



**CARLA**  
VAN DEN BRINK

## PONTSTEIGER 139 AMSTERDAM

Breathtaking views, iconic architecture, and long-term peace of  
mind with perpetual ground lease already bought off!

*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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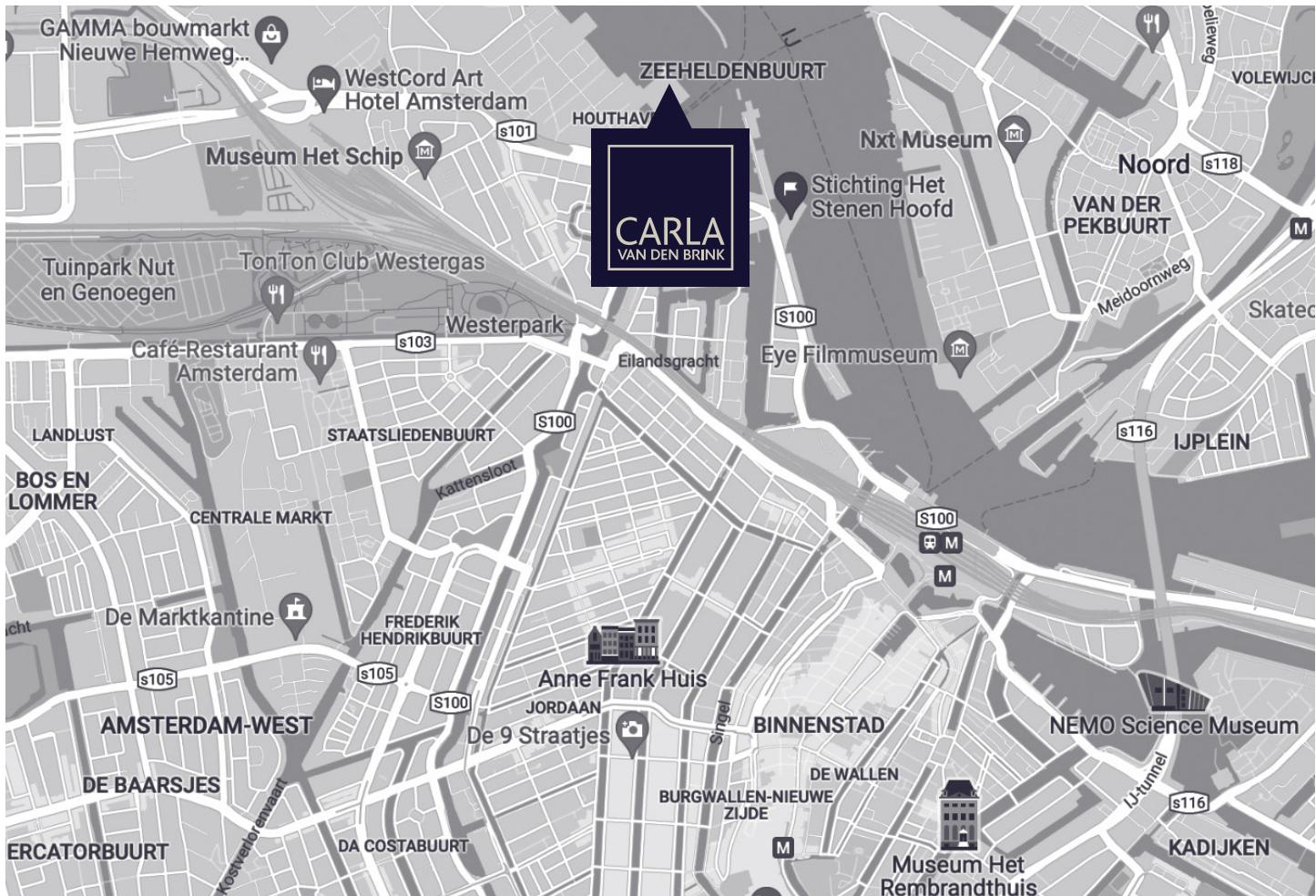




## THE APARTMENT

A top-tier design apartment of approximately 184 m<sup>2</sup> where style, space, and panoramic views come together in spectacular fashion. Situated on the 22nd floor of the iconic Pontsteiger building, this exceptional residence offers sweeping vistas of the IJ river, the city skyline, the N.D.S.M. wharf, and—on clear days—even stretches as far as the Johan Cruijff Arena, the Markermeer lake, the Zuidas business district, and Schiphol Airport. The perpetual leasehold (erfpacht) has already been notarially established and fully bought off, meaning no future payments will be due from February 1st, 2065. The current leasehold period runs until January 31st, 2065, during which an annual ground rent is payable—tax-deductible if the property is owner-occupied.

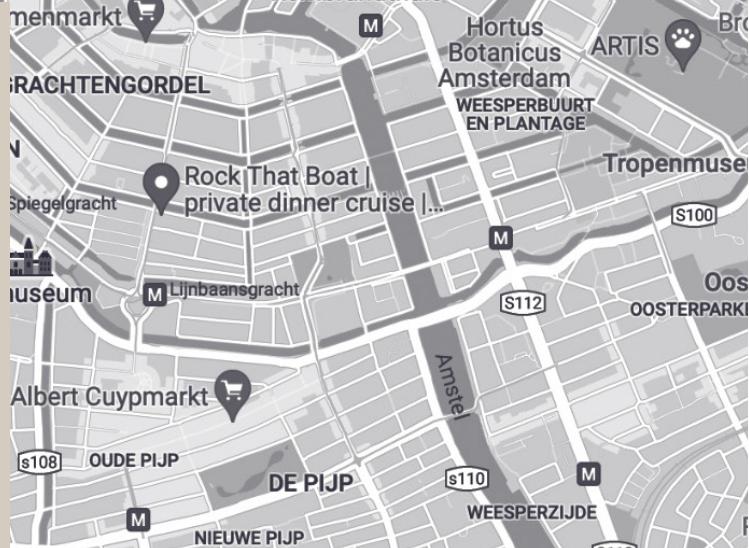
This luxurious apartment features 2.5 bedrooms, 2 high-end bathrooms, and a grand living area with floor-to-ceiling windows that maximize the extraordinary views. The finishes are top-of-the-line: traditional herringbone wood flooring, steel-framed doors, underfloor heating, and an electric sunshade. The generous south-facing terrace offers privacy, tranquility, and ever-changing city and water views.



## LOCATION

Pontsteiger is situated at the eastern edge of the Houthaven district—one of four historic harbor areas that make up the Western Docklands. On one side lies the Silodam, extending into the IJ; directly across the water sits the N.D.S.M. wharf. Pontsteiger stands on the site where the former ferry terminal connected Houthaven to Amsterdam-Noord.

This former timber harbor has been transformed into Amsterdam's first climate-neutral neighborhood. A diverse mix of building types and architectural styles is complemented by abundant access to water and green space. The area offers schools, childcare, medical services, hotels, restaurants, and various commercial amenities. And in classic Dutch fashion, the historic city center and charming canals are just a 10-minute bike ride away.





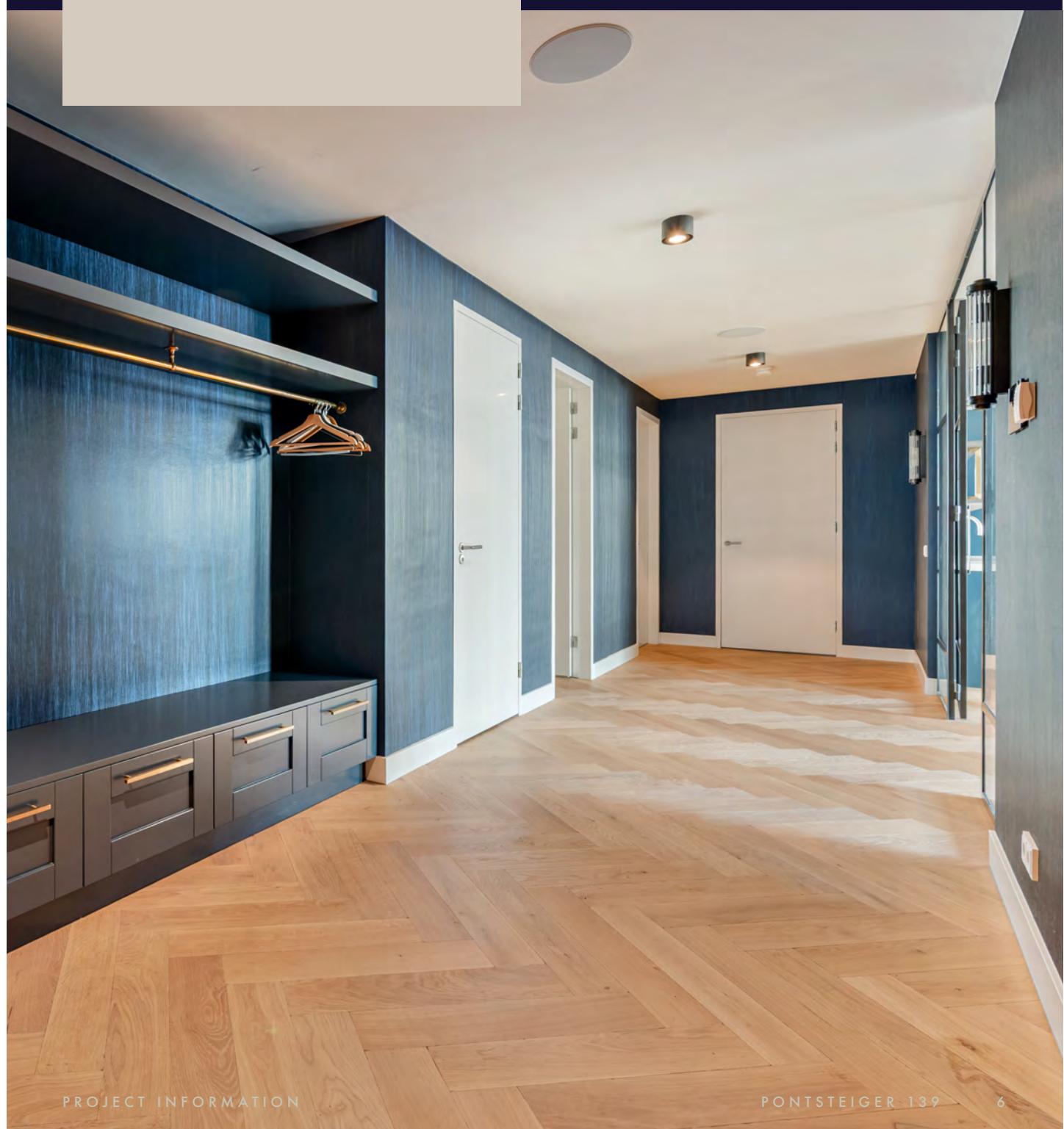
## PONTSTEIGER

Pontsteiger is a landmark of modern architecture and exudes international allure. This tall, striking building offers unmatched views over Amsterdam and the IJ. At 60 meters high, the dramatic "bridge" section spans eight floors, offering sightlines that stretch all the way to the coast. Its impressive scale and shimmering facade make it a true city icon. Built to high sustainability standards, the building is extremely energy-efficient. The apartment is heated via district heating, with top-tier air circulation continuously monitoring air quality. It features an integrated underfloor heating and cooling system, with thermostats for different zones. The property also benefits from 8 private solar panels.



## LAYOUT

The elegant, secure entrance with double lift access brings you directly to the 22nd floor. Upon entering the apartment, a spacious hallway awaits with a built-in wardrobe and guest toilet. Steel pivot doors lead into the impressive living space.





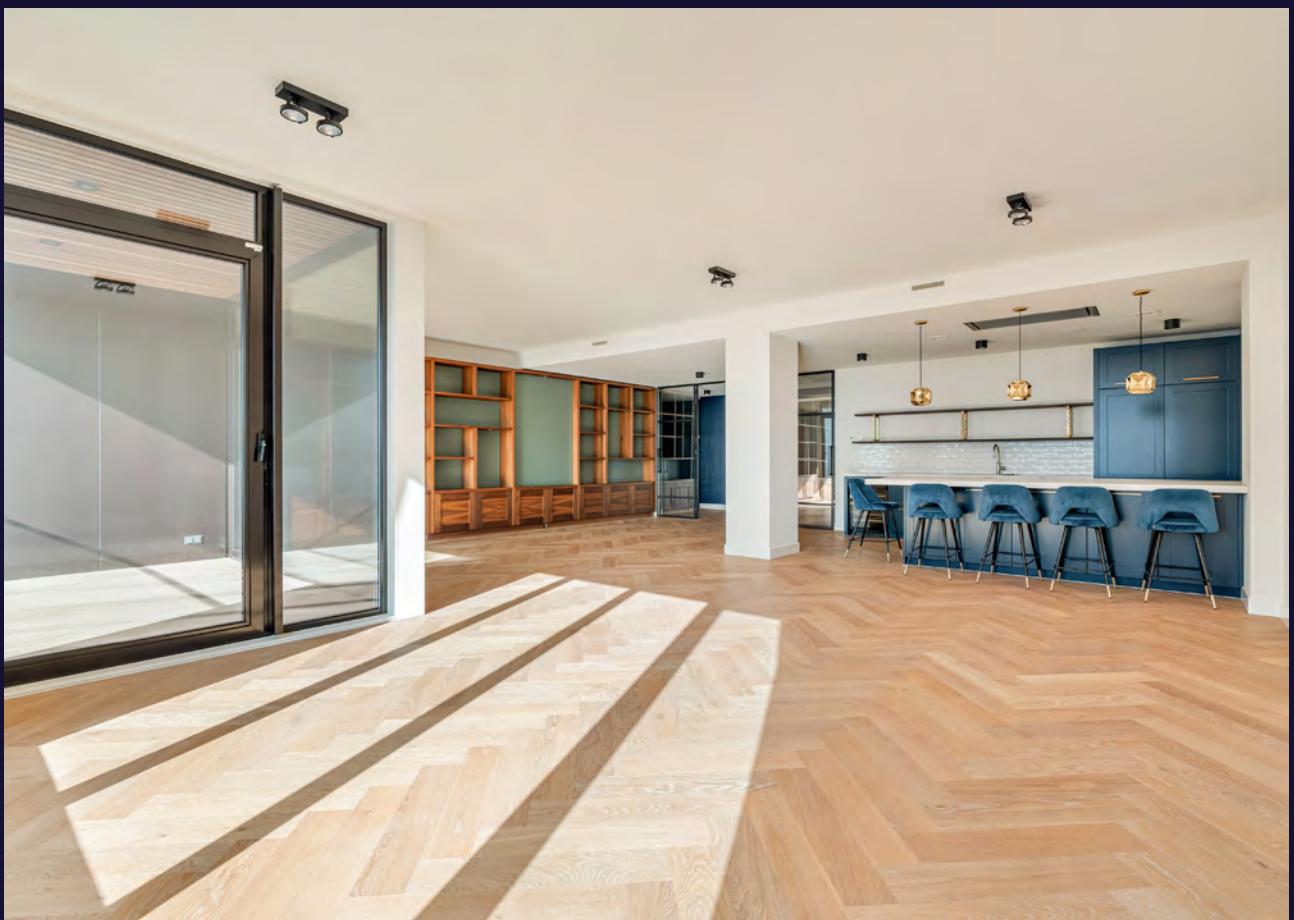


## LIVING ROOM & LUXURY KITCHEN

The expansive living room is bathed in natural light and offers a sweeping outlook across both water and city. Adjacent is the bespoke luxury kitchen with an island and premium built-in appliances: a Quooker boiling water tap, combi-steam oven, wine fridge, large fridge and freezer, dishwasher, and an induction hob with integrated extraction—an ideal setup for any culinary enthusiast.





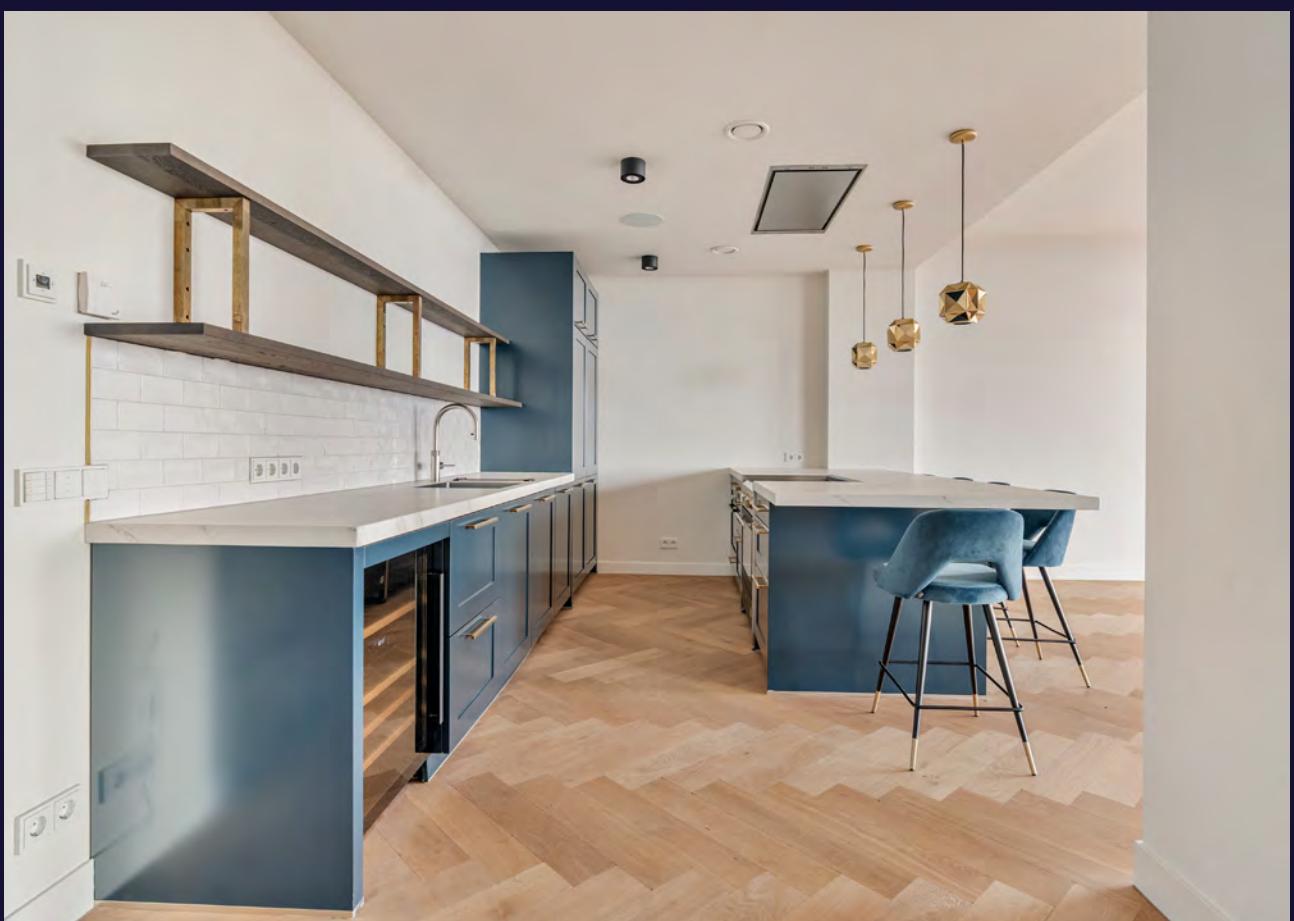






THE GENEROUS  
SOUTH-FACING  
TERRACE OFFERS  
PRIVACY,  
TRANQUILITY,  
AND EVER-  
CHANGING  
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VIEWS.



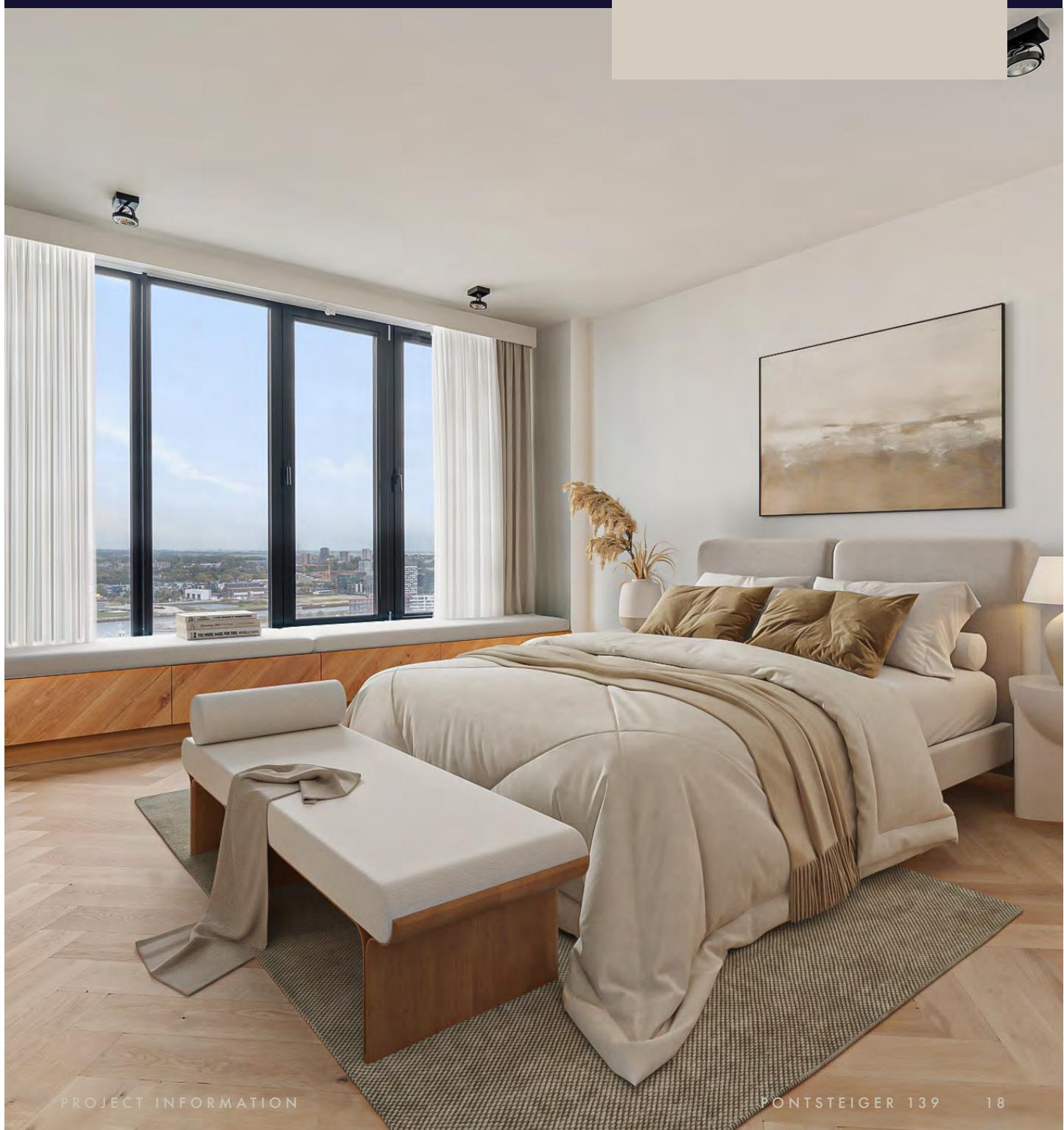






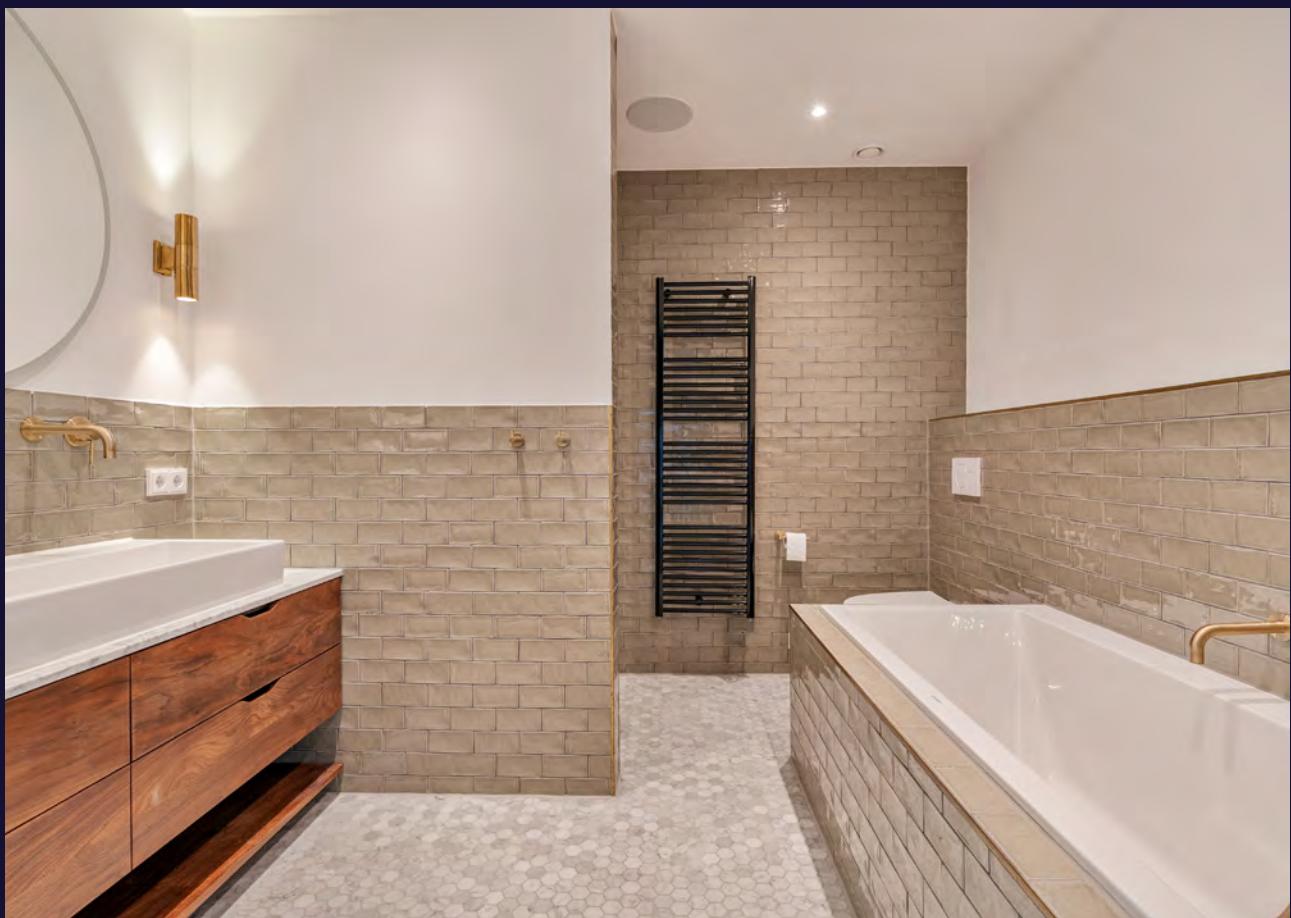
## PRIMARY BEDROOM

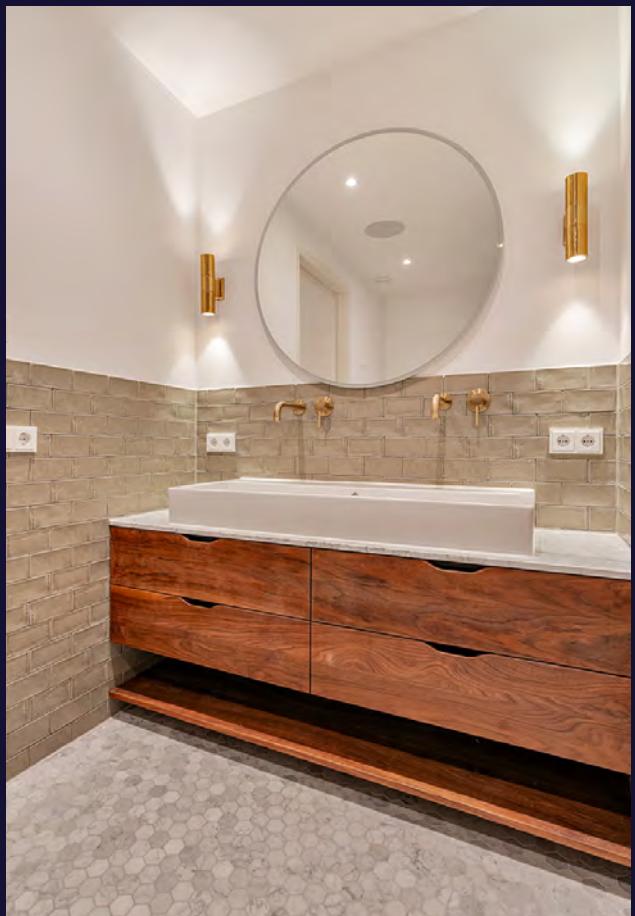
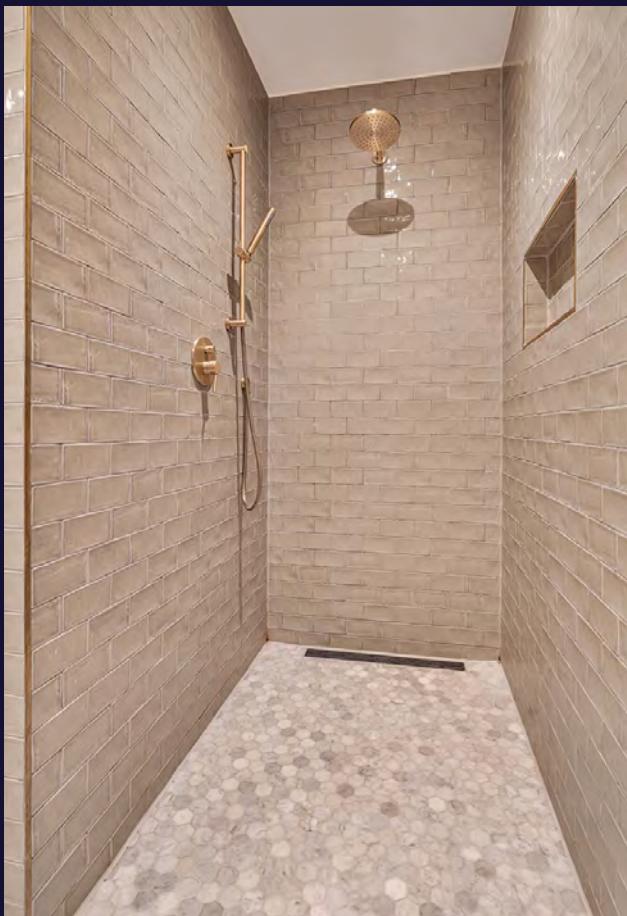
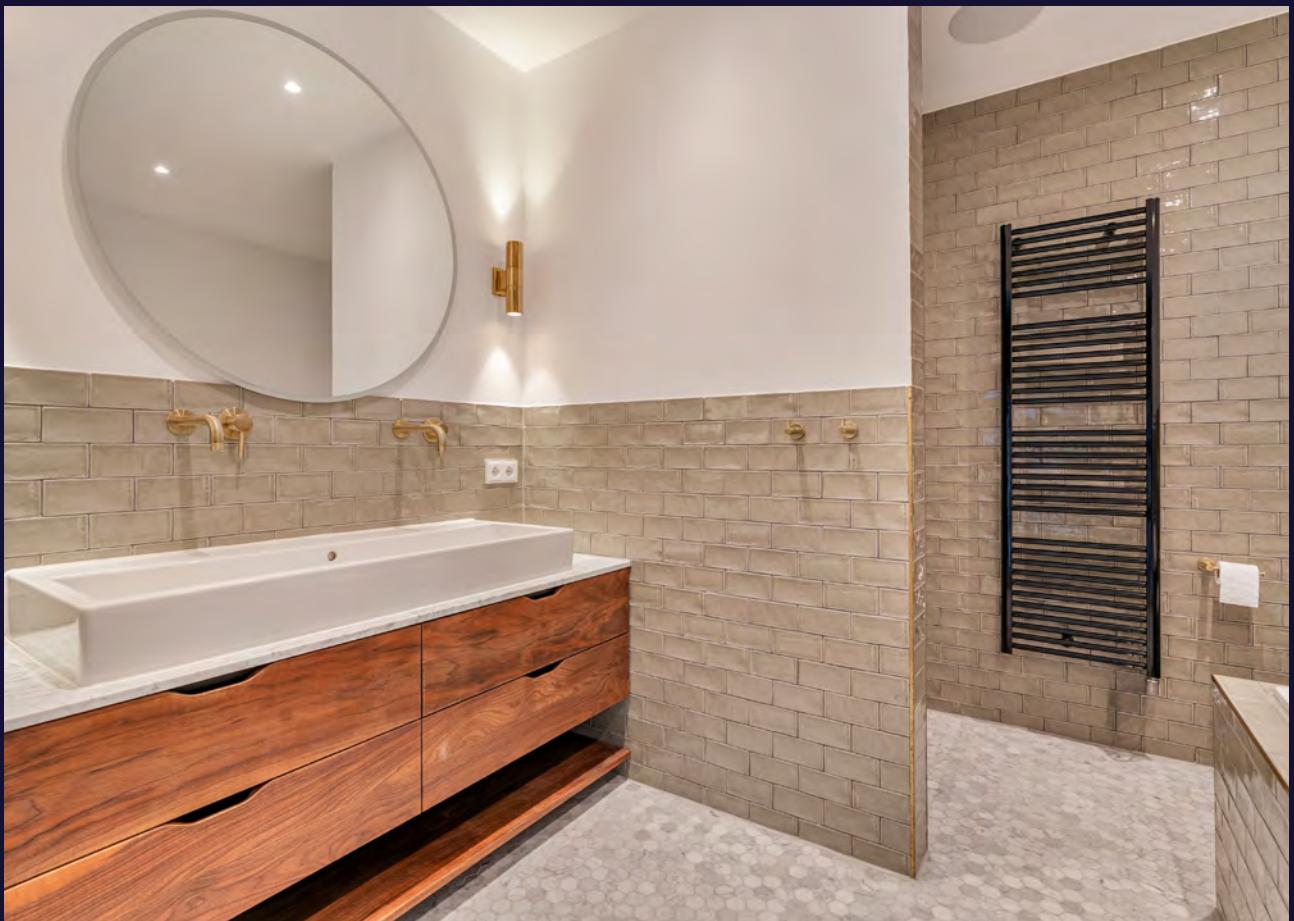
The primary bedroom is a serene retreat with custom built-in wardrobes, a dedicated workspace, and a luxurious en-suite bathroom featuring a bathtub, walk-in rain shower, double vanity, designer radiator, and floating toilet. The built-in window bench offers the perfect spot to unwind and enjoy the view.





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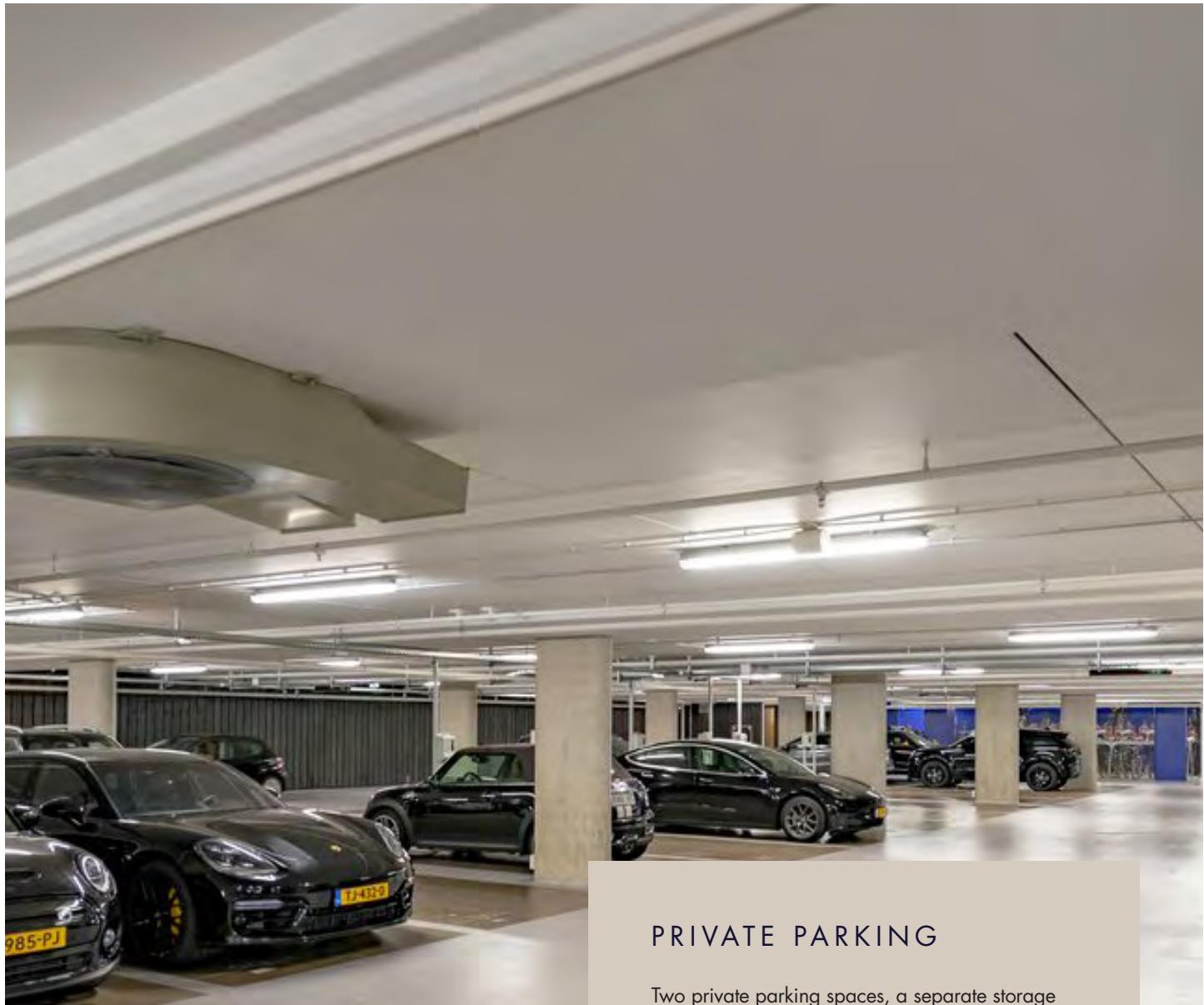


## SECOND BEDROOM

The second bedroom is smartly divided into a guest area and a children's room, separated by a wall with a transom window for added natural light. A second bathroom is located adjacent and features a walk-in shower, vanity unit, and designer radiator.







## PRIVATE PARKING

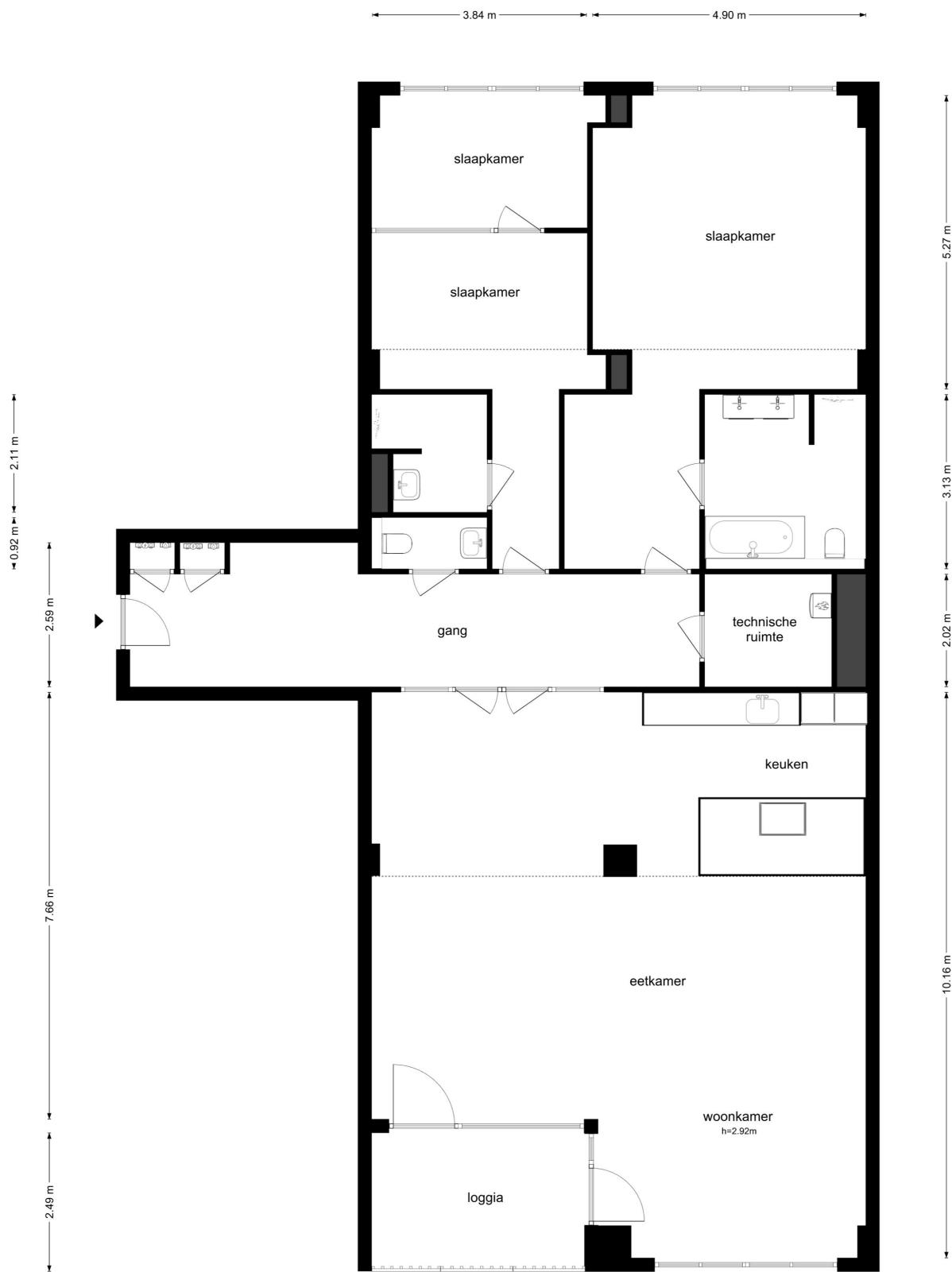
Two private parking spaces, a separate storage unit, and bicycle parking are located in the secure underground garage.

## HOMEOWNERS ASSOCIATION (VVE)

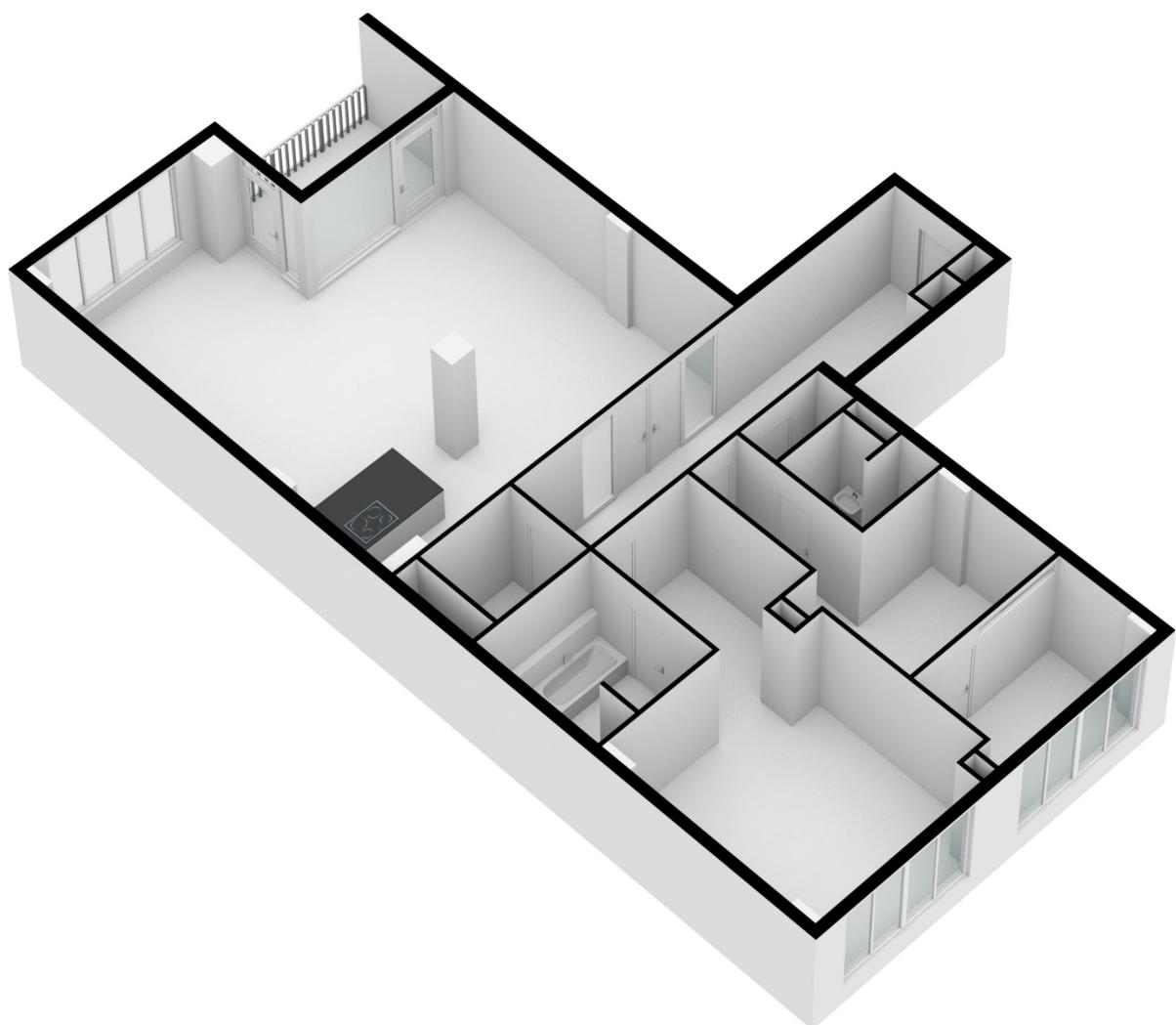
The homeowners association is financially sound and professionally managed. A long-term maintenance plan is in place, and regular meetings are held. Monthly HOA contribution for the apartment: €573.66. Monthly HOA contribution per parking space: €65.52.

Living in Pontsteiger means choosing cutting-edge design, high comfort, and long-term security in one of Amsterdam's most prestigious locations. This is world-class urban living.

## 22TH FLOOR



## 22TH FLOOR



# SPECIFICATIONS

## OBJECT

Type	Upstairs apartment
Type	Apartment
Year of construction	2018
Current use	Living space
Current destination	Living

## CHARACTERISTICS

Living area	184 m <sup>2</sup>
Number of rooms	3
Number of bedrooms	2
Content	634 m <sup>3</sup>
Building-related outdoor space	9 m <sup>2</sup>
External storage space	7 m <sup>2</sup>

## OUTDOOR SPACE

Sunterrace	9 m <sup>2</sup>
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## DESTINATION

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

## CADASTRAL

Municipality	Amsterdam
Section	K
Index number	2141
Plot number	9691
Share	183/11232

## MUNICIPALITY

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

## PARTICULARITIES

- + Approx. 184 m<sup>2</sup> of living space
- + Asking price excludes 2 private parking spaces
- + Perpetual leasehold already fully bought off
- + Private storage unit in the basement
- + Spectacular views over the IJ and the city
- + Covered south-facing terrace
- + Energy label A
- + Luxury finishes throughout
- + Entire apartment equipped with underfloor heating and cooling

## OWNERSHIP SITUATION

- + The property is situated on leasehold land issued by the Municipality of Amsterdam
- + The perpetual lease has already been notarially established and fully bought off, meaning no ground rent will ever be due as of February 1st, 2065
- + The current leasehold period runs through January 31st, 2065
- + Current annual ground rent:
  - For the apartment: €3,181.54 (indexed annually)
  - For each parking space: €32.89 (indexed annually)



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