



CARLA  
VAN DEN BRINK

TULPENBURG 23  
AMSTELVEEN

Bright, stylish, and spacious family home on the waterfront

*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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## LIVING

Located on a quiet, tree-lined avenue in Amstelveen, this exceptionally bright and tastefully renovated home offers unobstructed views of the water. The property underwent a complete renovation and expansion in 2016, beautifully blending its 1950s character with contemporary, high-quality finishes.

With a spacious living area, three large bedrooms (with the potential for four), two bathrooms, a deep front and back yard, and a detached garage, this home offers plenty of space and comfort for the whole family. The location on Tulpenburg is highly sought-after: quiet, green, and right on the water, with Broersepark just around the corner and all of Amstelveen's amenities within easy reach.







## GROUND FLOOR

Through the deep, east-facing front garden—beautifully landscaped with hydrangeas and a mature tree—you reach the home's entrance. The front garden offers plenty of space for a seating area and bike storage.

The entryway features practical storage cabinets and, through a steel-framed glass door, offers a view of the open kitchen and the garden entrance. Here, the living room, dining area, and kitchen form a single, inviting space. The solid wood herringbone floor with underfloor heating extends throughout the entire living area, giving the space a warm, elegant feel.

At the front is the living room with a built-in gas fireplace and a wide windowsill, a lovely spot to sit and enjoy the view of the greenery and water. At the rear is the modern kitchen, which, thanks to the large sliding glass doors, connects beautifully with the garden. These doors can be fully opened, allowing the indoors and outdoors to flow together naturally.

The ground floor also has a separate toilet.





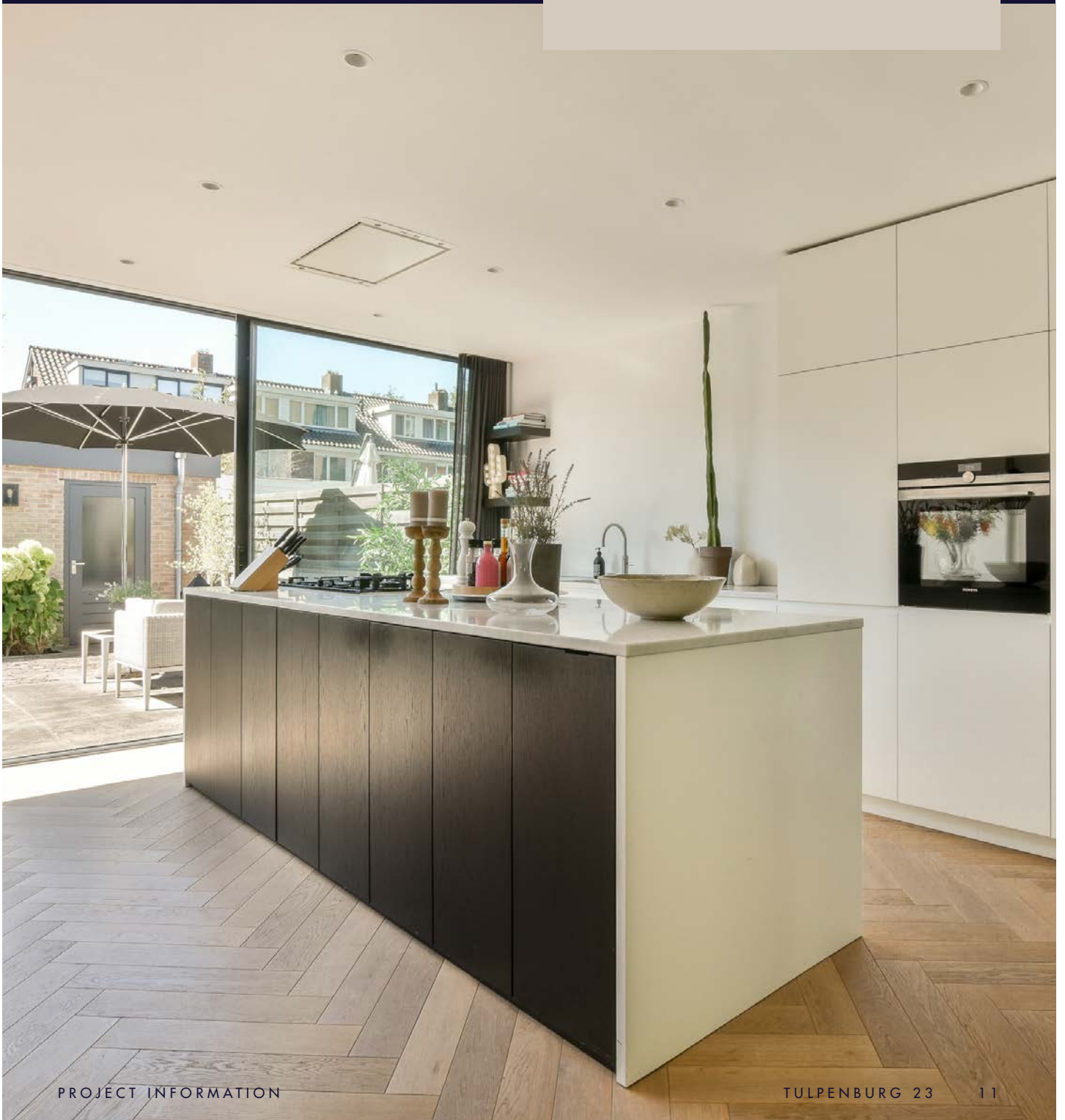


THE SOLID WOOD  
HERRINGBONE  
FLOOR WITH  
UNDERFLOOR  
HEATING EXTENDS  
THROUGHOUT  
THE ENTIRE  
LIVING AREA.



## KITCHEN

The kitchen was custom-built in 2016 and features a large cooking island with a marble countertop, a five-burner Siemens gas stove, a Quooker, and high-quality built-in appliances. The combination of sleek white cabinets and the dark island front creates a timeless and modern look.







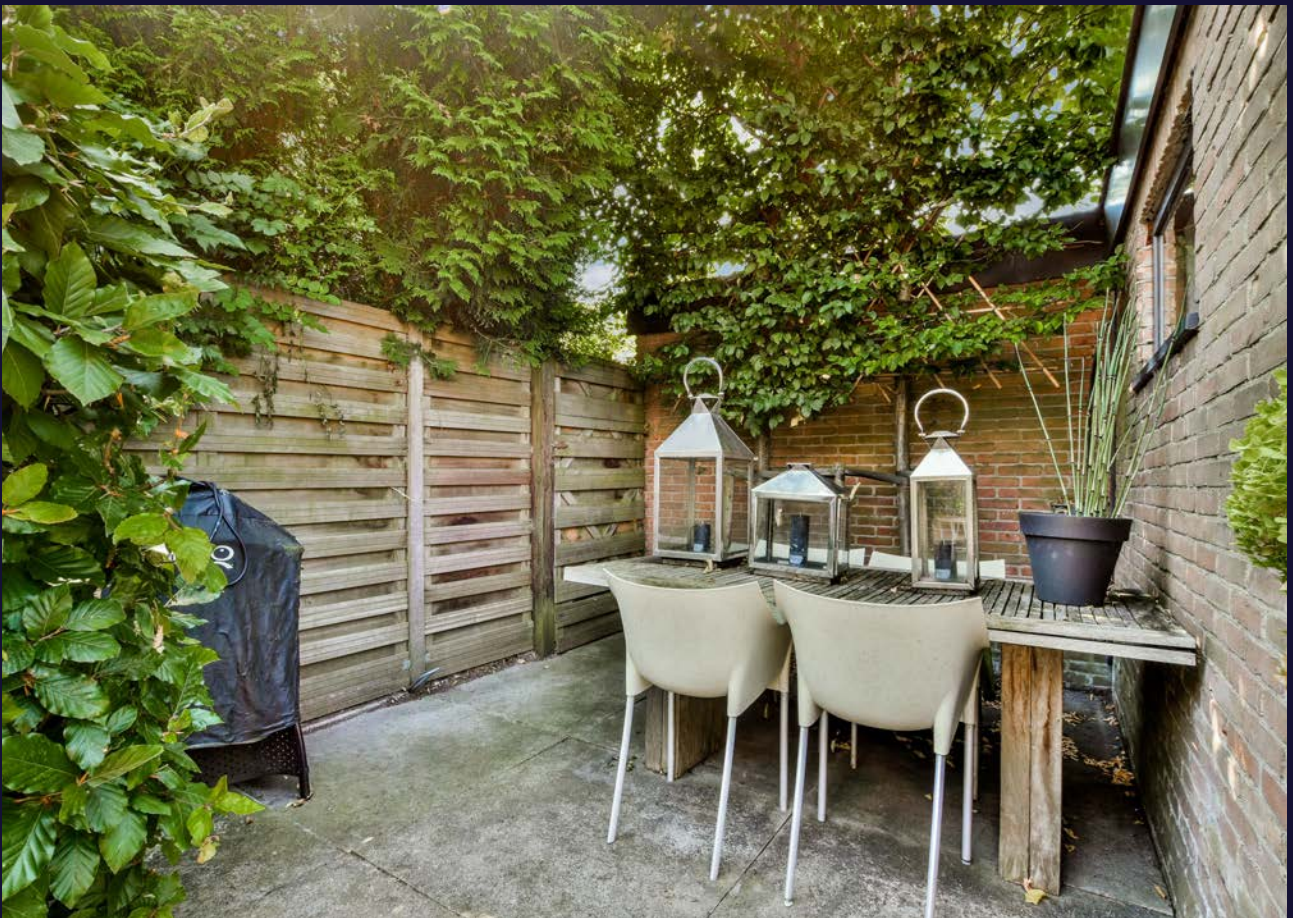


THE COMBINATION  
OF SLEEK WHITE  
CABINETS AND  
THE DARK ISLAND  
FRONT CREATES  
A TIMELESS AND  
MODERN LOOK.



## GARDEN

The backyard, approximately 49 m<sup>2</sup>, faces west and offers lovely afternoon and evening sun. The garden is beautifully landscaped and features a stone shed and access to the spacious detached garage. A quiet and sheltered place to come home to.





## FIRST FLOOR

The first floor features two spacious bedrooms and a bathroom. The bedroom at the rear overlooks the garden and is equipped with built-in closets. The bedroom at the front enjoys an unobstructed view of the water and greenery.

The bathroom features a modern design and is equipped with a walk-in shower, a vanity unit with a wooden front, and a toilet. The landing also includes a separate laundry room with connections for a washer and dryer, the central heating system, and a sink. This space can be converted into a third bedroom, a home office, or a children's room on this floor if desired. There is also a practical storage closet.

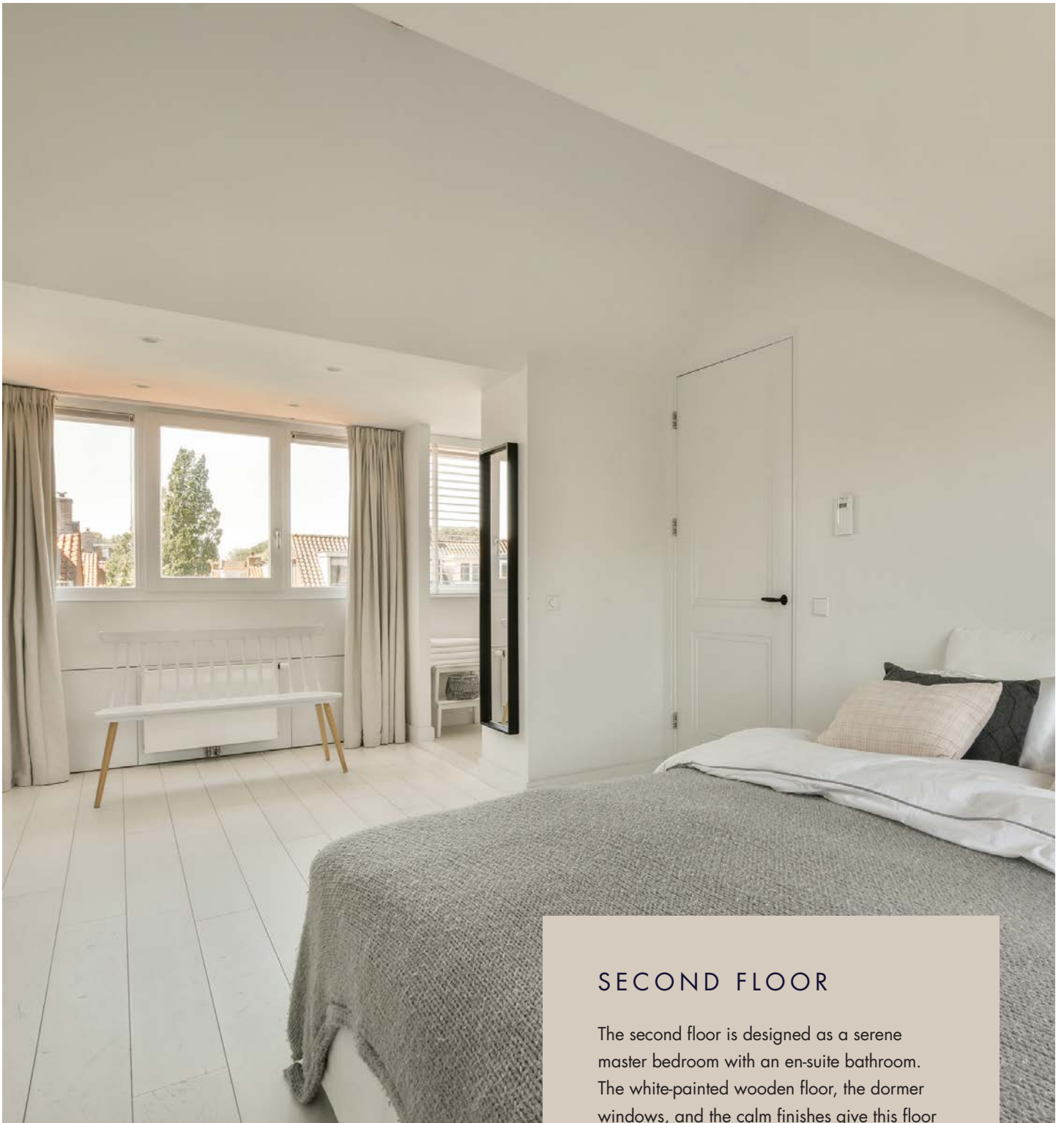






THE BATHROOM  
FEATURES  
A MODERN DESIGN  
AND IS EQUIPPED  
WITH A WALK-IN  
SHOWER,  
A VANITY UNIT  
WITH A  
WOODEN FRONT,  
AND A TOILET.





## SECOND FLOOR

The second floor is designed as a serene master bedroom with an en-suite bathroom. The white-painted wooden floor, the dormer windows, and the calm finishes give this floor a light and relaxed atmosphere.

The en-suite bathroom features a walk-in shower with a rain showerhead and a bench, a vanity with a wooden front, and a toilet. Additionally, this floor has a built-in closet. Extra storage space has been created on the landing, and the attic is accessible via a loft ladder.



THE WHITE-PAINTED  
WOODEN FLOOR,  
THE DORMER  
WINDOWS, AND  
THE CALM FINISHES  
GIVE THIS FLOOR A  
LIGHT AND RELAXED  
ATMOSPHERE.



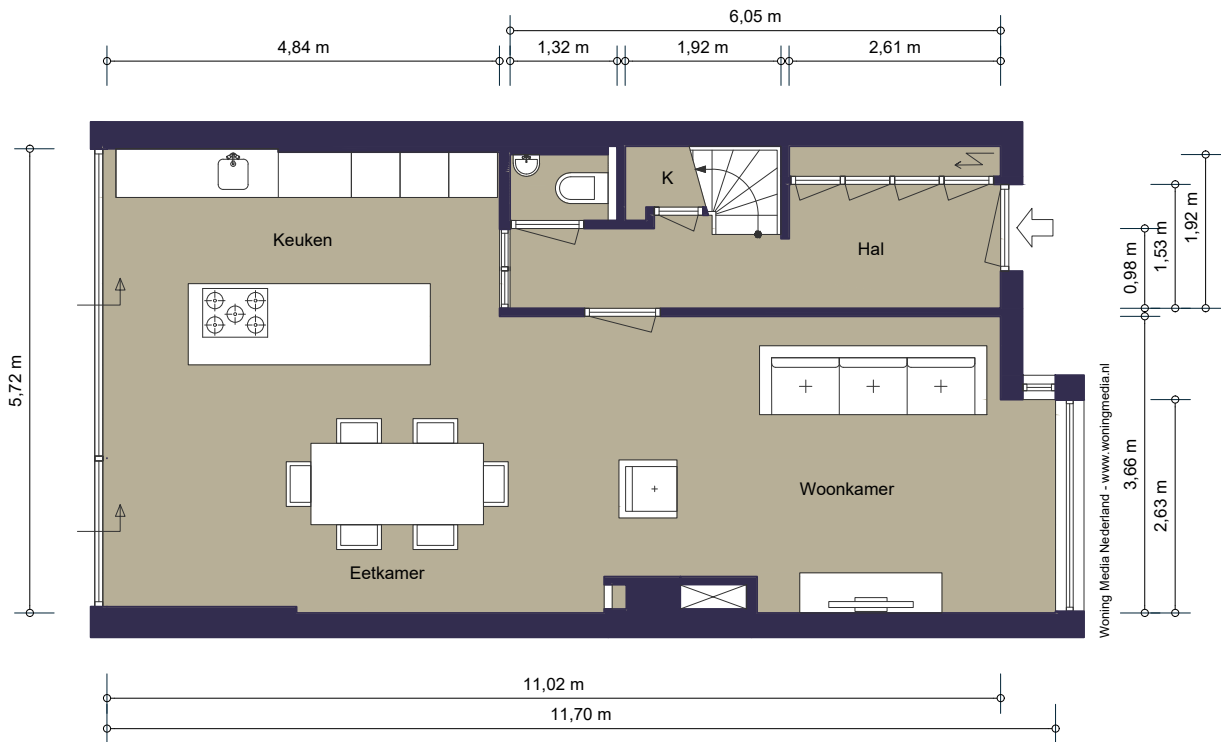




## GARAGE

The home features a spacious detached garage of approximately 24 m<sup>2</sup>, accessible via the backyard. This space is ideal for parking a car, storing bicycles, or as additional storage.

# GROUND FLOOR



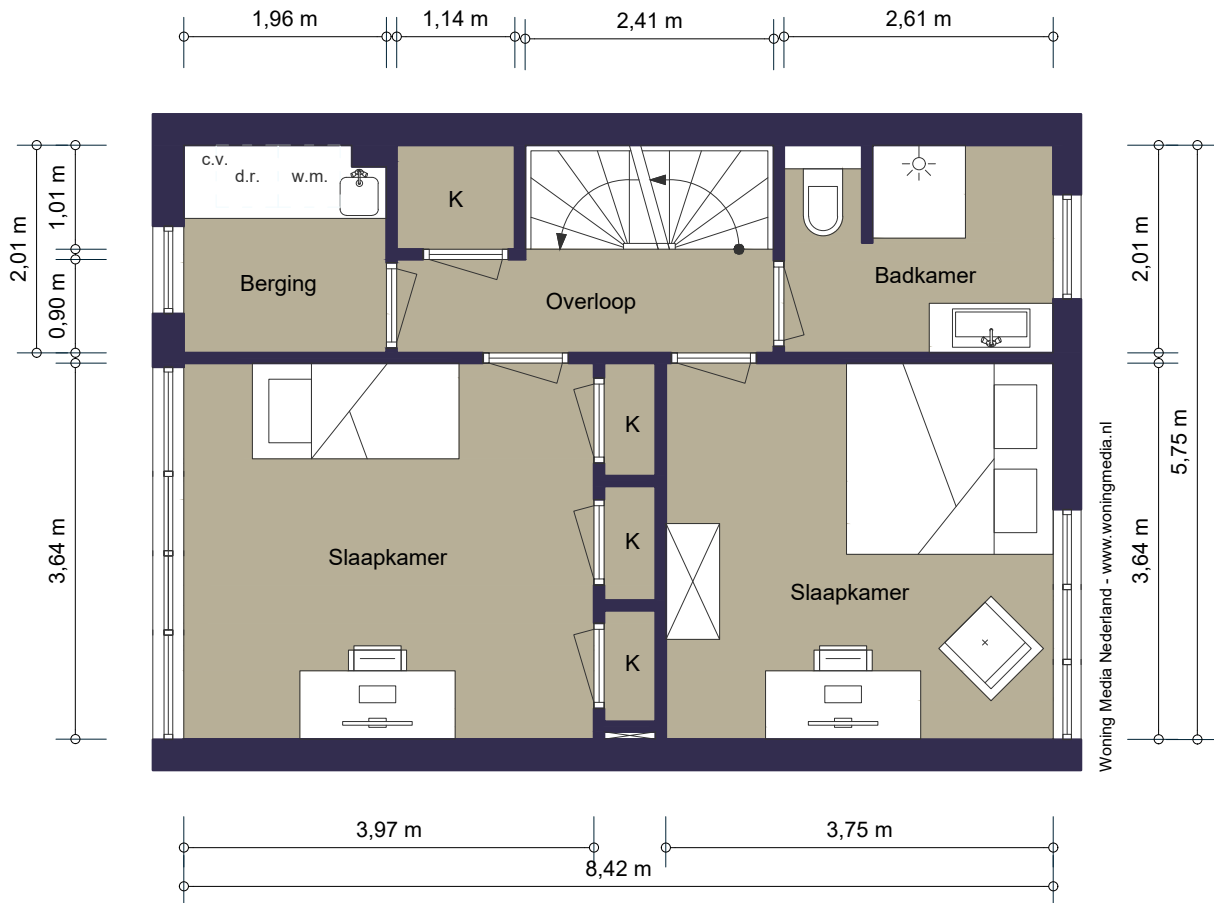
## NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	<b>64,60 m<sup>2</sup></b>
Overige inpandige ruimte	<b>0,00 m<sup>2</sup></b>
Gebouwegebonden buitenruimte	<b>0,00 m<sup>2</sup></b>
Externe bergruimte	<b>0,00 m<sup>2</sup></b>



De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

# FIRST FLOOR



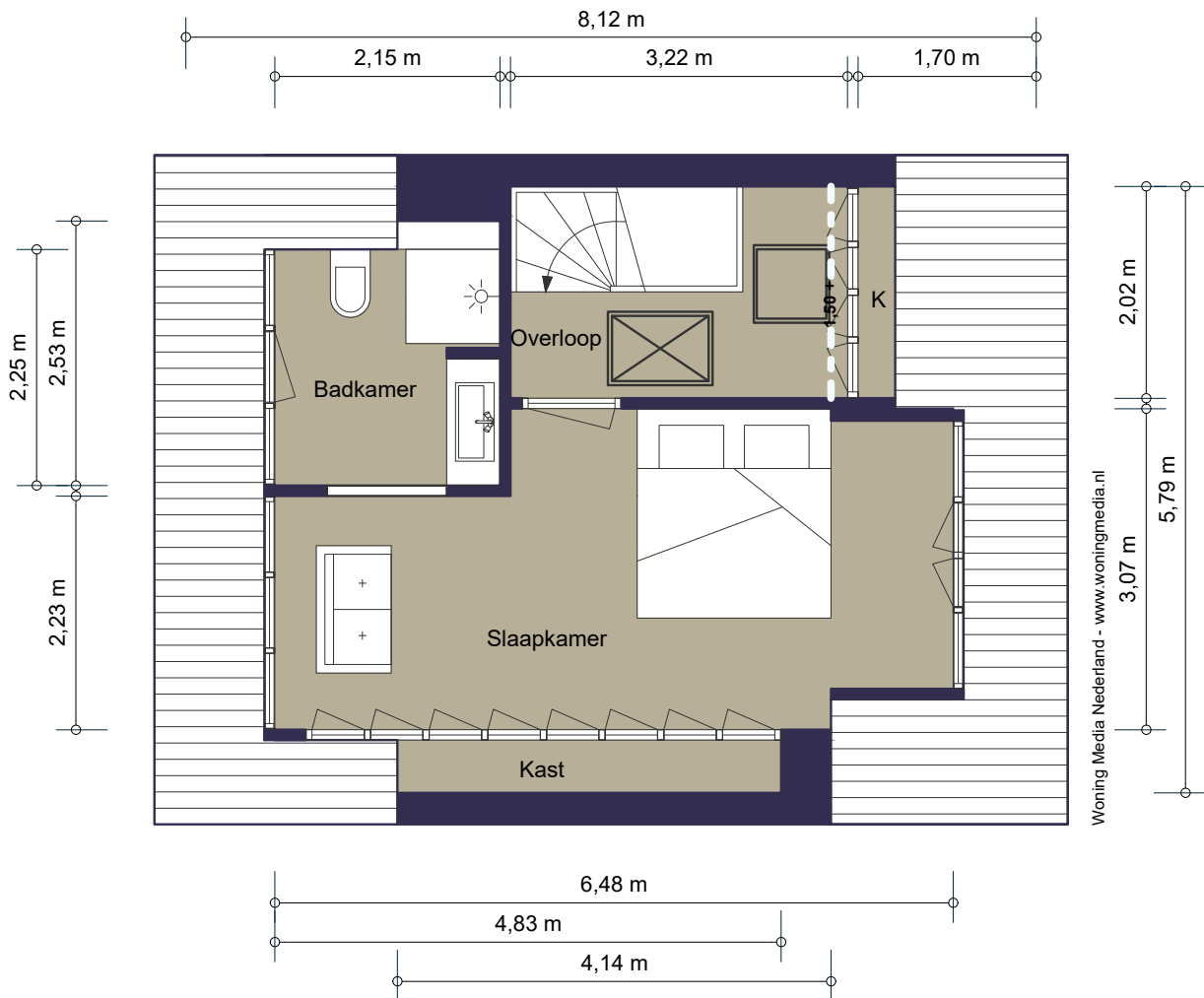
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	48,50 m <sup>2</sup>
Overige inpandige ruimte	0,00 m <sup>2</sup>
Gebouwgebonden buitenruimte	0,00 m <sup>2</sup>
Externe bergruimte	0,00 m <sup>2</sup>



De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

# SECOND FLOOR



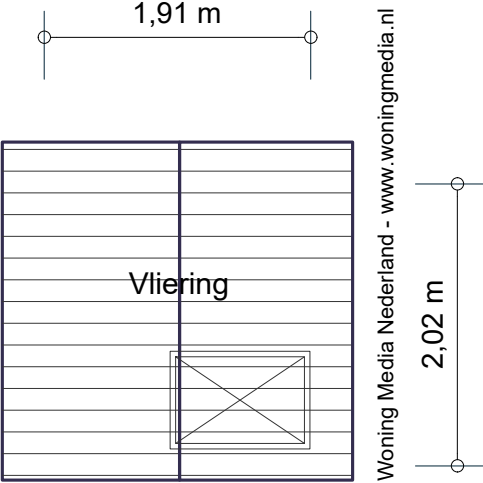
## NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	32,30 m <sup>2</sup>
Overige inpandige ruimte	0,00 m <sup>2</sup>
Gebouwegebonden buitenruimte	0,00 m <sup>2</sup>
Externe bergruimte	0,00 m <sup>2</sup>

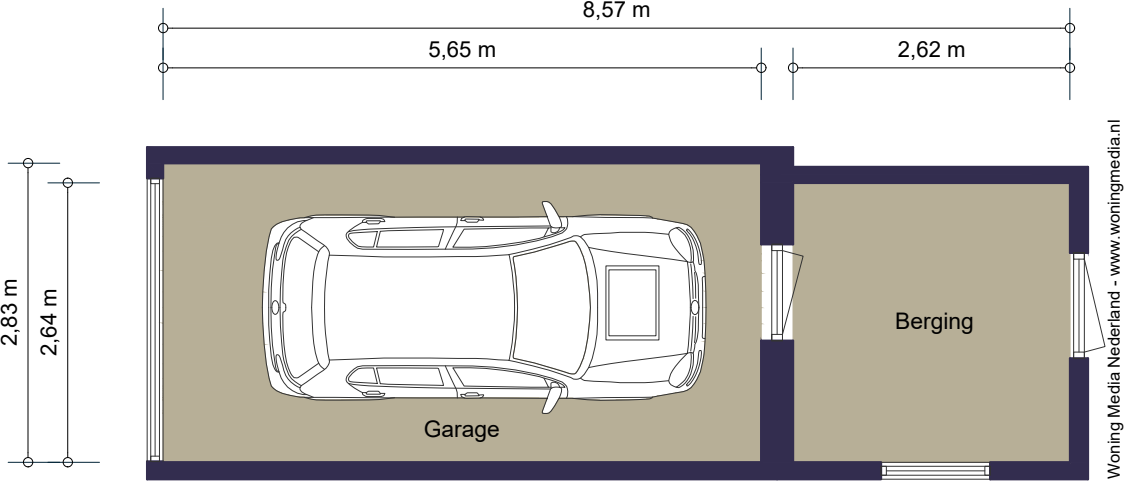


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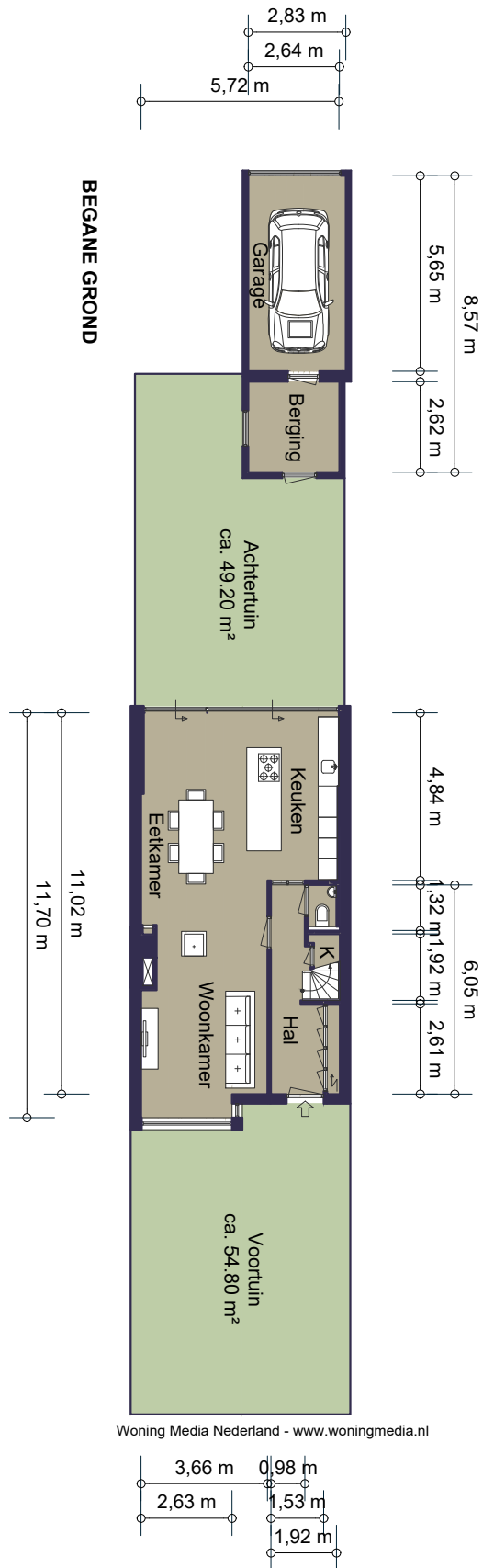
# ATTIC



# GARAGE



# PLOT



Woning Media Nederland - [www.woningmedia.nl](http://www.woningmedia.nl)

# SPECIFICATIONS

## OBJECT

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Type:	Single- family home
Type:	Mid- terrace house
Year of construction:	1957
Current use:	Living space
Current destination:	Living space

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## OUTDOOR SPACE

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- + Deep east-facing front yard with unobstructed views of the water, beautifully landscaped with hydrangeas and a mature tree—a green, inviting entrance with space for a seating area
  - + West-facing backyard of approximately 49 m<sup>2</sup>, adjoining the kitchen via a fully opening sliding glass door — ideal for afternoon sun and outdoor dining
  - + Detached garage of approximately 24 m<sup>2</sup> with a stone storage shed, accessible via the garden

## BIJZONDERHEDEN

- 
- + Completely renovated and expanded in 2016
  - + Three bedrooms, with the possibility of four
  - + Two bathrooms
  - + Wooden herringbone parquet with underfloor heating on the living floor
  - + Unobstructed view over the water
  - + Modern open kitchen with Siemens built-in appliances and Quooker
  - + Gas fireplace in the living room
  - + Energy efficiency rating: C

## CHARACTERISTICS

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Living area:	146 m <sup>2</sup>
Number of rooms:	4
Number of bedrooms:	3
Volume:	483 m <sup>3</sup>
External storage:	24 m <sup>2</sup>

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## CADASTRAL

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Municipality:	Amstelveen
Section:	H
Plot number:	7389

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## MUNICIPALITY

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

## DESTINATION

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

## OWNERSHIP SITUATION

- 
- + Full ownership

