



**CARLA**  
VAN DEN BRINK

## KEIZERSGRACHT 710 A AMSTERDAM

A distinctive property in a prime location, offering character and flexibility – ideal for those who wish to combine comfortable living with atmosphere along one of Amsterdam's most beautiful canals.

*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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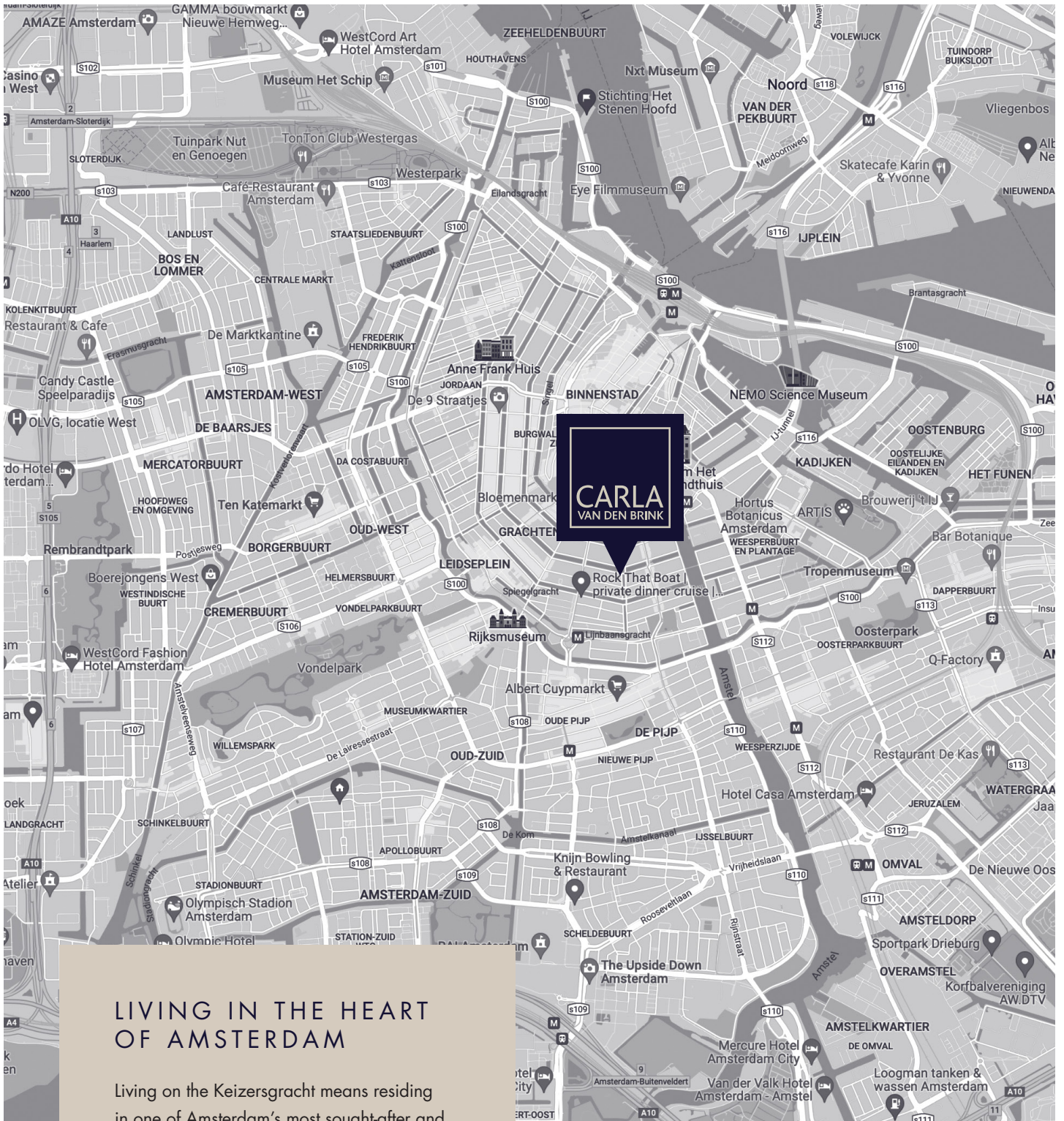


## APARTMENT FULL OF CHARACTER

Situated in a beautiful location along the Keizersgracht, we offer this unique apartment of 66 m<sup>2</sup>, currently in use as office space but easily convertible into an attractive residential property.

Whether you are looking for a comfortable one-bedroom apartment or a stylish studio, this property offers plenty of possibilities.





## LIVING IN THE HEART OF AMSTERDAM

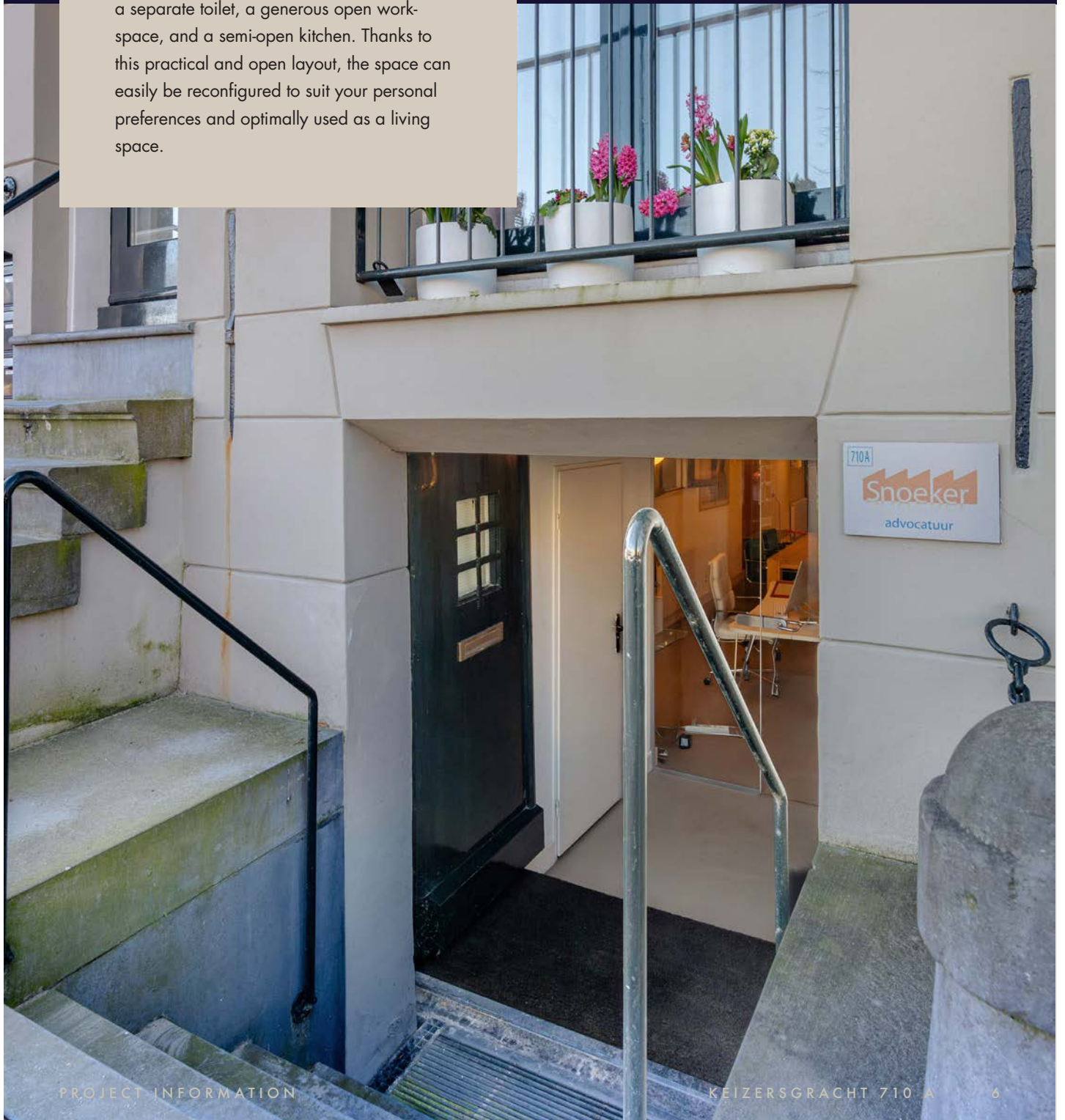
Living on the Keizersgracht means residing in one of Amsterdam's most sought-after and historic areas. On the nearby Utrechtsestraat, you will find a wide variety of high-quality restaurants, cozy cafés, and boutique shops. For culture and art enthusiasts, both the Stopera and Theater Carré are within walking distance. In addition, the Amstel River is just a short distance away, offering beautiful walks along the water and a unique, characteristic city experience.



## THE APARTMENT

Upon entering, the charming character immediately stands out, with authentic elements such as the original doors carefully preserved. The large glass wall behind these doors allows for an abundance of natural light, creating an open and spacious atmosphere throughout the apartment.

The current layout comprises an entrance, a separate toilet, a generous open work-space, and a semi-open kitchen. Thanks to this practical and open layout, the space can easily be reconfigured to suit your personal preferences and optimally used as a living space.





THANKS TO ITS PRACTICAL AND OPEN-PLAN DESIGN, IT IS EASY TO REARRANGE THE SPACE TO SUIT YOUR NEEDS.





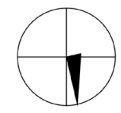
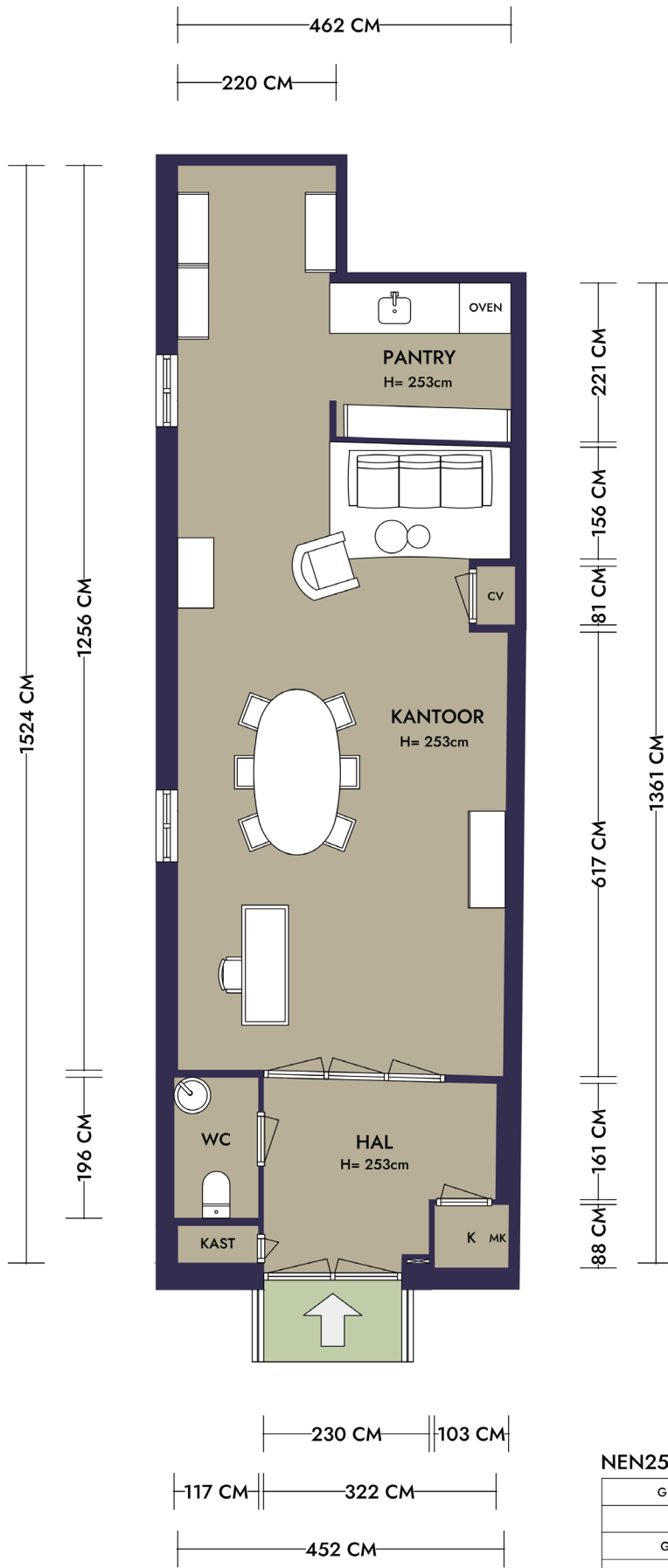












**NEN2580 / NVM - BBMI**

GEBRUIKSOPPERVLAKTE WONEN	65,90 M <sup>2</sup>
OVERIGE INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

# SPECIFICATIONS

## OBJECT

Type:	Ground floor apartment
Type:	Apartment
Year of construction:	1670
Current use:	Office
Current destination:	Living and office space

## DESTINATION

- + Destination of this property is living and office space (gemengd – 1)
- + There are similar homes in the area
- + Shops and public transport are within walking distance

## PARTICULARS

- + Freehold property
- + Active homeowners' association (professionally managed)
- + Service charges: €187.11 per month
- + Foundation repairs were carried out in 2003
- + new concrete floor and underfloor heating

## CHARACTERISTICS

Living area:	66 m <sup>2</sup>
Number of rooms:	1
Number of bedrooms:	1
Volume:	247 m <sup>3</sup>

## CADASTRAL

Municipality:	Amsterdam
Section:	I
Index number:	10
Plot Number:	10700
Share:	80/860

## MUNICIPALITY

- + No details known to the environmental service
- + No registrations known
- + No negative information known about the foundation

## OWNERSHIP SITUATION

- + Full ownership

