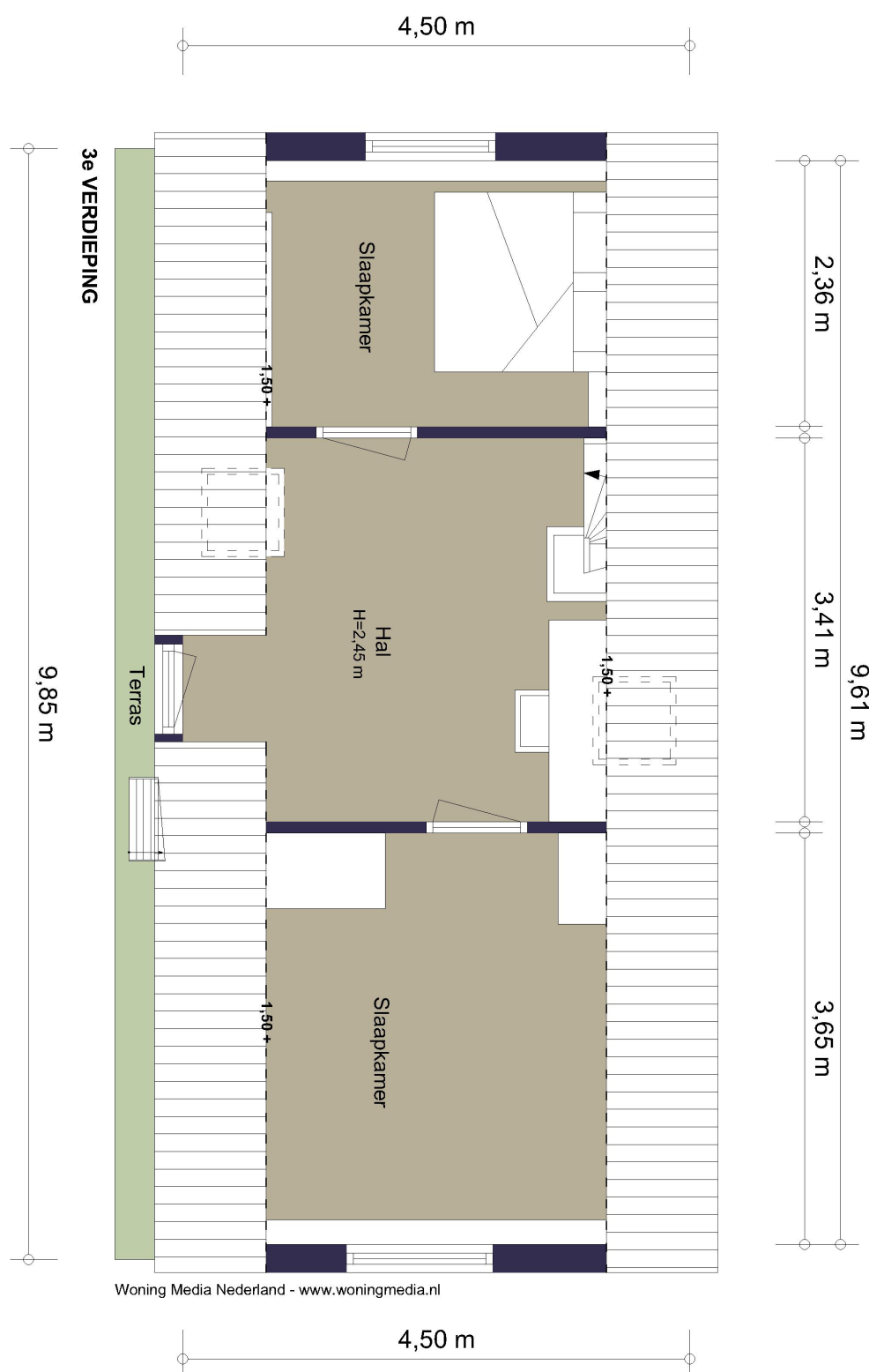
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SECOND FLOOR





# THIRD FLOOR

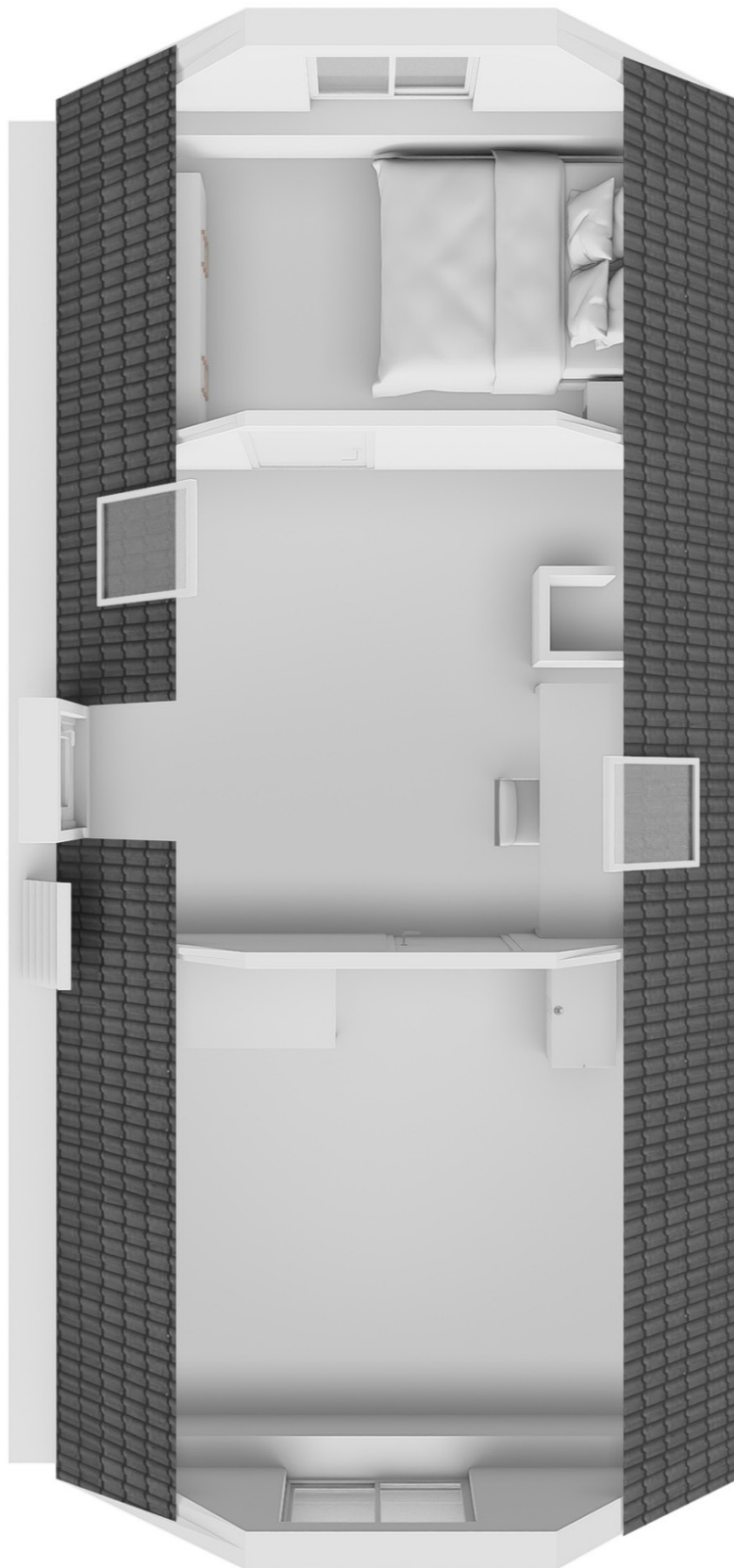


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
<b>29,72 m<sup>2</sup></b>
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
<b>3,45 m<sup>2</sup></b>
Externe bergruimte
n.v.t.

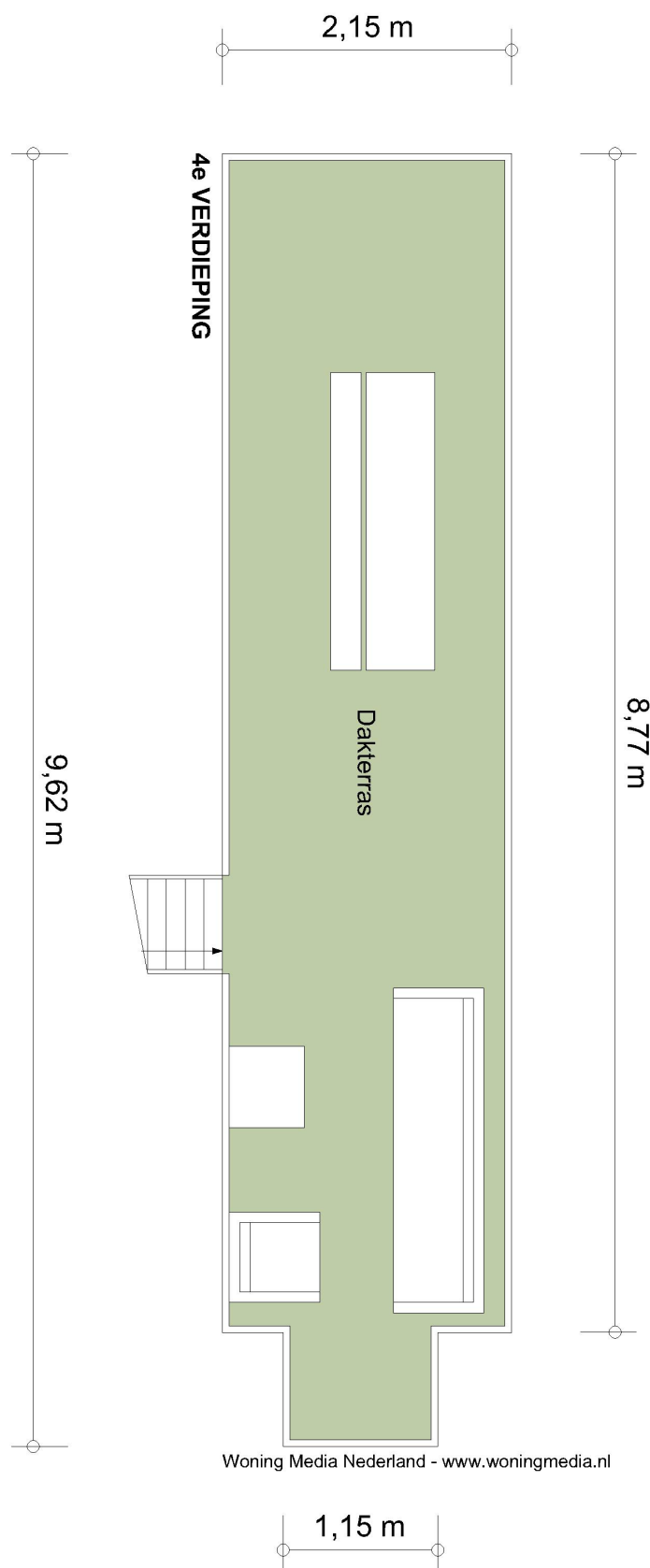
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## THIRD FLOOR

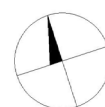




# FOURTH FLOOR



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
n.v.t.
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
19,83 m <sup>2</sup>
Externe bergruimte
n.v.t.

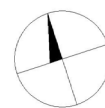
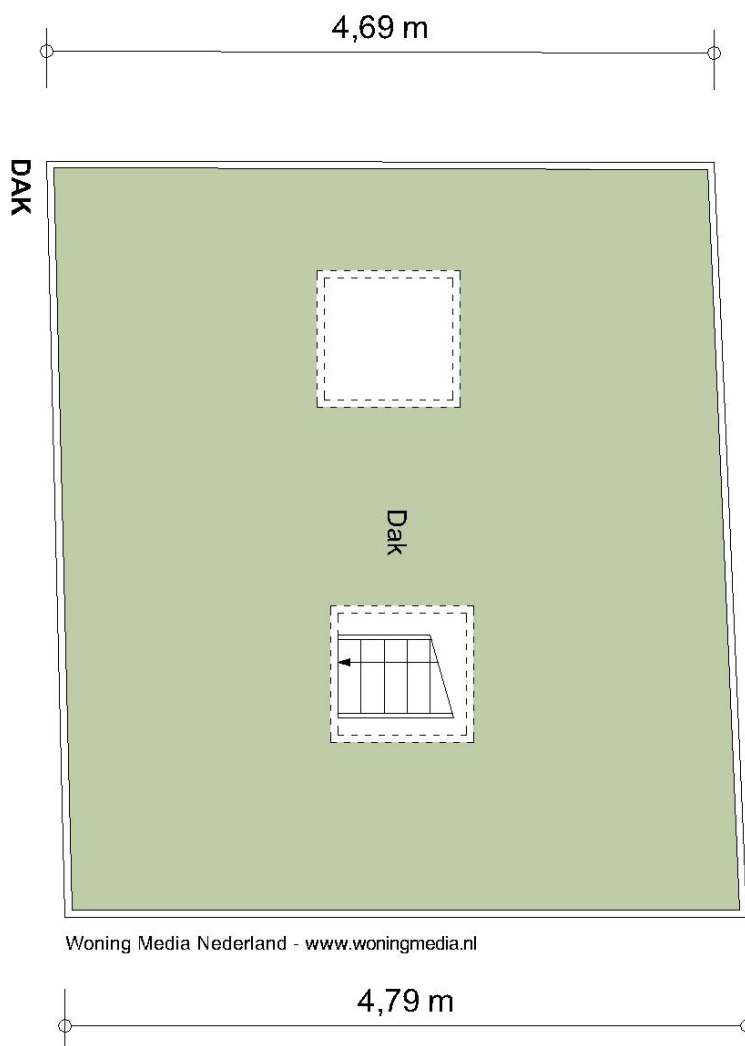
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## FOURTH FLOOR





# ROOF



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
n.v.t.
Overige inpandige ruimte
n.v.t.
Gebouwgebonden buitenruimte
n.v.t.
Externe bergruimte
n.v.t.

De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

# SPECIFICATIONS

## OBJECT

Type:	Terraced house
Type:	Townhouse
Year of construction:	1906
Current use:	Living space
Current destination:	Mixed 1
Ground floor use:	other commercial space GD1

## OUTDOOR SPACE

Southwest facing rooftop terrace of 20 m<sup>2</sup>

## SPECIAL FEATURES

- + Entire property with garage and studio space
- + Indoor parking for 2 to 3 cars
- + Upper floor with private entrance and roof terrace of approx. 20 m<sup>2</sup>
- + Very light and well-insulated property (walls, floors and ceilings)
- + Total usable area approx. 185 m<sup>2</sup>, excluding 45 m<sup>2</sup> garage
- + Suitable for students or friends living together
- + Property has 2 addresses, 8 H and 8 I, according to the BAG
- + Acceptance in consultation
- + Preference for a notary office in Amsterdam.

## CHARACTERISTICS

Living area:	30 m <sup>2</sup>
Number of rooms:	7
Number of bedrooms:	4
Volume:	797 m <sup>3</sup>
Building- related outdoor space:	20 m <sup>2</sup>
Plot:	92 m <sup>2</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	E
Plot Number:	8864

After obtaining a permit, the property can be divided into apartment rights

## MUNICIPALITY

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

## DESTINATION

- + According to the zoning plan: Mixed-1
- + Ground floor designation: other commercial space GD1
- + There are similar properties in the area
- + Shops and public transport are within walking distance

## OWNERSHIP

- + Full ownership (no leasehold)



