



CARLA VAN DEN BRINK

SINGEL 299-2 AMSTERDAM

Situated on the quiet, picturesque part of the Singel,
here elegant salon boats glide by
and the city retains its charming character,
lies this exceptionally stylish apartment of approximately 203 m²
with a rooftop terrace and breathtaking canal views.

A residence where elegance,
comfort, and craftsmanship merge seamlessly.

*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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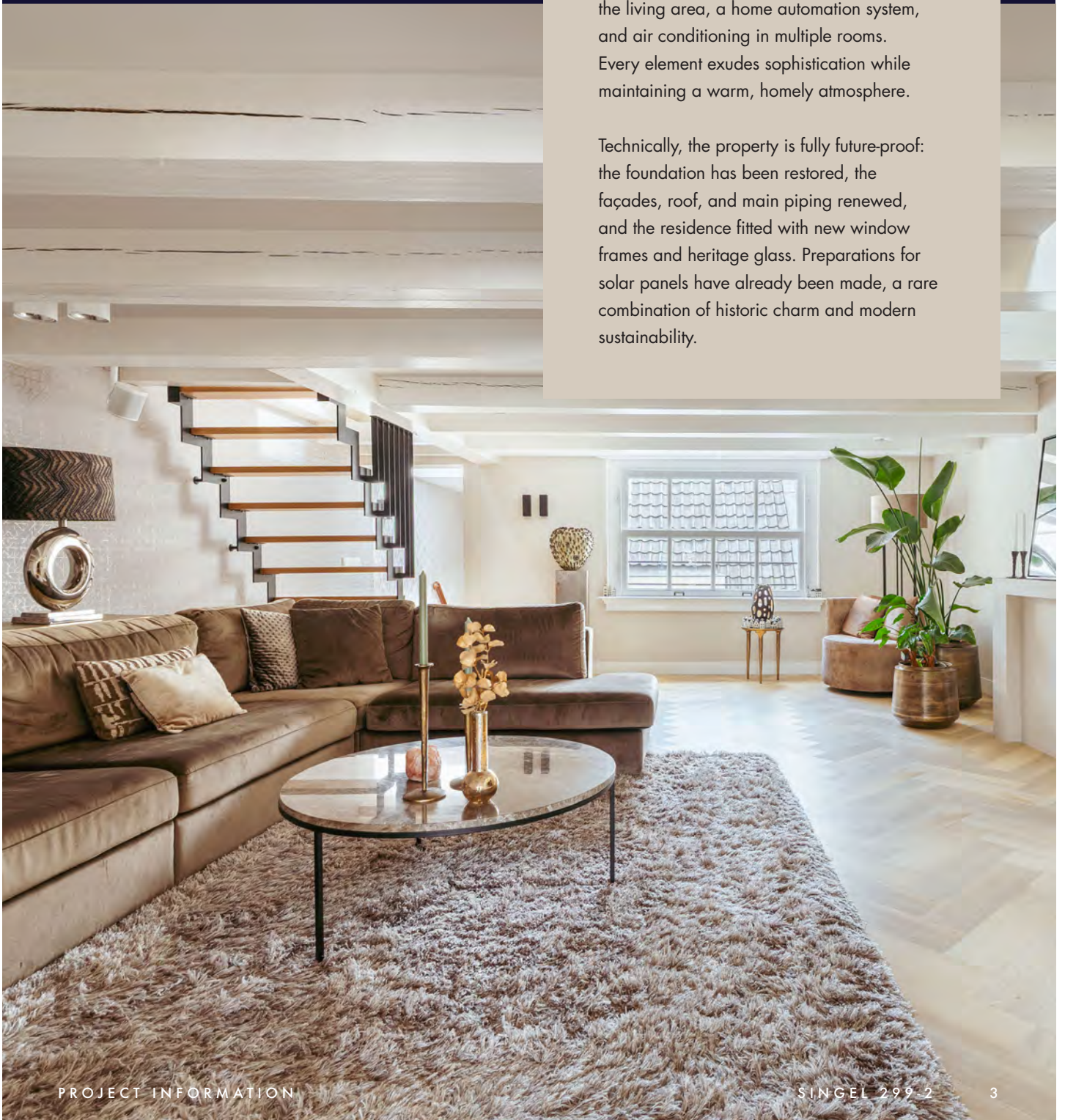
CHRISTIE'S
INTERNATIONAL REAL ESTATE

tmi taxatie management
interieur design
interieur styling

THE APARTMENT

The apartment was completely renovated under architecture in 2023 by renowned architect Winkelaar. Every detail has been carefully designed, preserving the monumental character while adding modern comfort. Features include herringbone oak floors, characteristic beam ceilings, a cozy fireplace, a bespoke design kitchen with Gaggenau appliances, underfloor heating in the living area, a home automation system, and air conditioning in multiple rooms. Every element exudes sophistication while maintaining a warm, homely atmosphere.

Technically, the property is fully future-proof: the foundation has been restored, the façades, roof, and main piping renewed, and the residence fitted with new window frames and heritage glass. Preparations for solar panels have already been made, a rare combination of historic charm and modern sustainability.





LOCATION

Living at Singel 299 means residing in the heart of Amsterdam's historic center, along one of the city's most sought-after and characteristic canals. This tranquil part of the Singel offers a unique blend of serenity and proximity to everything that makes Amsterdam so special.

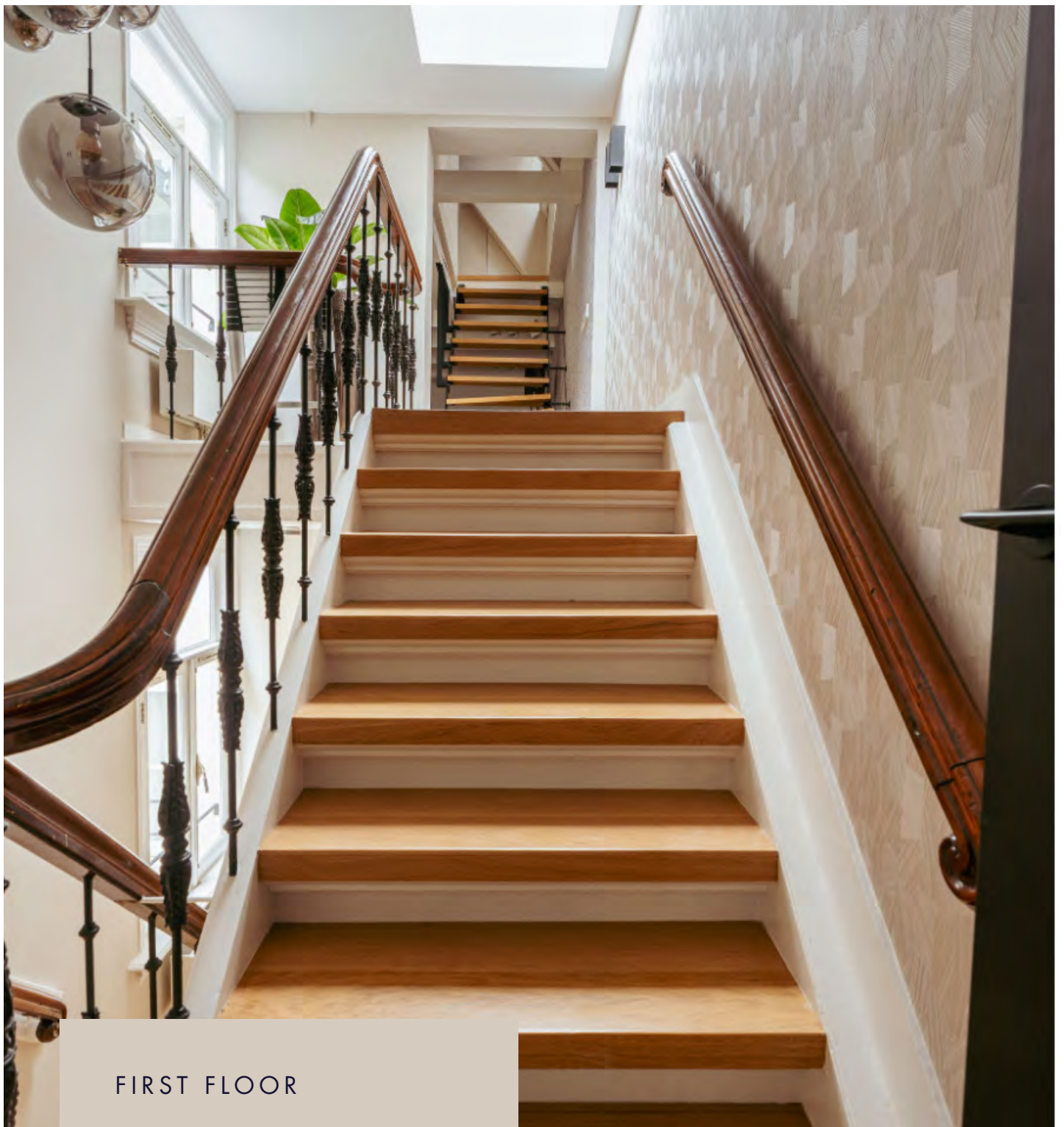
Within walking distance are the Nine Streets, the Canal Belt, the Spui, and countless boutiques, galleries, and fine restaurants. For an evening out, the Stadsschouwburg, Concertgebouw, De Hallen and various exclusive wine bars and bistros are all nearby.

The location combines charm with convenience: daily grocery shops, fitness clubs, and specialty stores are around the corner. The Zuidas and Schiphol Airport are easily accessible via the Vijzelgracht and the nearby North/South metro line, while the A10 ring road can be reached within 15 minutes by car.

In short, this is Amsterdam at its finest, where history and modern allure meet, with world-class amenities and culture within easy reach.







FIRST FLOOR

The stately entrance on the ground floor leads to the apartment. A stylish hallway and staircase guide you to the first living level in the rear house, where there is space for coats and shoes. This floor includes a spacious bedroom with an adjoining luxurious bathroom featuring a walk-in shower, toilet, and wide washbasin unit.

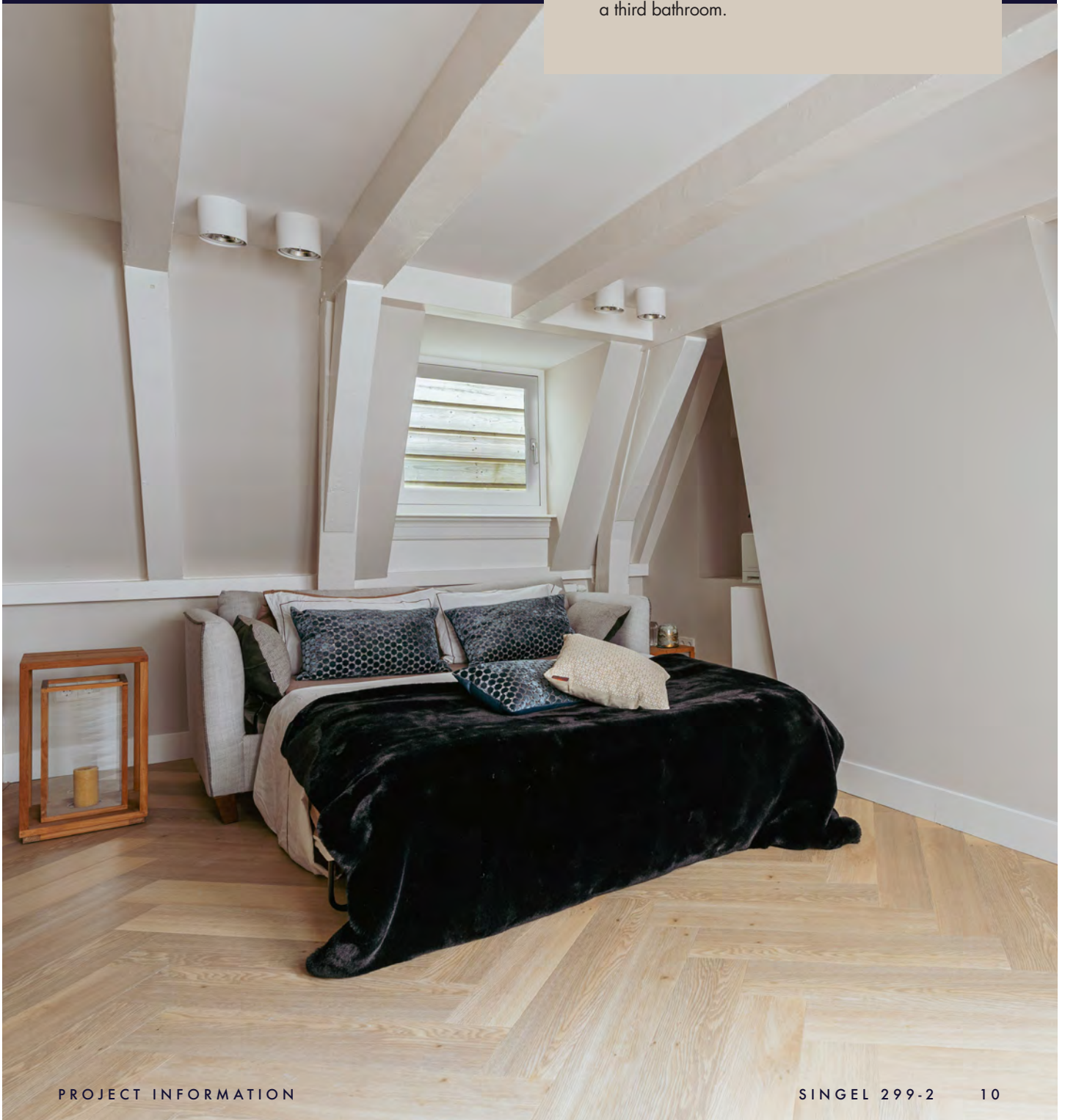




THE SPACIOUS
BEDROOM HAS
A LUXURIOUS
EN-SUITE
BATHROOM.

SECOND FLOOR (REAR HOUSE)

A bright landing with separate toilet (with sanidouche) provides access to the second spacious bedroom. In the large storage closet are the connections for the washing machine and dryer, as well as a loft ladder leading to the attic storage space, housing the central heating and mechanical ventilation systems. If desired, this level can be adapted to include a third bathroom.





THIRD FLOOR (FRONT HOUSE)

Here lies the heart of the home. The generous living room with metal stucco fireplace and underfloor heating radiates atmosphere and luxury. Thanks to the light well between the front and rear sections, the space is bathed in natural daylight. Elegant built-in cabinets subtly separate the living and kitchen areas, maintaining the open sightlines while offering additional storage.

At the front, the open kitchen-dining area offers ample room for a large dining table. The custom-made design kitchen with Gaggenau appliances and premium finishes is a delight for any cooking enthusiast. The low window sills ensure a direct connection with the vibrant canal life below, an ever-changing view that enchants daily.

From the hallway, a staircase leads to the rooftop terrace of approximately 9.8 m², where you can enjoy sun and tranquility above the canals.







THE SINGEL IS
A UNIQUE
LOCATION IN
THE HEART OF
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THE CUSTOM-
MADE DESIGNER
KITCHEN IS
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ENTHUSIAST.







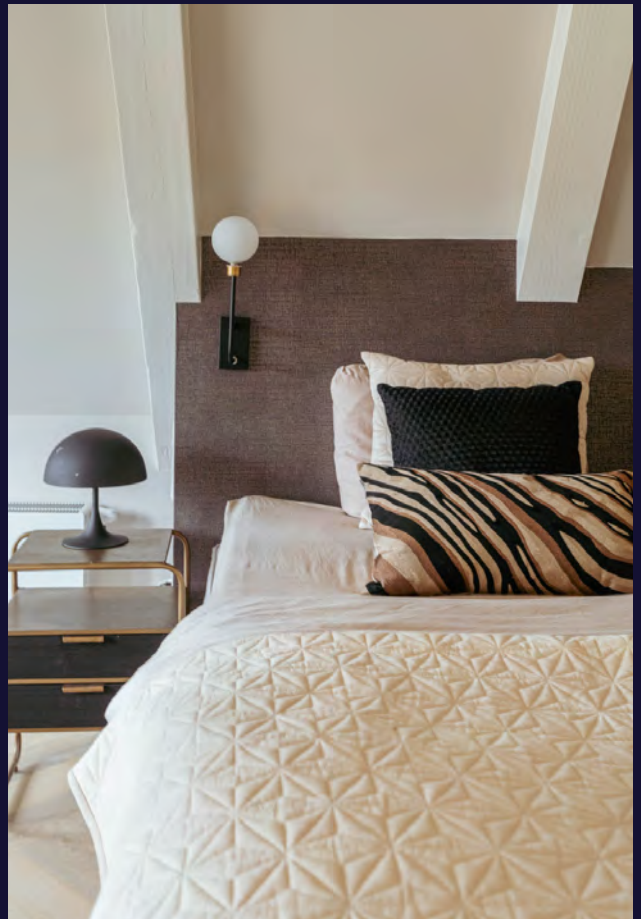


FOURTH FLOOR THE MASTER EXPERIENCE

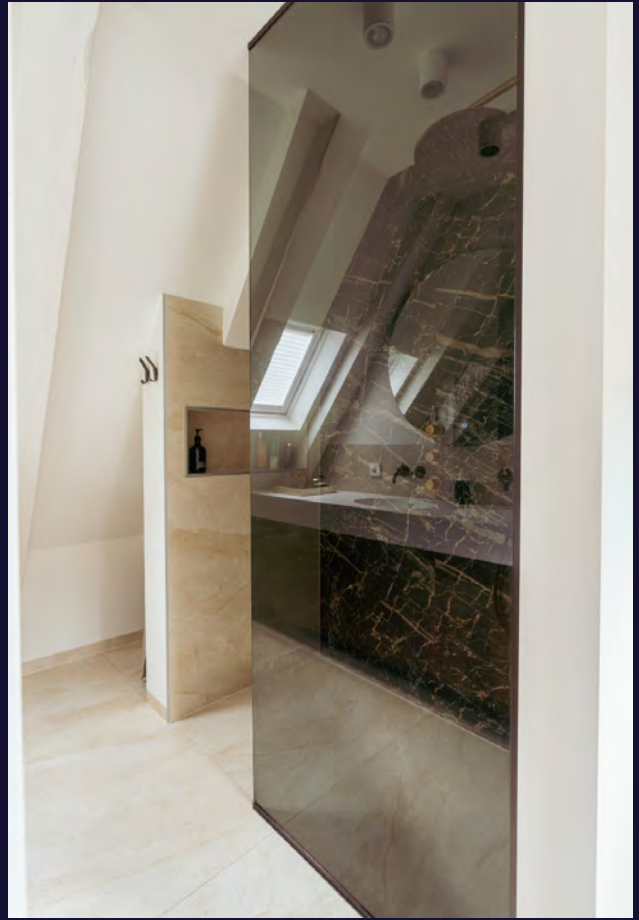
A beautiful staircase with a steel frame and wooden steps leads to the impressive master floor. High ceilings (approximately 2.70 meters) with original beams create a sense of space and character. At the rear is a spacious walk-in closet, preserving a charming original window in excellent condition.

At the front lies the master bedroom, featuring a freestanding bathtub by the window, an idyllic spot to unwind while overlooking the canal. Between the wardrobe area and the bedroom is the luxurious bathroom with window, walk-in shower, and double washbasin.











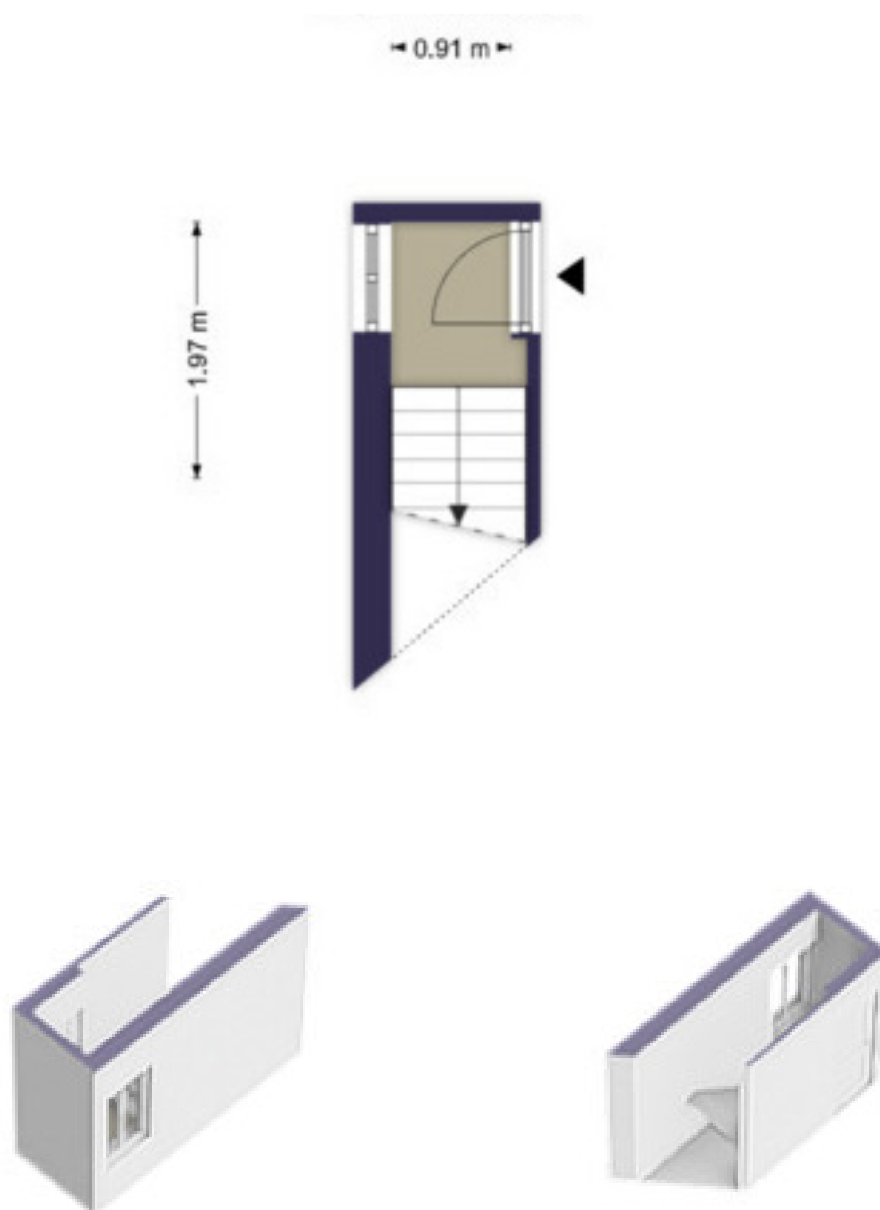
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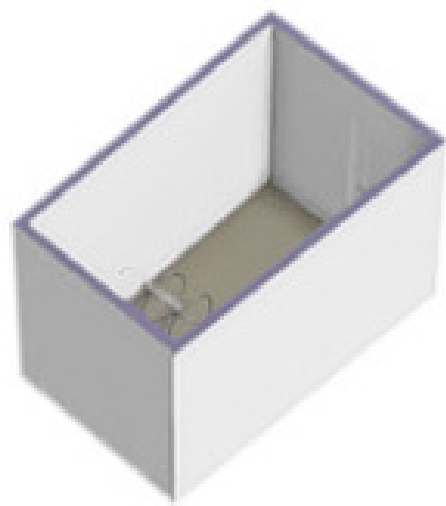
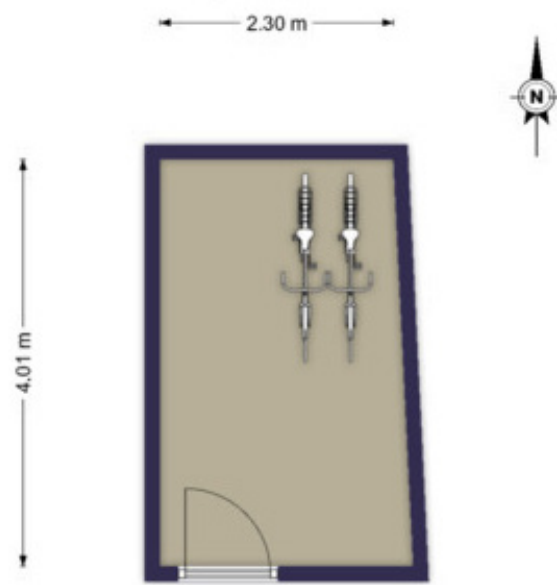


A RARE
OPPORTUNITY
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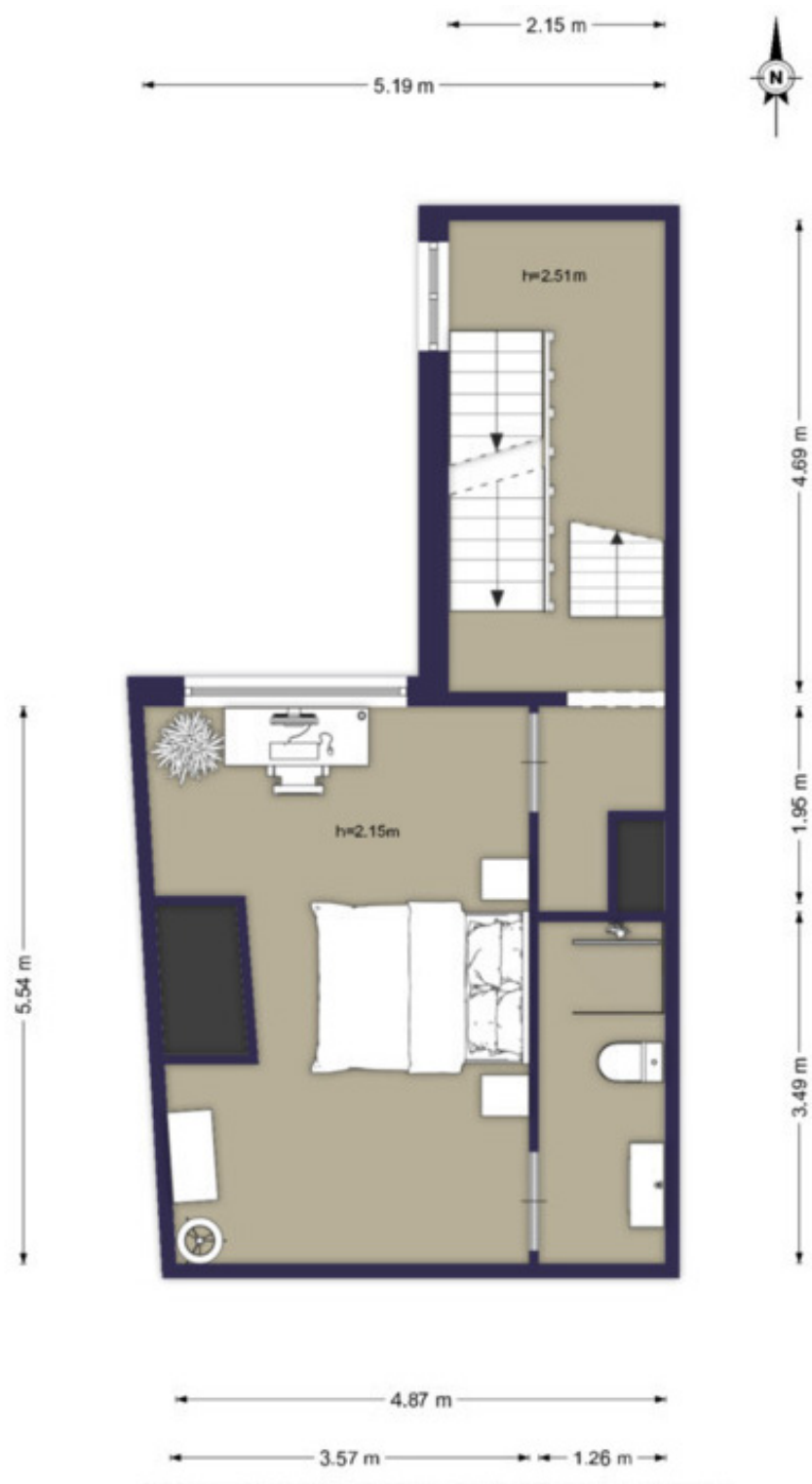
FIRST FLOOR



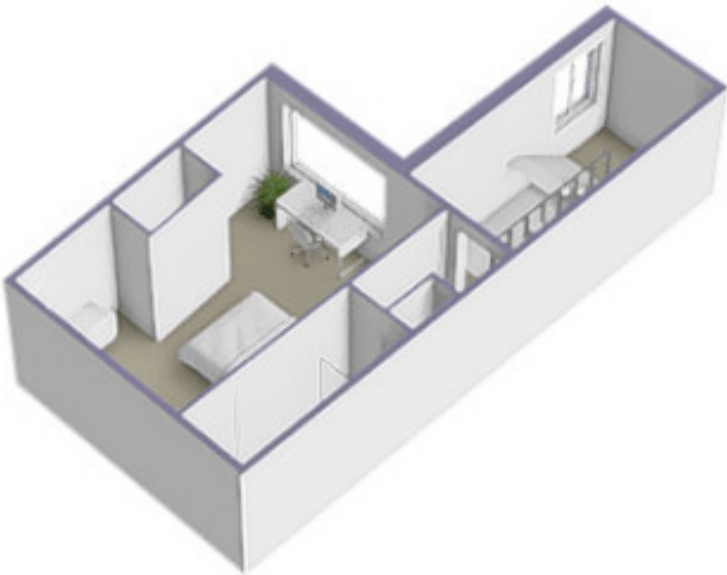
STORAGE



SECOND FLOOR



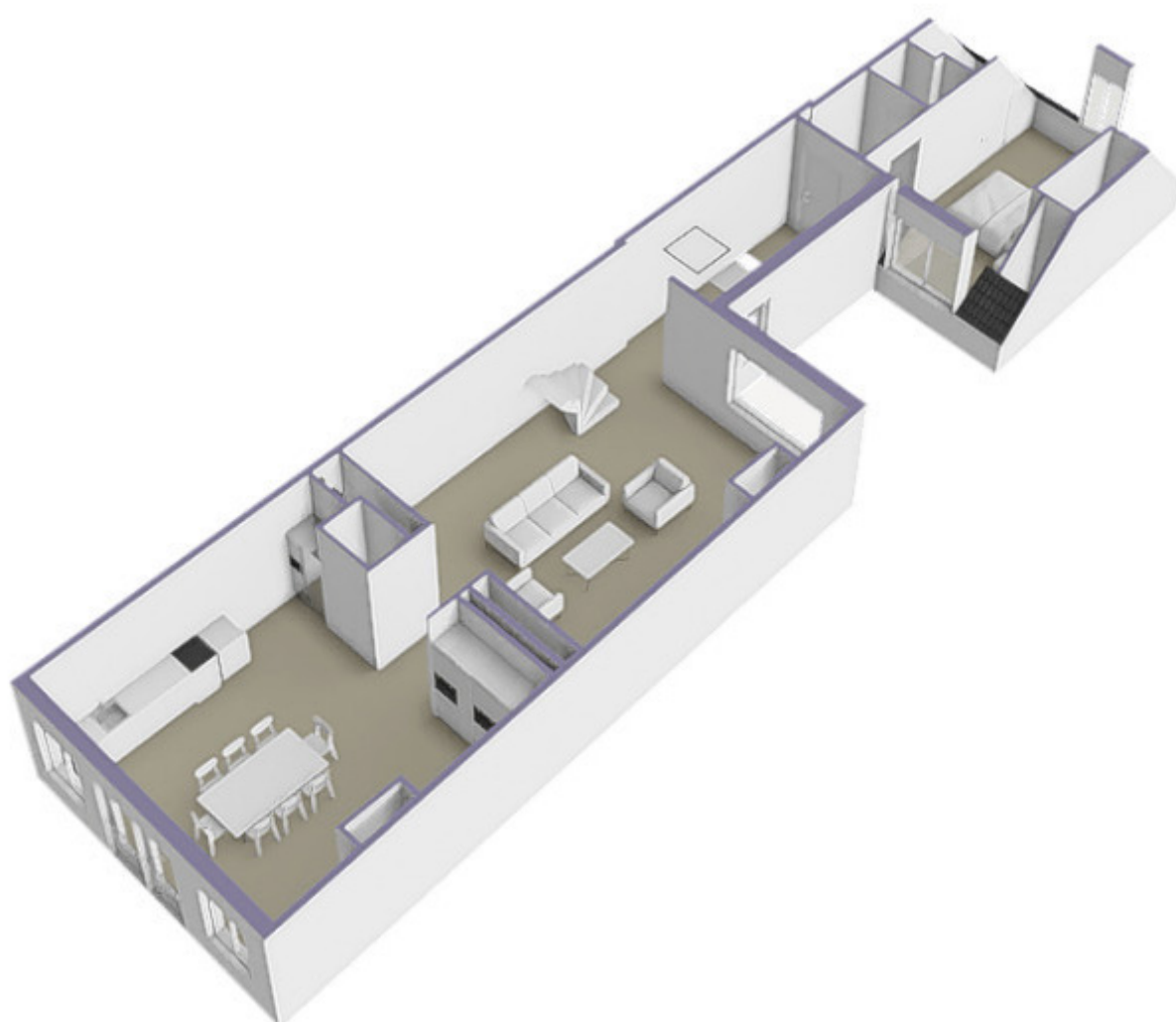
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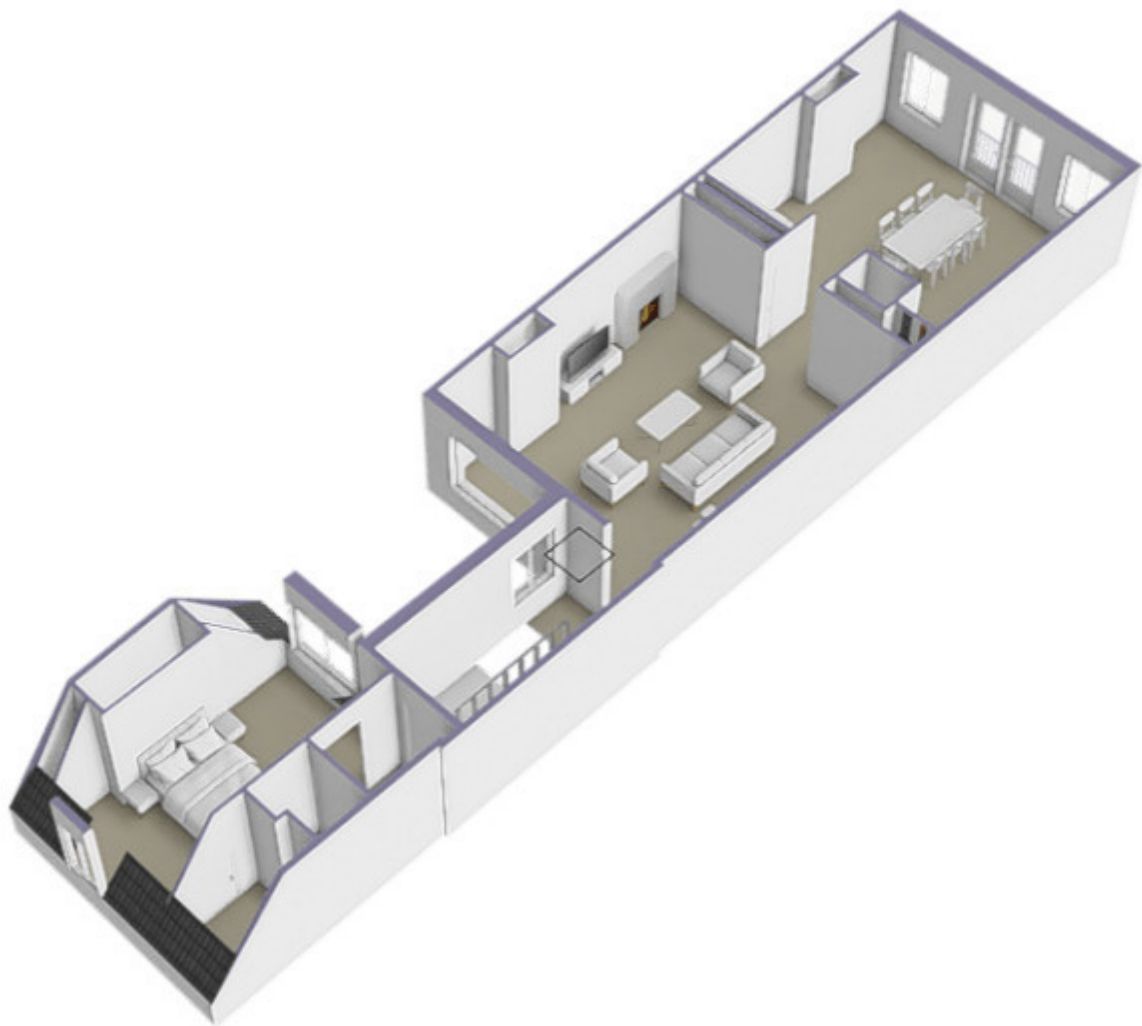
THIRD FLOOR



THIRD FLOOR



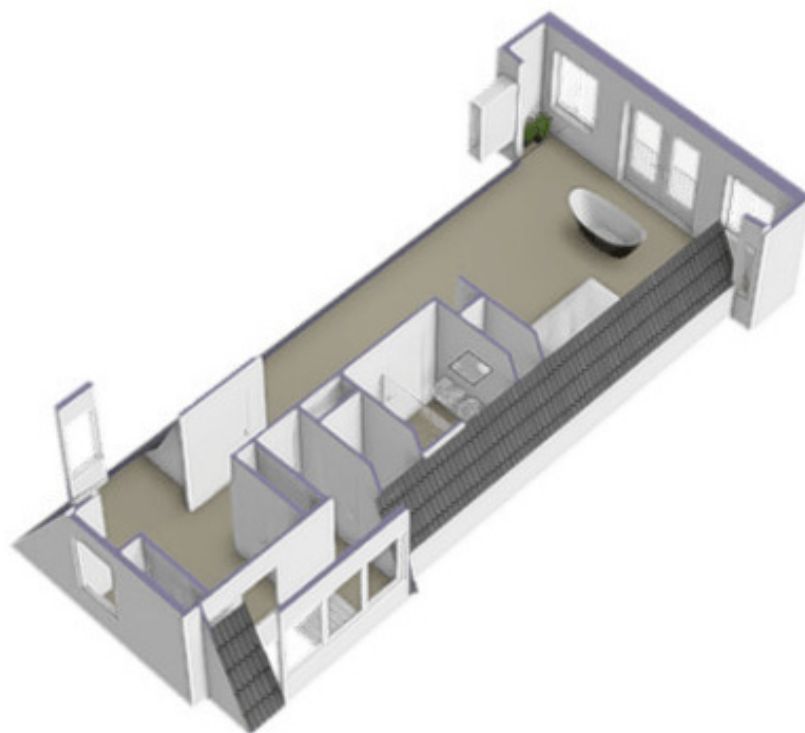
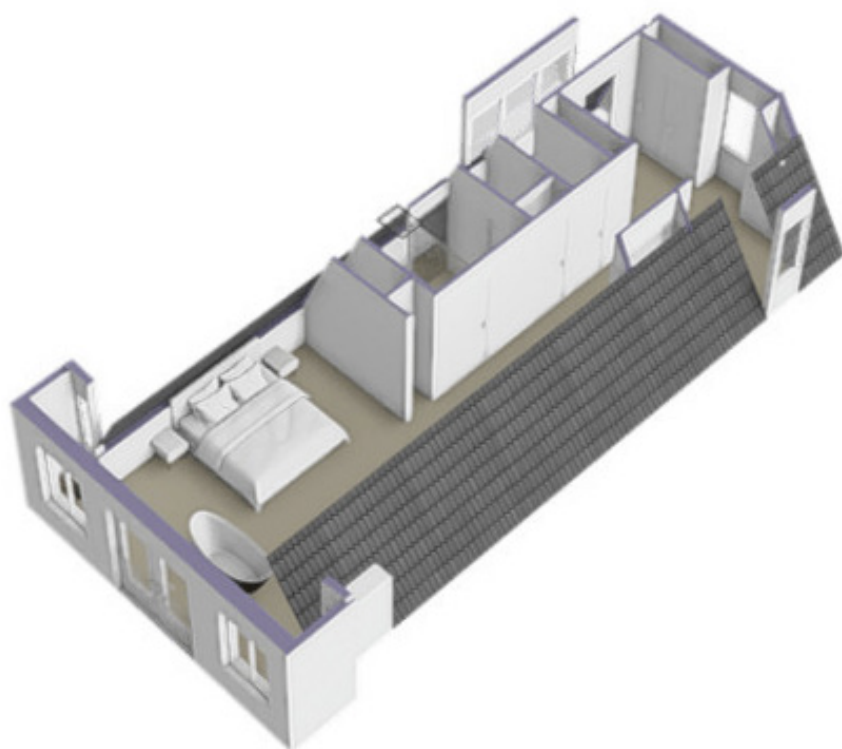
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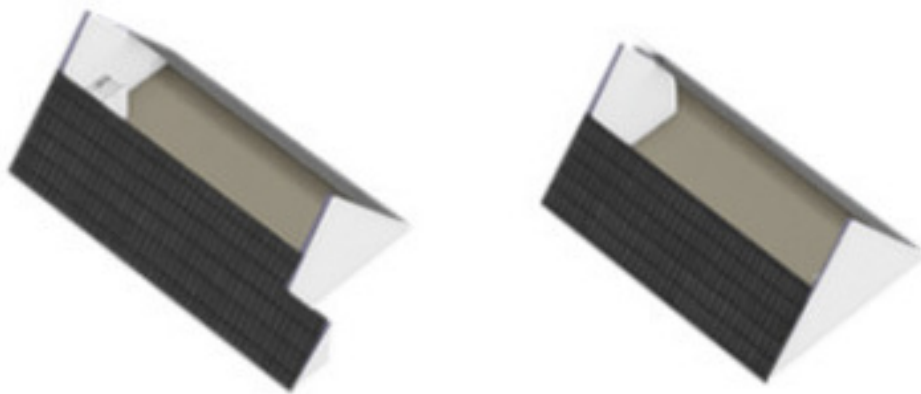
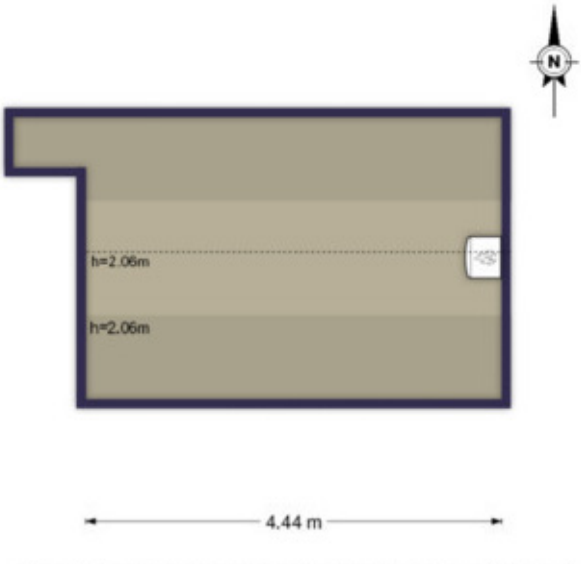
FOURTH FLOOR



FOURTH FLOOR



ATTIC



SPECIFICATIONS

OBJECT

Type:	Upstairs apartment
Type:	Apartment
Year of construction:	1650
Current use:	Living space
Current destination:	Living space

CHARACTERISTICS

Living area:	203 m ²
Number of rooms:	6
Number of bedrooms:	3
Volume:	548 m ³
Building- related outdoor space:	10 m ²

OUTDOOR SPACE

- + 9.8 m² roof terrace (permit granted)

DESTINATION

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

PARTICULARS

- + Fully renovated in 2023 under architecture by Winkelaar;
- + National monument (Rijksmonument)
- + Basement storage (9.6 m²) and attic storage (5.5 m²)
- + Underfloor heating, air conditioning, home automation system, heritage glass
- + Gaggenau kitchen appliances
- + Foundation restored; façades, roof, and piping renewed
- + Prepared for solar panels
- + Ground lease paid off until 2068
- + Monthly VvE contribution: € 207

CADASTRAL

Municipality:	Amsterdam
Section:	F
Index number:	3
Plot Number:	8071
Share:	204/581

MUNICIPALITY

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

OWNERSHIP SITUATION

- + The apartment is located on leasehold land of the Municipality of Amsterdam.
- + The ground lease is paid off until 2068, offering long-term security. After 2068, the municipality provides the option to fix or buy off perpetually. The registration date for transition to perpetual ground lease is October 10, 2023.

