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AMSTERDAM

NASSAUKADE 355-H

1053 LZ, AMSTERDAM





The Agency proudly presents this unique corner apartment of approximately 163 m<sup>2</sup>, situated on freehold land in a prime location between the city centre and Oud-West. A home with a distinctive identity: warm, characterful and personal, where atmosphere, comfort and privacy come together. Right in the heart of the city, yet remarkably peaceful.

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APPROX. 163 SQM | 3 BEDROOMS | 2 BATHROOMS

# LAYOUT

A natural stone staircase leads to the private entrance on the bel-étage. From the hallway, you enter the spacious living area, featuring an impressive ceiling height of nearly three metres and beautiful views over the canal along the Jacob van Lennepkade. Thanks to its favourable corner position on the canal, there is no direct overlooking from neighbouring properties, creating a strong sense of privacy. Five characteristic windows provide an abundance of natural daylight, enhancing the light and airy atmosphere throughout the space.

The semi-open kitchen flows seamlessly into the dining area and is designed in a modern, timeless style. It is fully equipped with high-quality built-in appliances, including a combi steam oven, a luxurious integrated extractor system within the cooktop, and a Quooker Cube (5-in-1 tap). French doors open onto the balcony, while a black steel staircase leads down to the sheltered city garden, which also features a private rear entrance via the Jacob van Lennepkade: ideal for storing bicycles.

The lower level comprises three bedrooms, two full bathrooms, and a separate, practical laundry room. A standout feature is the long hallway fitted with bespoke built-in wardrobes with unique louvred doors, combining striking aesthetics with exceptional functionality.

The master bedroom is located at the front and includes an en-suite bathroom with a freestanding claw-foot bathtub, vanity unit, built-in storage and a spacious walk-in shower. Adjacent is a second room, perfectly suited as a guest bedroom or home office. The generous third bedroom at the rear offers direct access to the garden. The second bathroom is beautifully styled, featuring a custom black steel shower enclosure with rain shower, handcrafted Moroccan zellige tiles, a solid wooden vanity with concrete washbasin, and a wall-hung toilet.

The entire basement level is finished with underfloor heating and a robust, light-toned concrete-ciré cast floor, providing both comfort and a contemporary, industrial aesthetic.

This is a home for those who are not looking for a standard apartment, but for a residence with character, warmth and a distinct sense of style. A place where the vibrancy of Amsterdam is always close at hand, yet completely fades away the moment the front door closes.















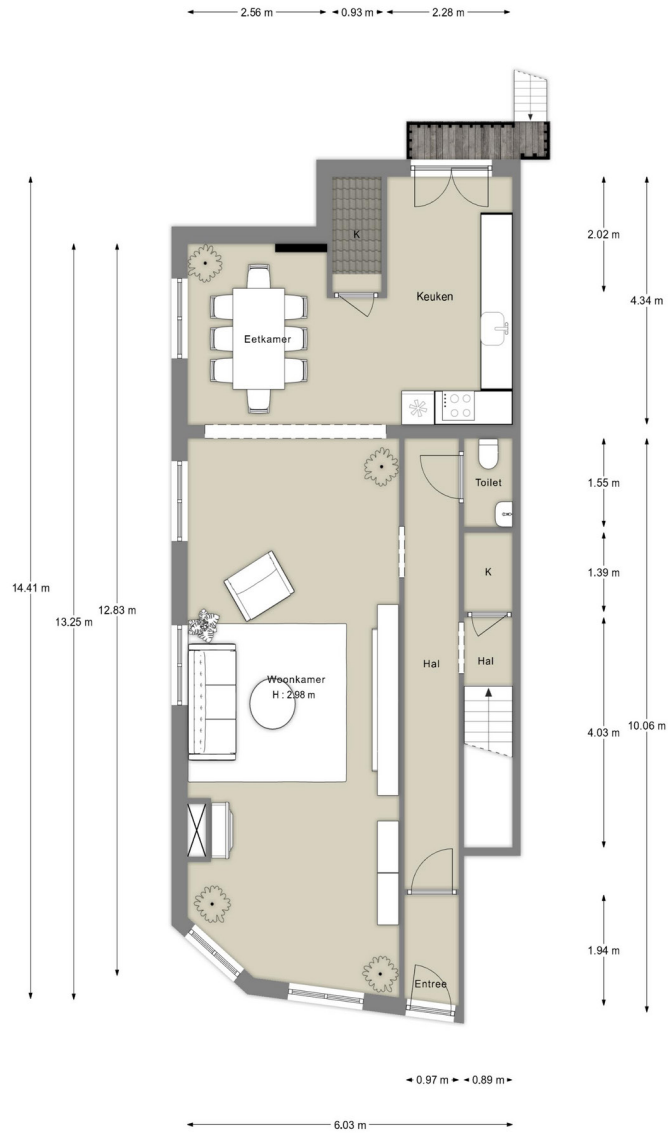




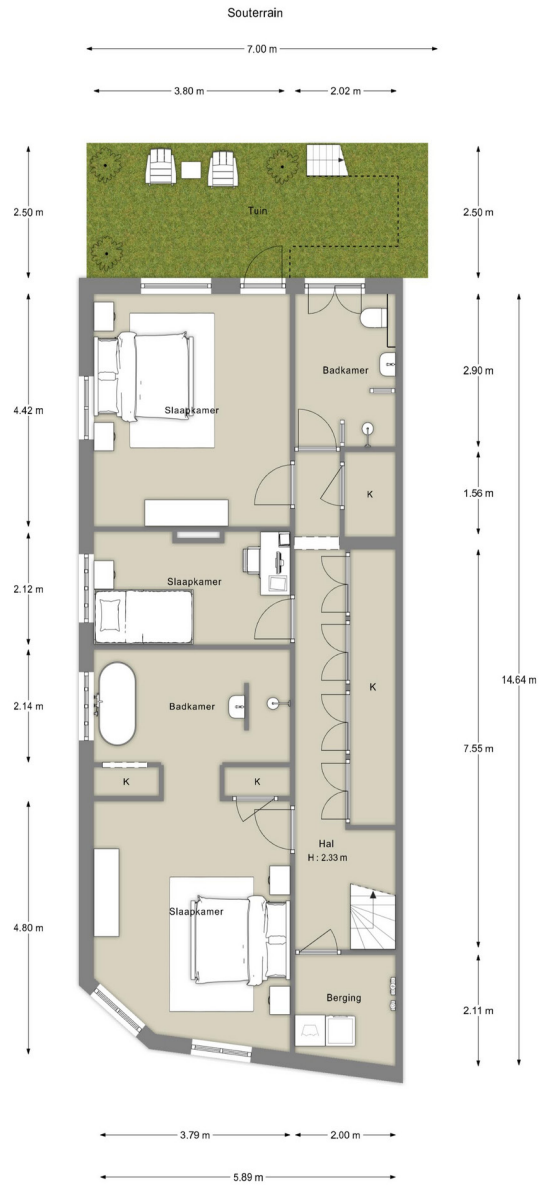




Begane grond



\*De oppervlakte is met grootst mogelijke zorgvuldigheid gemeten, echter biedt geen garantie en er kunnen geen rechten aan ontleend worden\*  
Van Roemburg & Woning Diagnose



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## SPECIFICATIONS

- Modern security system by Abco, including fingerprint locks and cameras, remotely operated;
- Characteristic building dating from 1888;
- 3 bedrooms and 2 bathrooms;
- Legally split into apartments in 2003;
- Situated on freehold land;
- Basement level fully equipped with underfloor heating;
- City garden of approximately 18 m<sup>2</sup>;
- Extra-thick double glazing on the bel-étage;
- Handover in consultation.

## CADASTRAL DATA

Municipality of Amsterdam  
Section: Q  
Complex Designation: 8243  
Apartment Index: 1  
Share: 40/100

## LOCATION

The characterful building is situated on the edge of the historic canal belt, on the Oud-West side of the Singelgracht, with the Jordaan just across the water. A lively residential neighbourhood offering a wide variety of excellent restaurants, cafés and specialty shops. Thanks to its central location, both the Vondelpark and Amsterdam-South can be reached within minutes by bicycle.



## MEASUREMENT INSTRUCTION

The apartment has been measured according to the Measurement Instruction, based on the NEN 2580 standard. This instruction aims to provide a uniform indication of the usable floor area. Although the measurement was carried out by a professional and reliable company, differences may occur due to interpretation, rounding, or practical limitations during the process. Buyer indemnifies The Agency Amsterdam and the seller from liability for any discrepancies in the stated measurements. Buyer acknowledges having been given the opportunity to measure the property personally, or have it measured by an expert, in accordance with NEN 2580.

## GENERAL INFORMATION AND LIABILITY

All information has been compiled with care by The Agency Amsterdam. Nevertheless, The Agency Amsterdam accepts no liability for any inaccuracies or omissions, nor for their consequences. Buyers have their own duty to investigate all matters that are relevant to them. We advise buyers to be accompanied throughout the entire purchase process by a qualified real estate agent who represents their interests. The Agency Amsterdam exclusively represents the seller in this transaction.



INFO@THEAGENCYRE.NL  
+31 20 209 0404



WWW.THEAGENCYRE.NL

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