



CARLA
VAN DEN BRINK

VAN EEGHENSTRAAT 206 AMSTERDAM

Fantastic luxurious penthouse of approx. 284 m²
with spacious south-facing terrace of 26 m² off the living room
and a large roof terrace of 75 m² with roof structure
and several spacious balconies, located on the Vondelpark.

*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
geautoriseerd door de Rijksoverheid



THE PENTHOUSE

This flat is located on the top floor, accessible (barrier-free) by lift with key security.

The flat has an extra storage room in the basement and a private parking space with an electric door for two cars.



SURROUNDINGS

The Museumplein with all its famous museums, the Concertgebouw and the P.C. Hooftstraat are within walking distance. The famous Cornelis Schuytstraat for daily shopping, with its many fashion shops and restaurants, is just around the corner.



LAYOUT

The apartment is located on the fourth and third floors and is accessible via a stately entrance, a lift with key security or the stairwell.

You enter in the middle of the apartment. The spacious hall has a guest toilet and a cloakroom. On the left side of the flat is a lovely living area. At the front is a beautiful living room with a fireplace (wood).

French doors provide access to a lovely terrace, with plenty of privacy, facing south.

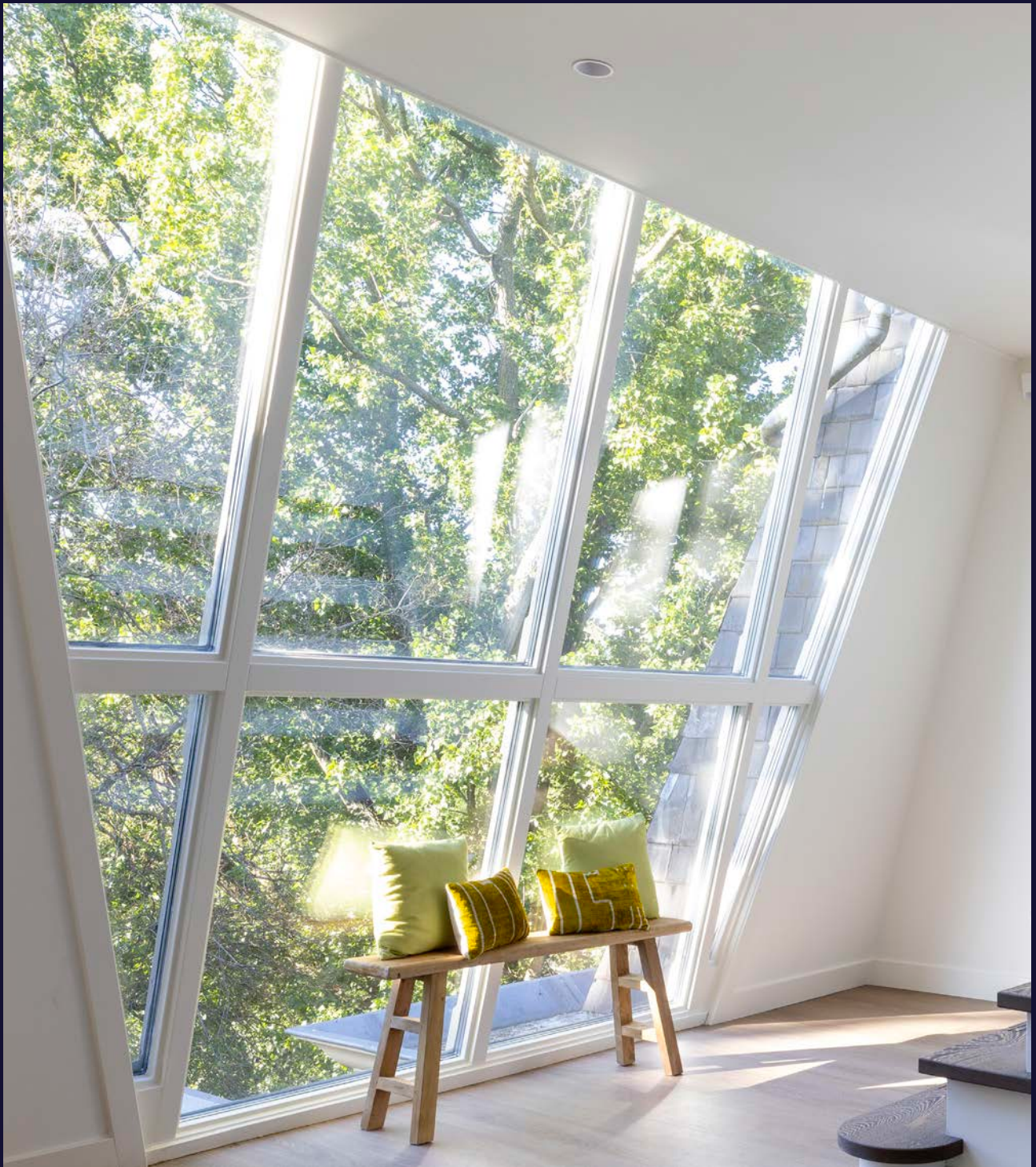




THE LOVELY
TERRACE
FACES SOUTH.







THE LUXURIOUS PENTHOUSE IS SITUATED
RIGHT NEXT TO VONDELPARK.

THE OPEN-PLAN KITCHEN

In the middle of the living area is the modern open kitchen by Bulthaup, equipped with many built-in appliances and a spacious dining area with a balcony that overlooks the Vondelpark.







THE MODERN OPEN-PLAN KITCHEN
FEATURES A BALCONY WITH A LOVELY
VIEW OVER VONDELPARK.

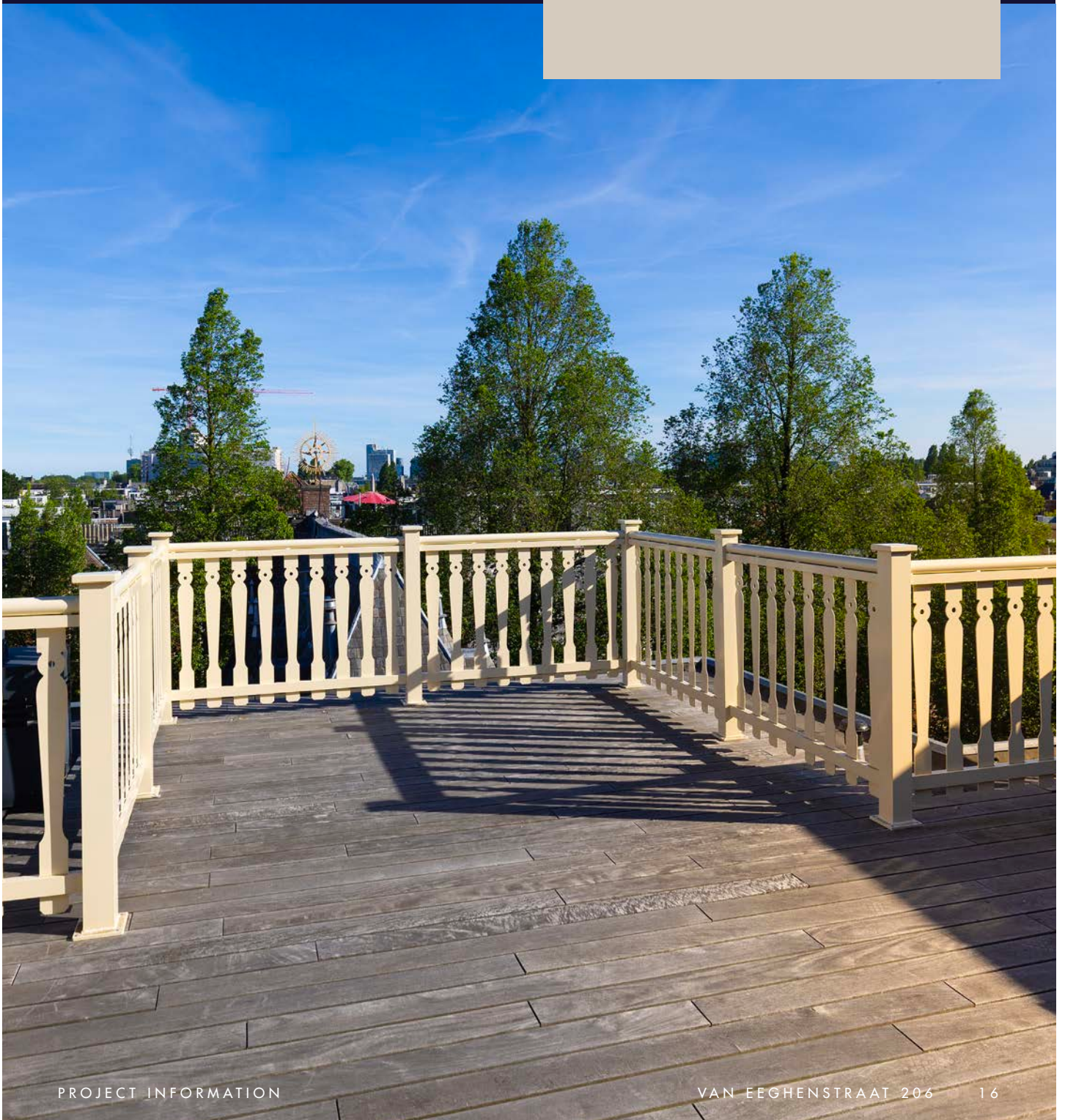




THE ROOF TERRACE

The large roof terrace is accessible from the living area via an open staircase in the living room. Here you are on the roof of the city and have a fantastic view over the Vondelpark and the Zuidas.

The new roof structure is equipped with a sauna, shower, and room with kitchen pantry with air conditioning.



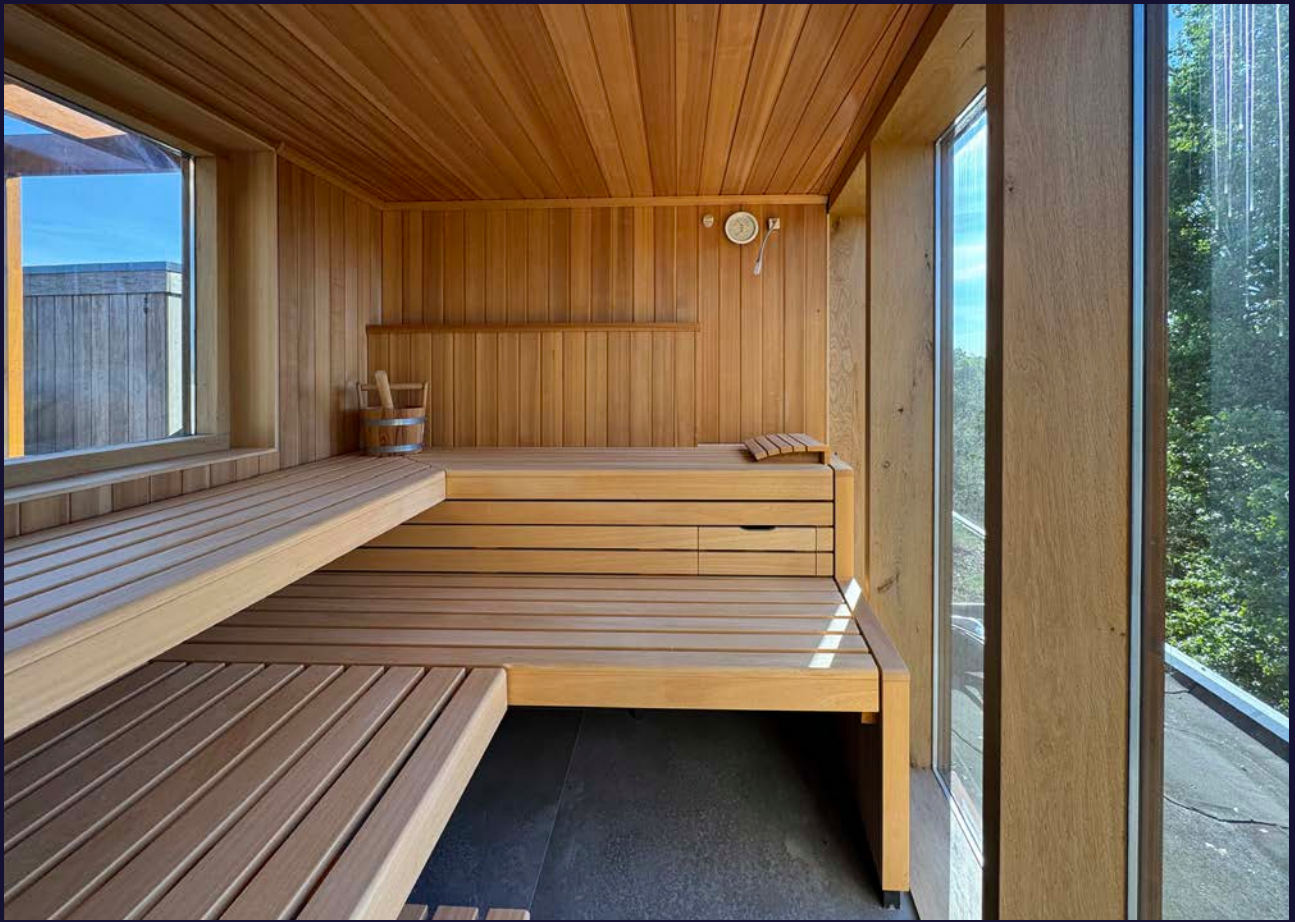


HERE YOU ARE
ON THE ROOF
OF THE CITY.











THE SLEEPING AREA

On the other side of the flat, at the rear, is the sleeping area. Spacious children's bedroom, second toilet. The master bedroom is also located on this floor. The large bedroom has a lovely balcony overlooking the Vondelpark. Adjacent to the bedroom is a walk-in closet with luxury built-in wardrobes and a large luxury bathroom.

The bathroom has a spacious walk-in shower, bathtub and double sinks.



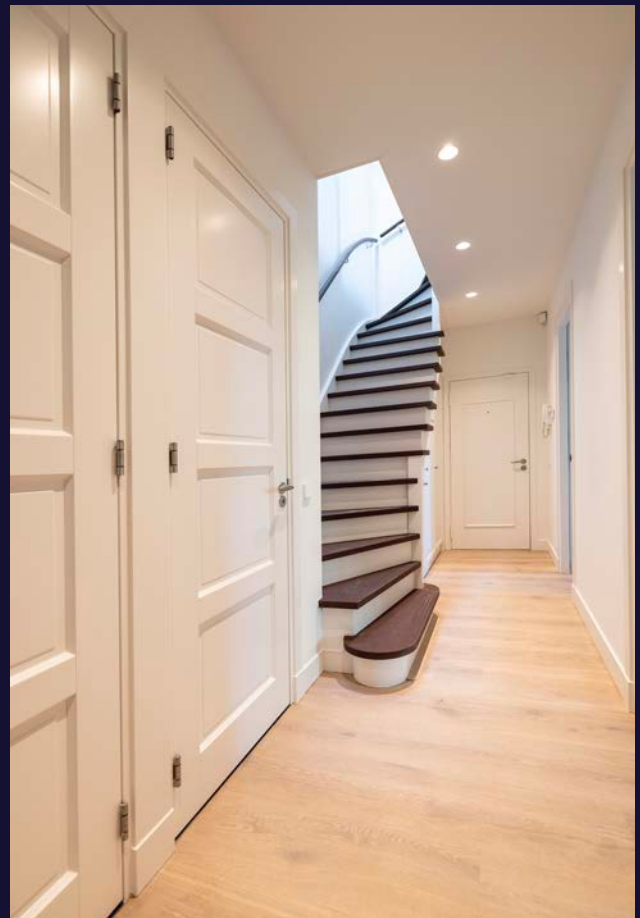
ADJACENT TO
THE BEDROOM
IS A WALK-IN
CLOSET AND A
LARGE BATHROOM.

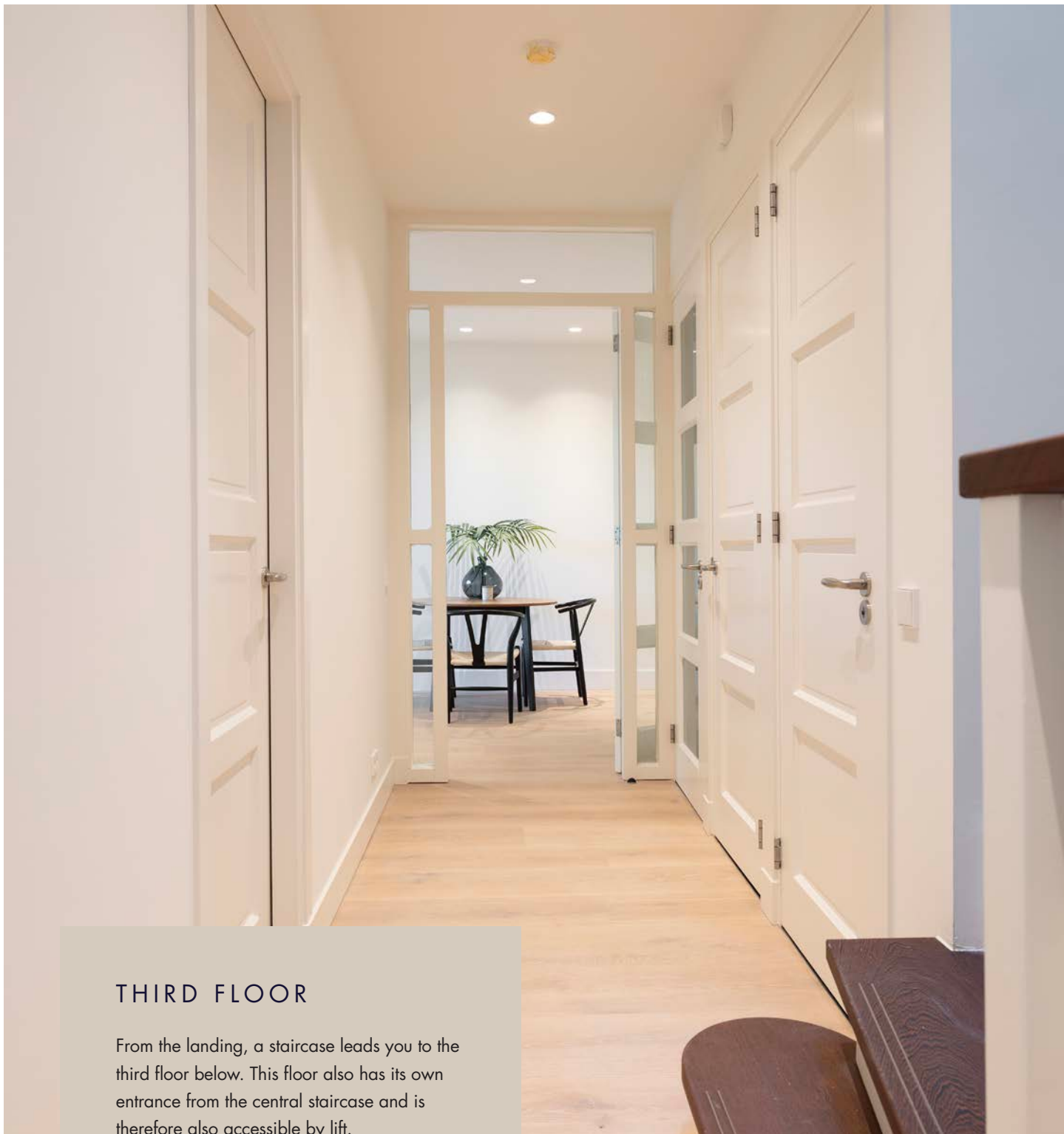






FROM THE
LANDING,
A STAIRCASE
LEADS YOU
TO THE THIRD
FLOOR BELOW.





THIRD FLOOR

From the landing, a staircase leads you to the third floor below. This floor also has its own entrance from the central staircase and is therefore also accessible by lift.

Here you will find two bedrooms, a separate toilet and the second luxurious bathroom with a spacious walk-in shower and double sinks. The third large room with a balcony overlooking Vondelpark is currently used as a study and has its own fireplace (wood) and a fully equipped kitchen. This room could also be used for an au pair or live-in staff.







THIS ROOM
WOULD ALSO
BE IDEAL FOR
AN AU PAIR OR
LIVE-IN STAFF.





4TH FLOOR



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
190,20 m ²
Overige inpandige ruimte
0,00 m ²
Gebouwsgebonden buitenruimte
25,70 m ²
Externe bergruimte
0,00 m ²

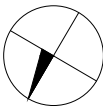
De op de tekeningen aangegeven maten zijn circa-maten, onder voorbehoud van drukfouten.

ROOF TERRACE



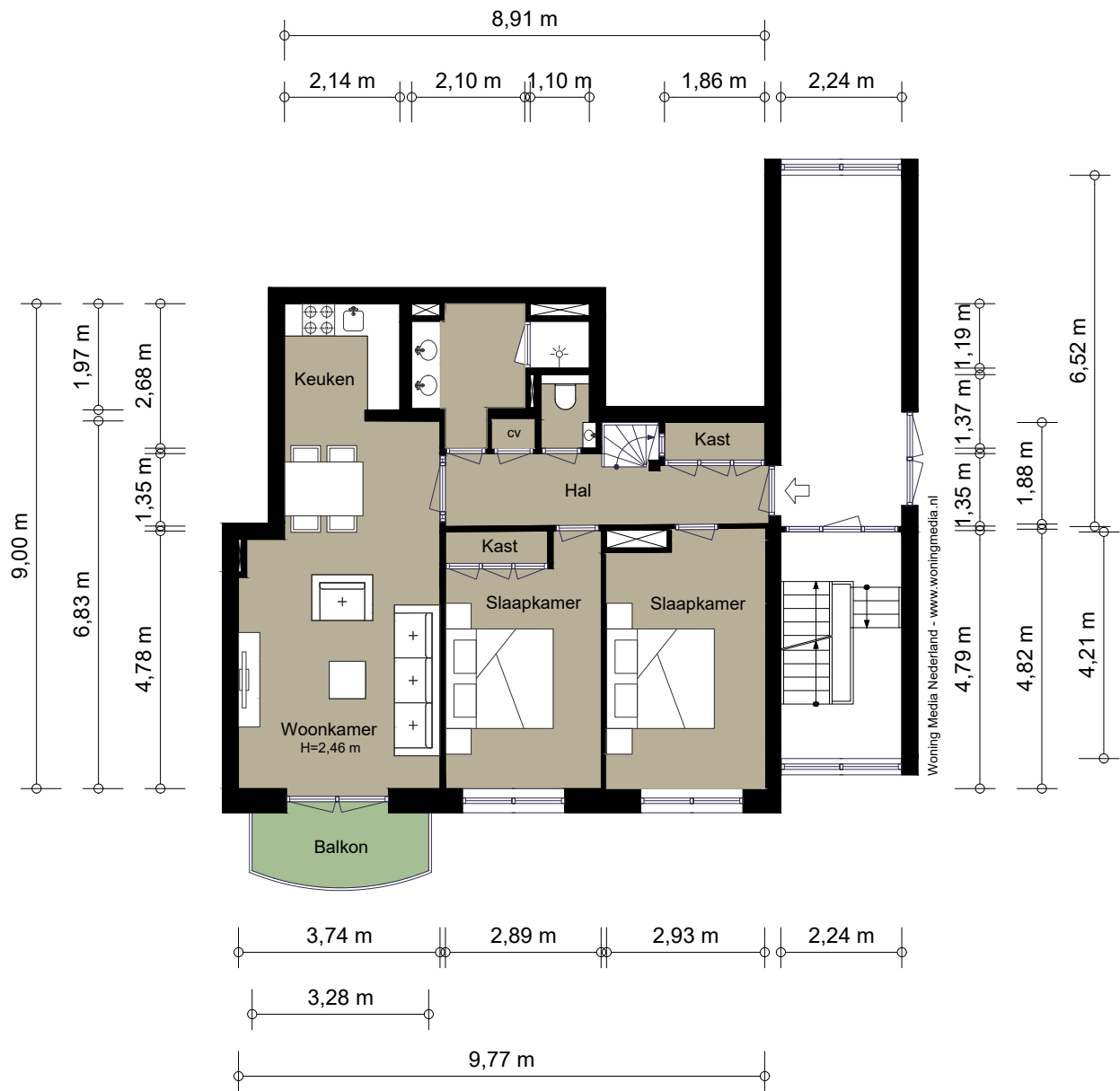
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
19,00 m ²
Overige inpandige ruimte
0,00 m ²
Gebouwgebonden buitenruimte
0,00 m ²
Externe bergruimte
0,00 m ²



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

3TH FLOOR

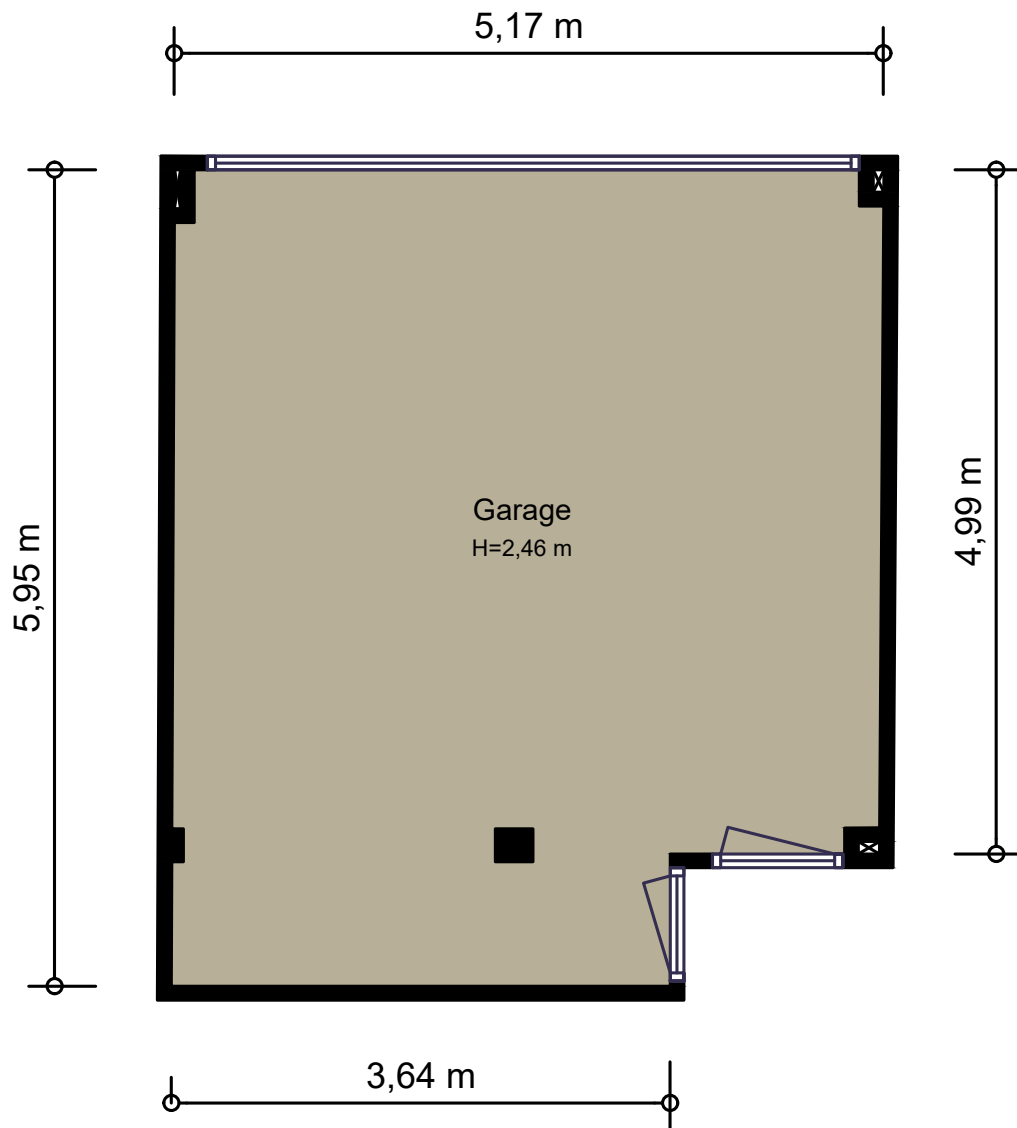


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
76,40 m²
Overige inpandige ruimte
0,00 m²
Gebouwgebonden buitenruimte
4,80 m²
Externe bergruimte
0,00 m²

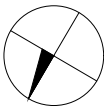
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GARAGE



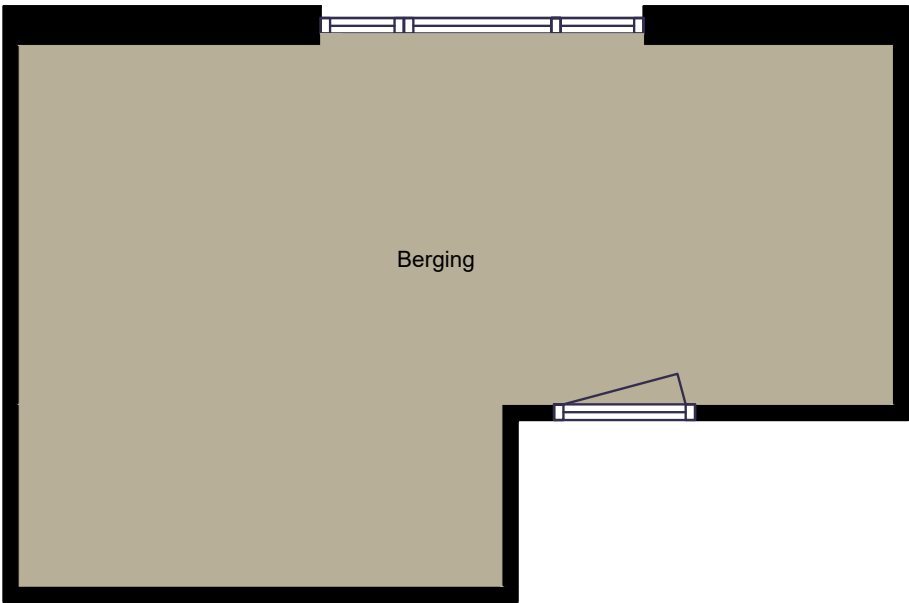
NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
0,00 m ²
Overige inpandige ruimte
0,00m ²
Gebouwgebonden buitenruimte
0,00 m ²
Externe bergruimte
29,30 m ²



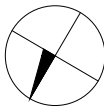
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STORAGE



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	0,00 m ²
Overige inpandige ruimte	0,00m ²
Gebouwgebonden buitenruimte	0,00 m ²
Externe bergruimte	16,30 m ²



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SPECIFICATIONS

OBJECT

Type	Penthouse
Category	Apartment
Year of construction	1906
Permanent residence	Yes
Current use	Residential
Current destination	Residential

CHARACTERISTICS

Living area	284 m ²
Number of rooms	8
Number of bedrooms	5
Volume	946 m ³
Building-related outdoor space	104 m ²
External storage	45 m ²

OUTDOOR SPACE

- + Generous south-facing terrace of approx. 26 m², adjacent to the living room
- + Large rooftop terrace of approx. 75 m² with roof extension (sauna, shower, room with kitchenette and air conditioning)
- + Several spacious balconies, including views over Vondelpark

CADASTRAL

Municipality	Amsterdam
Section	U
Plot number	9538
Index	37, 39, 49, 51
Shares	77/3864, 247/3864, 4/3864, 12/3864

SPECIAL FEATURES

- + Good owners' association, professionally managed.
- + Directly adjacent to Vondelpark
- + Lift with key security
- + Parking space for 2 cars and storage room in the basement
- + Many built-in cupboards
- + Very safe living environment
- + Caretaker regularly present
- + Apartment equipped with alarm system
- + Freehold

DESTINATION

- + The designated use of this property is residential
- + Similar properties are found in the surrounding area

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

