



CARLA  
VAN DEN BRINK

## TEXELSTRAAT 118 AMSTELVEEN

Beautiful and luxuriously finished penthouse with elevator  
located in the luxurious and recently built complex Forest Hill in popular Randwijk.

Besides a generous living area of 238 m<sup>2</sup>, the house also features  
a spectacular and sunny roof terrace of 228 m<sup>2</sup>.

*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  
instelling  
geaccrediteerd door de Rijksoverheid





## THE APARTMENT

This sublimely finished apartment has an unprecedented quality in the use of materials and finishes. Great care has been taken in choosing a style that exudes a hotel chic vibe and seamlessly connects all spaces.

The high-quality kitchen, living space adjacent to the roof terrace, a master bedroom with walk-in closet and ensuite bathroom, a second and third bedroom with second bathroom, private parking, private land and this finish make it a one-of-a-kind suite apartment located in a wonderful location in Amstelveen.





## LOCATION

The apartment is located in the popular neighborhood Randwijk, where all amenities are within easy reach.

For example, there are several schools within cycling distance, including the Amity International School, as well as the Brede School Roelof Venema. Several daycare centers, supermarkets and shopping centers such as the Kostverlorenhof are also within walking distance. A little further away you will find the larger upscale shopping centers such as 'Gelderlandplein' and 'Stadshart Amstelveen' which represent all the necessary stores and caterers.

Amsterdam is a stone's throw away and the Amsterdamse Bos with its various sports facilities is also just around the corner. A wonderful location where all imaginable amenities are available.







## LAYOUT

The apartment is accessible by elevator. Upon stepping out of the elevator one reaches the well-kept hall from which there is access to the apartment. Long central hallway leading to the double doors to the living room.

Upon entering, there is immediately a nice atmosphere that makes the beautiful material choices come together even better. The windows all around provide a lot of light which can be nicely regulated by the inbetweens and curtains to your liking.

Central in the middle of the living room is a cozy lounge area / TV room created. To the left of this is a second comfortable seating area realized.









UPON ENTERING,  
THERE IS  
IMMEDIATELY  
A NICE  
ATMOSPHERE  
THAT MAKES  
THE BEAUTIFUL  
MATERIAL CHOICES  
COME TOGETHER  
EVEN BETTER.





## KITCHEN

The modern kitchen diner is very spacious and the design is in keeping with the whole. The wooden custom cabinets together with the beautiful natural stone top create a beautiful stylish result which is finished with built-in appliances from the luxury brand Gaggenau.









THE MODERN KITCHEN DINER IS  
VERY SPACIOUS AND THE DESIGN  
IS IN KEEPING WITH THE WHOLE.



## THE ROOF TERRACE

Adjacent to the living room and kitchen is the roof terrace. This has an impressive size of no less than 228 m<sup>2</sup> and is located around the entire apartment.

From every room in the house there is access to this very generous and unique terrace facing south. A wonderful detail to have such an extension of your living comfort in the form of such a spectacular outdoor space.









FROM EVERY ROOM  
IN THE HOUSE  
THERE IS ACCESS  
TO THIS VERY  
GENEROUS  
AND UNIQUE  
TERRACE FACING  
SOUTH.







## BEDROOMS

The master bedroom is located on the right wing and features a designer walk-in closet, a very luxurious ensuite bathroom with bathtub overlooking the outside, double sink cabinet, walk-in shower and separate lockable toilet. Everything is done in a stylish natural stone tile matching the interior.

The second bedroom is located on the left wing and features beautiful custom-made closets and a sliding door to the terrace. The third bedroom is located next door and also features a custom-made closet and a sliding door to the outdoor area. For these bedrooms, there is a private bathroom equipped with a walk-in shower, toilet and sink.





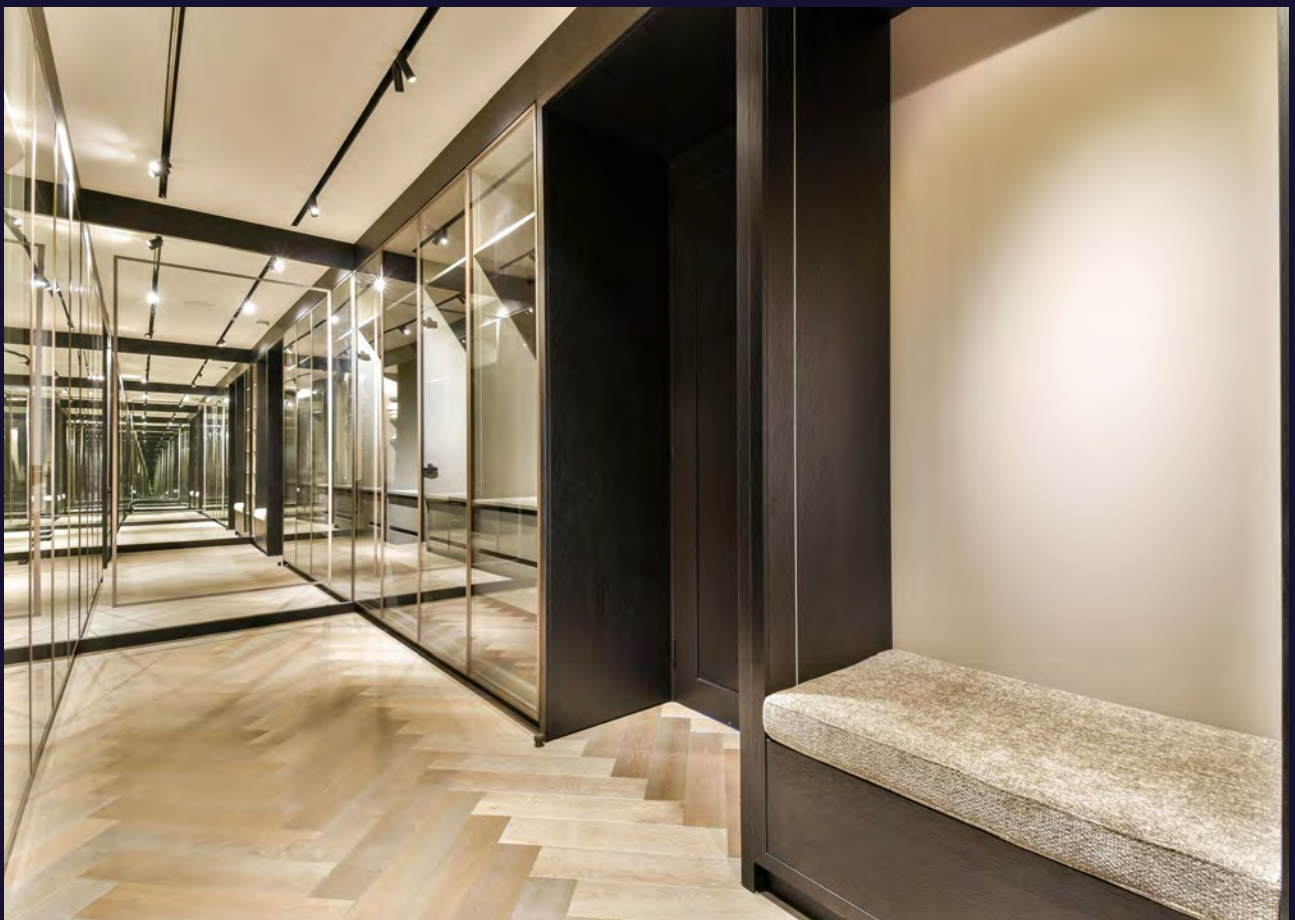
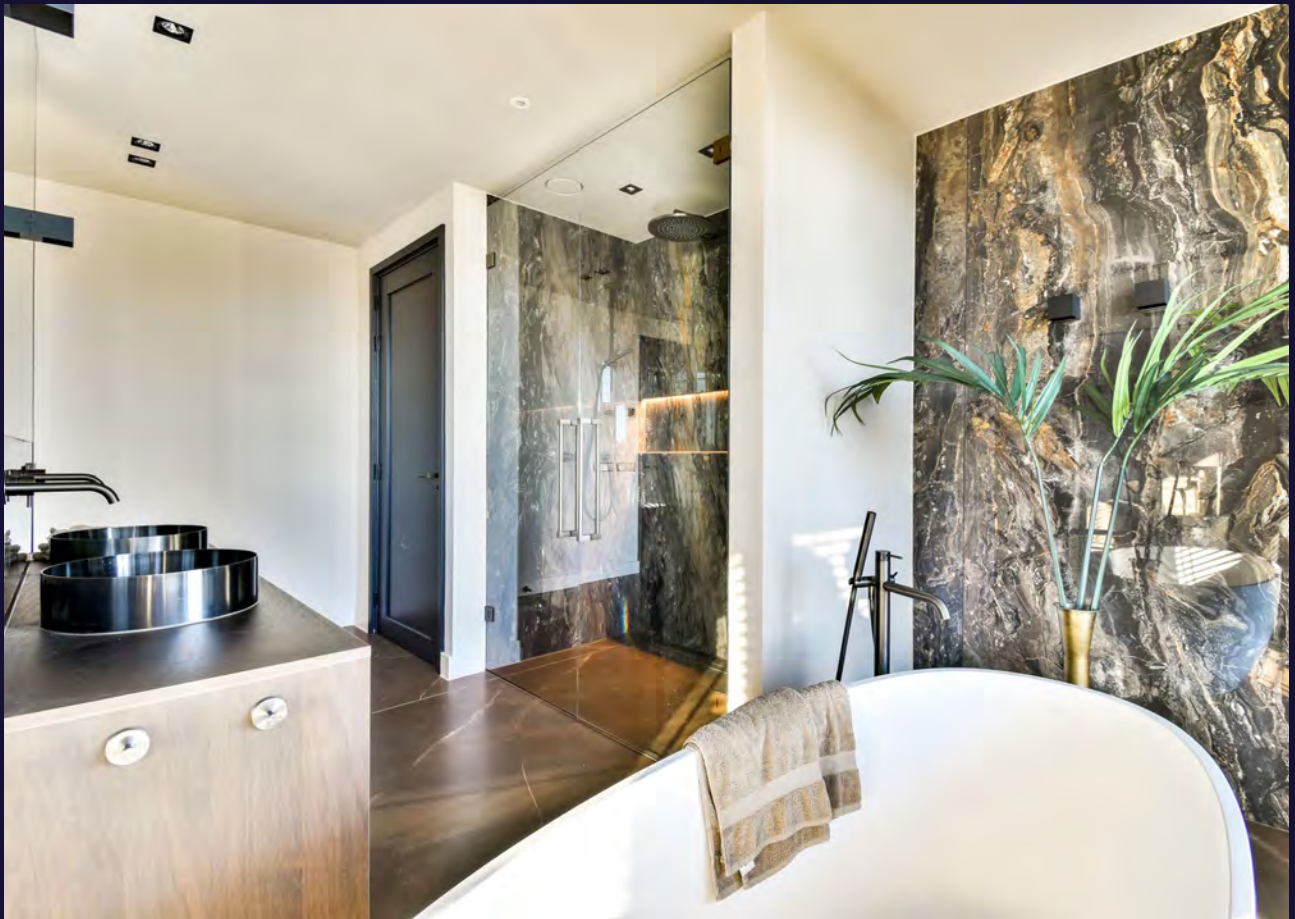






DE MASTER BEDROOM HAS A VERY LUXURIOUS ENSUITE BATHROOM WITH BATHTUB OVERLOOKING THE OUTSIDE.













FOR THE OTHER  
TWO BEDROOMS,  
THERE IS A PRIVATE  
BATHROOM  
EQUIPPED WITH  
A WALK-IN  
SHOWER, TOILET  
AND SINK.









## STORAGE AND GARAGE

Furthermore, the apartment also features a large laundry room with storage space and room for the washer and dryer, a second storage room with the technology and installations and another separate toilet. In the basement is the private parking space with its own loading spot.



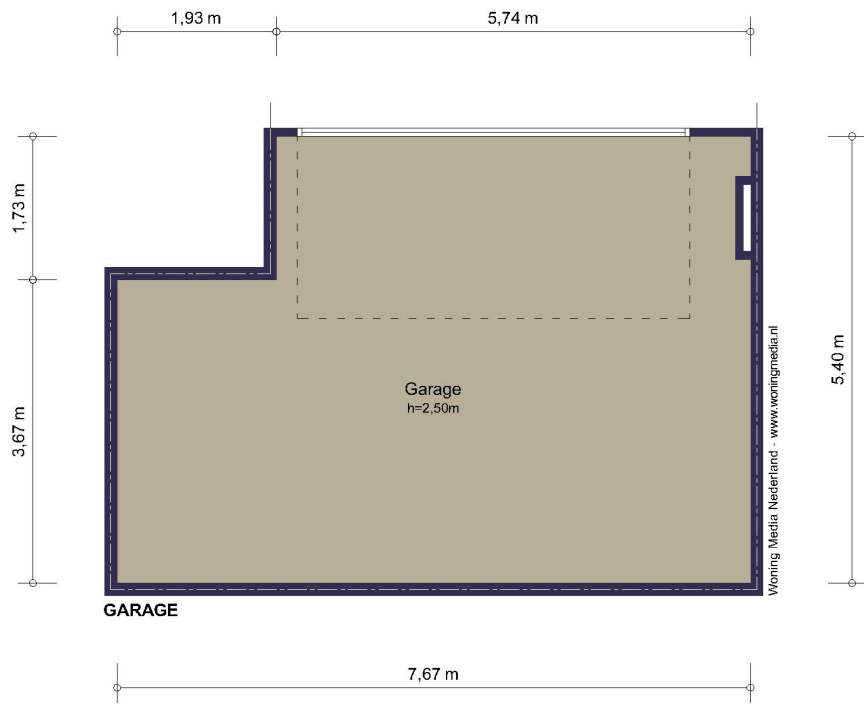








# GARAGE





# SPECIFICATIONS

## OBJECT

Type	Penthouse
Type	Apartment
Year of construction	2019
Current use	Living space
Current destination	Living space

## OUTDOOR SPACE

Outdoor space	Roof terrace adjacent to the living
Orientation	South
Size	227 m <sup>2</sup>

## DESTINATION

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

## PARTICULARS

- + The apartment is completed in 2022.
- + The property currently features a spacious living room, luxury kitchen, 3 bedrooms, beautiful bathroom and an unprecedented large roof terrace of 227 m<sup>2</sup>.
- + Energy label A
- + Very high quality finish with beautiful materials and a very attractive style.
- + If desired, the furniture can be taken over.

## CHARACTERISTICS

Living area	228 m <sup>2</sup>
Number of rooms	4
Number of bedrooms	3
Volume	755 m <sup>3</sup>
Building related outdoor space	227 m <sup>2</sup>
Building related storage space	38 m <sup>2</sup>

## CADASTRAL

Municipality	Amstelveen
Section	H
Index number	A36
Share	468/3925
Plot number	18385

## MUNICIPALITY

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

## OWNERSHIP SITUATION

- + Full ownership.

