



CARLA
VAN DEN BRINK

HERINKHAVE 17 AMSTERDAM

Detached, spacious and bright family home with unique possibilities.

With a Large Garden, 5 Bedrooms, Home Offices, Balcony, Basement,
and Private Parking – Ready to Be Shaped Entirely to Your Own Taste.

*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

tmi taxatie management
interieur design
interieur styling



THE VILLA

Situated in a unique, sunny location in a quiet, green neighborhood near the Amsterdamse Bos, this detached villa sits on a generous plot of approximately 560 m².

The home offers around 250 m² of living space, spread over three floors, and features a large surrounding garden, 5 bedrooms, home offices, a spacious basement, and private on-site parking.

An ideal family home that can be fully modernized and designed to your own style.

LOCATION & ACCESSIBILITY

This villa is located in a quiet and green residential area, just a stone's throw from the Gijsbrecht van Aemstelpark and the Amsterdamse Bos. The immediate surroundings offer plenty of recreational options, such as the Bosbaan rowing course, tennis courts, and swimming areas—ideal for nature and sports enthusiasts.

For daily shopping and gourmet delicacies, the nearby Gelderlandplein shopping center offers a wide selection of supermarkets, specialty stores, cafés, and fashion boutiques.

The location perfectly combines peace and space with proximity to the city. The center of Amsterdam can be reached in just 15 minutes, and the Zuidas business district is right around the corner. Thanks to nearby arterial roads and the A10 Ring Road, the property is easily accessible by car. Schiphol Airport is about a 15-minute drive away.



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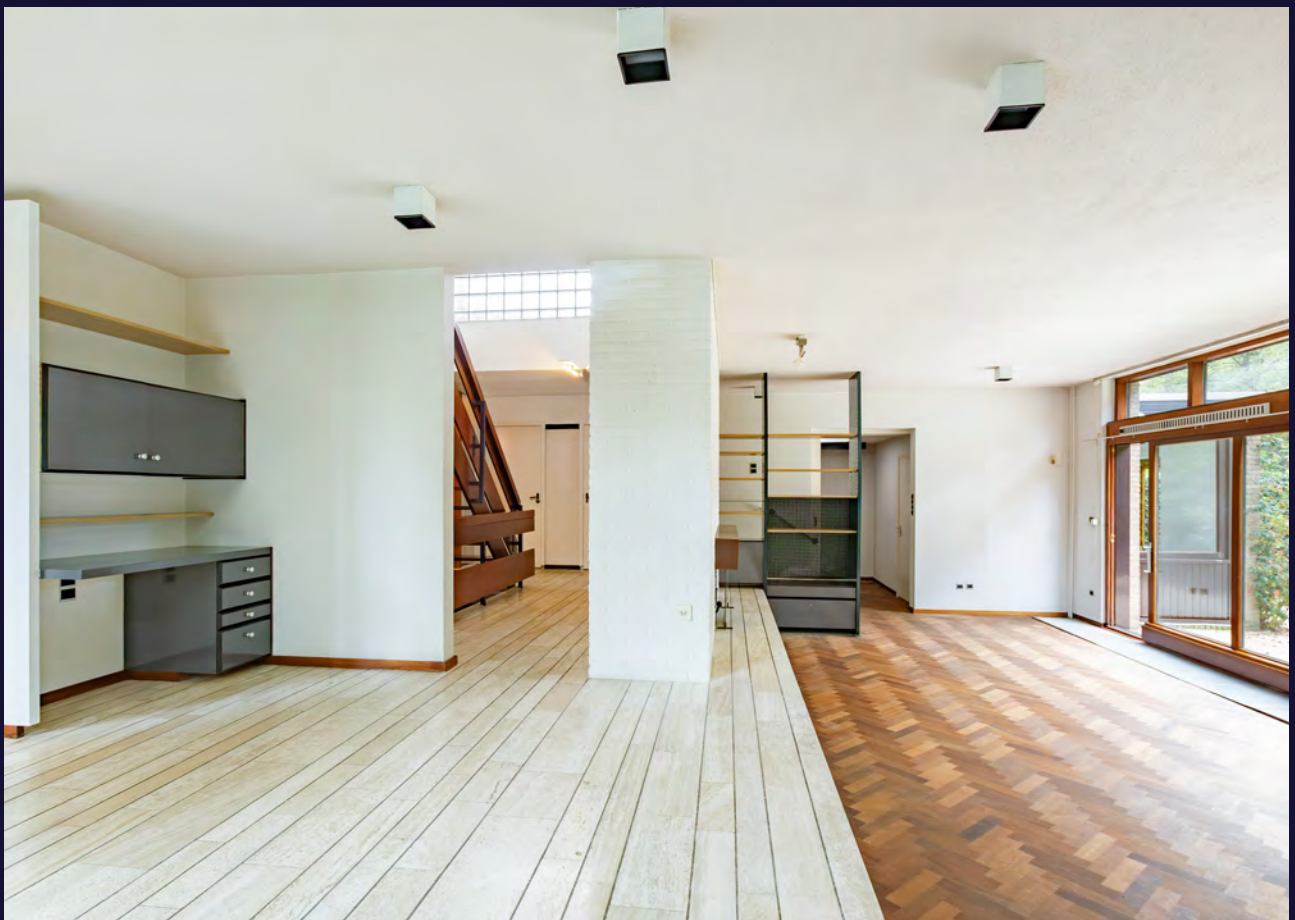
GROUND FLOOR

Through the spacious, covered entrance, you enter the central hall with a wardrobe and guest toilet.

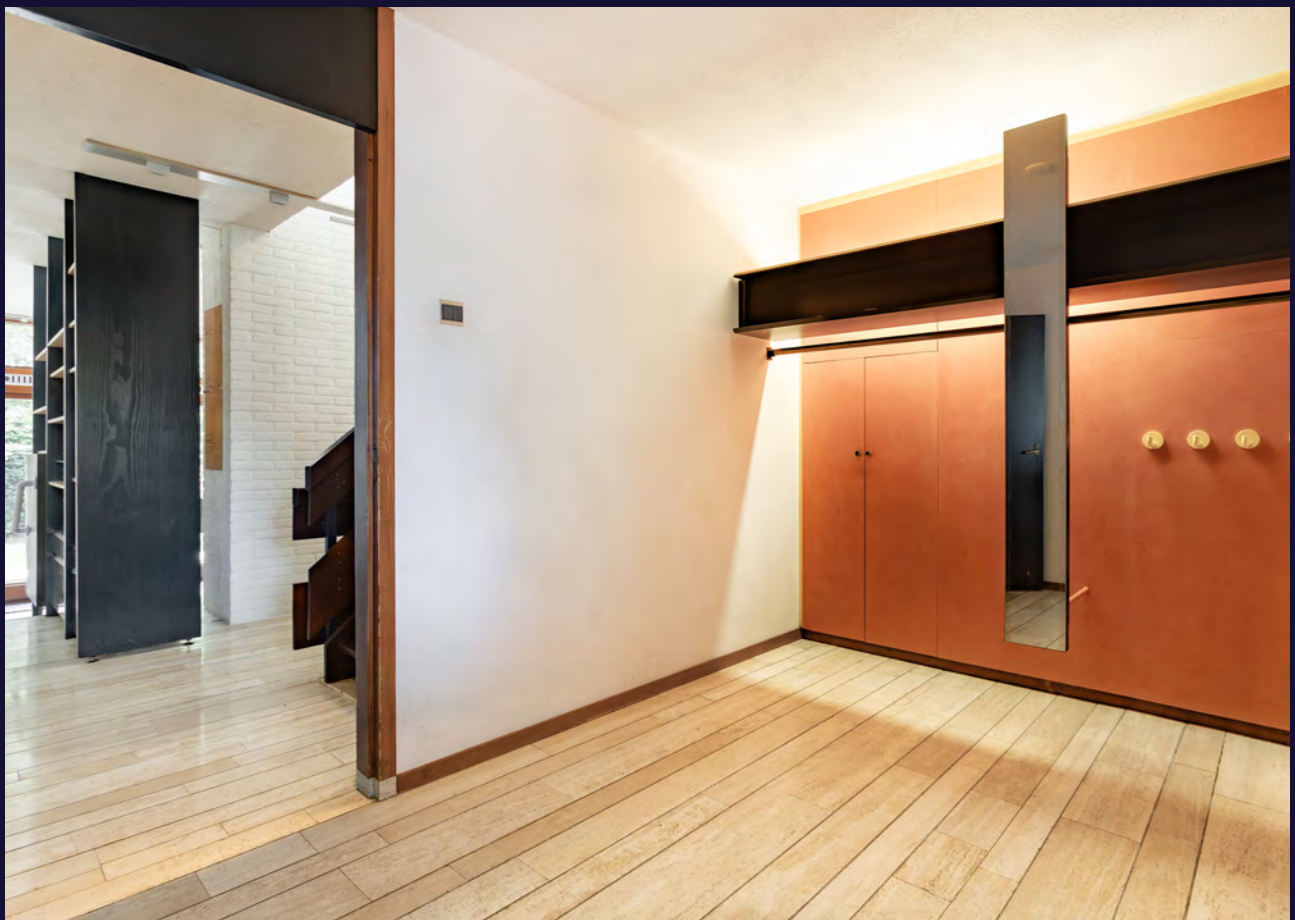
The bright and charming living room with a fireplace connects to the dining area and semi-open kitchen, separated by a playful split-level design offering a beautiful view of the garden. Large sliding doors create a seamless transition to the sunny garden surrounding the home.

At the rear is a separate entrance to a generous study—perfect for a home office. At the front, there is an additional storage room with ample space.













AT THE REAR IS A SEPARATE
ENTRANCE TO A GENEROUS STUDY
PERFECT FOR A HOME OFFICE.









LARGE SLIDING
DOORS CREATE
A SEAMLESS
TRANSITION TO
THE SUNNY
GARDEN
SURROUNDING
THE HOME.







FIRST FLOOR

The landing provides access to five well-proportioned bedrooms and two bathrooms. All rooms feature built-in wardrobes and large windows, filling them with natural light. The master bedroom, together with a smaller room, opens onto a lovely balcony overlooking the garden. The en-suite bathroom includes a bathtub, shower, double washbasin, and toilet. The second bathroom is also equipped with a bathtub, washbasin, and toilet.







ALL ROOMS
FEATURE BUILT-IN
WARDROBES AND
LARGE WINDOWS,
FILLING THEM WITH
NATURAL LIGHT.









BASEMENT

The 48 m² basement offers plenty of storage space, with four separate rooms and several built-in closets—perfect for storage or as a hobby area.



BASEMENT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	N.V.T.
Overing inpandige ruimte	48,20 M²
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	N.V.T.

GROUND FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	122,40 M²
OVERING INPANDIGE RUIMTE	4,00 M²
GEBOUWGEBONDEN BUITENRUIMTE	26,20 M²
EXTERNE BERGRUIMTE	N.V.T.



FIRST FLOOR



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	82,30 M²
Overing inpandige ruimte	N.V.T.
Gebouwggebonden buitenruimte	4,80 M²
Externe bergruimte	N.V.T.

PLOT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	122,40 M²
Overing inpandige ruimte	4,00 M²
Gebouwgebonden buitenruimte	26,20 M²
Externe bergruimte	N.V.T.



SPECIFICATIONS

OBJECT

Type:	Villa
Type:	Separate standing
Year of construction:	1986
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	250 m ²
Number of rooms:	6
Number of bedrooms:	5
Volume:	838 m ³
Building- related outdoor space:	38 m ²

KEY FEATURES

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

CADASTRAL

Municipality:	Amsterdam
Section:	AK
Plot Number:	2093

KEY FEATURES

- + Detached villa with a beautiful garden all around, surrounded by greenery
- + Stunning view of the private garden of approx. 394 m², offering great privacy
- + Complete freedom to redesign and modernize to your own taste
- + 5 bedrooms and 2 bathrooms
- + Living and dining area on a split-level floor
- + Private on-site parking
- + Around the corner from the Amsterdamse Bos
- + Excellent primary and secondary schools nearby
- + Amsterdam International Community School within walking distance
- + Great accessibility: Schiphol Airport only 15 minutes by car
- + Age, asbestos, and non-residency clauses apply
- + Delivery in consultation

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The property is located on leasehold land owned by the Municipality of Amsterdam.
- + The owner has transferred to favorable perpetual leasehold conditions. General Provisions 2016 apply. The current period is based on the 1955 General Provisions, with a fixed annual ground rent of € 789.12, running from 18 January 2022 to 15 August 2037.
- + After 2037, the 2016 General Provisions will apply. The ground rent for the period 1 January 2025 – 31 December 2025 has been set at € 7,899.72, subject to annual indexation.

