



J&B

MAKELAARS

EXCLUSIVE REAL ESTATE

Est. 2016

Nieuwe Prinsengracht 104-C

1018 VX AMSTERDAM



Stylish Duplex Upper-Floor Apartment with Roof Terrace in a Historic Amsterdam Canal House



ASKING PRICE
€925.000 k.k.



BEDROOMS
3



LIVING AREA
109 m²



BATHROOMS
2



ENERGY LABEL
C

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WELCOME HOME

Canal living with timeless Amsterdam charm

This spacious and light-filled duplex upper-floor apartment on the Nieuwe Prinsengracht seamlessly combines the timeless character of a historic Amsterdam canal house with contemporary living comfort. Featuring three bedrooms, two bathrooms, a balcony overlooking the canal, and a spectacular roof terrace of approximately 25 m², this is a home that leaves a lasting impression. Situated on freehold land in the heart of the highly sought-after Weesperbuurt/Plantage neighbourhood, it offers a unique opportunity to enjoy authentic canal-side living in one of Amsterdam's most desirable locations.



Balcony with views over
the canal and the
Sarphati House



Stylish electric
fireplace



Open-plan kitchen with
Quooker tap



Roof terrace approx. 25 m²
with Amsterdam skyline views



Freehold
no ground lease



"A truly special city home where character, light and life on the canal come
together seamlessly."





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LIGHT-FILLED CANAL LIVING ROOM

Space to relax, enjoy and entertain

The generous living room on the third floor at the front of the property combines the charm of a historic canal house, built before 1906 and holding an Order 2 listed status, with high-quality contemporary finishes. The balcony offers a beautiful view over the Nieuwe Prinsengracht and the Sarphati House, while the stylish electric fireplace gives the room a warm and inviting atmosphere. Designed equally for everyday enjoyment and elegant entertaining, this room is the beating heart of the home.



Balcony

With views over the canal and the Sarphati House



Electric fireplace

Warm, stylish and inviting



Historic character

Original pre-1906 canal house details that give the room a timeless and distinctive atmosphere

"An elegant living space where character, light and life on the canal come together."





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THE HEART OF THE HOME

A kitchen designed for city living

At the rear of the third floor you will find the modern open-plan kitchen, stylish, functional and fully equipped. Built-in appliances and a Quooker tap make this the perfect place to cook, gather and create memories. The kitchen flows seamlessly into the open living space, creating a natural and effortless connection with the living room at the front of the property.



Contemporary finish

Timeless and high quality



Quooker

Instant boiling water for everyday



Built-in appliances

Practical and stylishly integrated



Open-plan layout

Living room and kitchen flow harmoniously into one another



"Where modern living comfort meets the allure of an Amsterdam canal house."



PRIVATE COMFORT

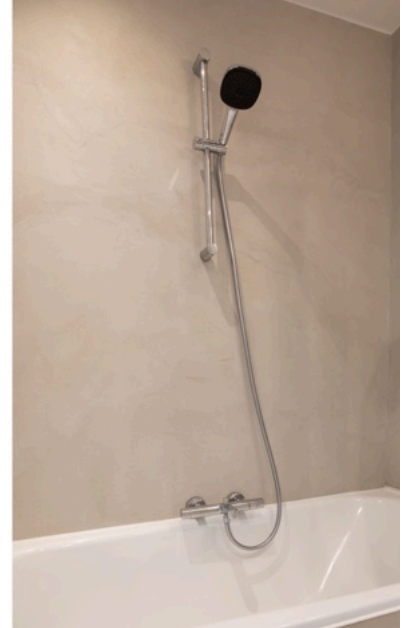
Two stylish bathrooms for everyday ease

The property features two complete bathrooms, each finished with high-quality materials and a calm, light-filled aesthetic. The first bathroom is located on the third floor. The second bathroom, fitted with a shower, washbasin and toilet, is situated on the fourth floor, directly adjacent to the two rear bedrooms. Thanks to a separate entrance door from the communal staircase, these two bedrooms and the second bathroom offer the unique possibility of creating a fully self-contained apartment, a rare and exceptionally valuable feature.



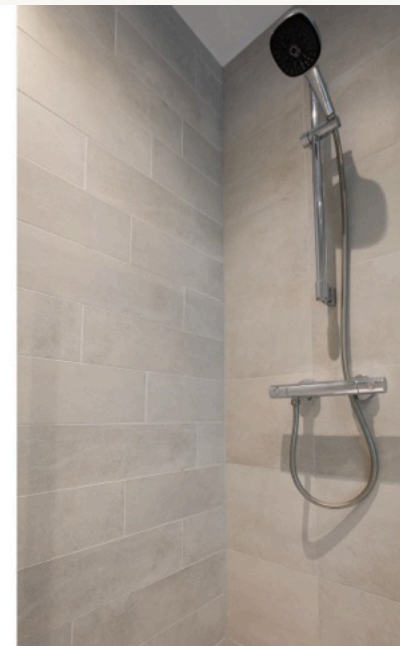
First bathroom

Fully equipped on the 3rd floor



Second bathroom

Shower, washbasin and toilet on the 4th floor



High-quality finish

Durable and timeless materials throughout



Thoughtful layout

Both bathrooms optimally positioned

"Thoughtfully designed for comfortable, everyday city living."





REST & RETREAT

Three light-filled bedrooms for the whole family

On the fourth floor you will find three light-filled bedrooms. The master bedroom at the front features a built-in wardrobe and offers a beautiful view over the Nieuwe Prinsengracht. At the rear, two spacious bedrooms with their own entrance door from the communal staircase and an adjacent bathroom can easily be converted into a fully self-contained apartment. A rare and exceptionally valuable opportunity right in the heart of Amsterdam.



Master bedroom

With built-in wardrobe and canal views

Large windows

Abundant light and a spacious feel throughout
Rear bedroom fitted with acoustic HR++ glazing. (2019)



Two rear bedrooms

Flexible layout or self-contained use

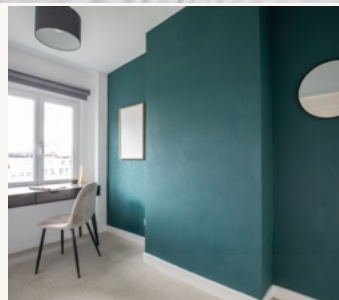
Self-contained apartment potential

Separate entrance from communal staircase



Ideal for families or home workers

Versatile and future-proof



"Space to relax, grow and live together right in the heart of Amsterdam."



OUTDOOR LIVING &
SUSTAINABILITY

A spacious terrace above the rooftops of Amsterdam

The undisputed highlight of this property is the generous roof terrace of approximately 25 m², accessible via the staircase in the hallway with a handy storage room conveniently located underneath. Here you can enjoy a truly unique outdoor space in the heart of the city, with a breathtaking view over the Amsterdam skyline. Whether lounging, dining or simply unwinding, this is your own private oasis high above the energy of the city below.



Roof terrace approx. 25 m²

Unique outdoor space above Amsterdam



Breathtaking views

Over the Amsterdam skyline



Perfect for outdoor living

Lounging, dining and relaxing



Storage room

conveniently located beneath the roof terrace staircase



Parking

Parking permit required One permit available Approx. €677 per year



Energy Label C

A well-maintained property in a characterful canal house with Order 2 listed status.



Nefit HR combi boiler (2015), maintained.



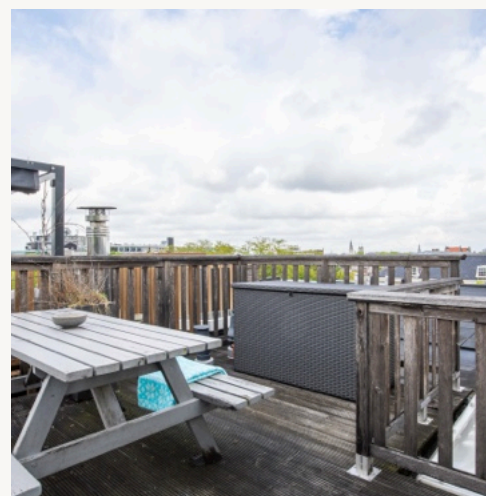
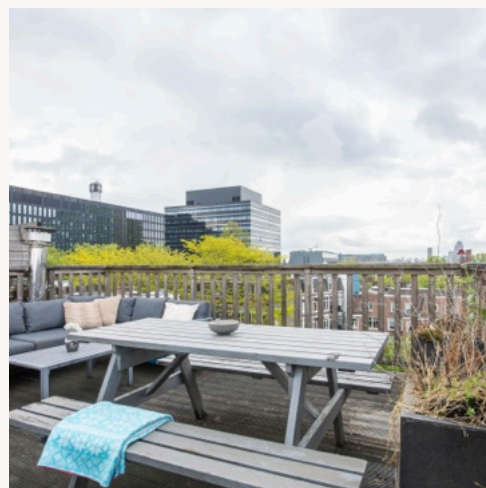
Interior and exterior maintenance: good condition



Flat roof well maintained



Freehold land no ground lease



**"A private oasis above Amsterdam where indoor and outdoor living
come together."**





PRIME LOCATION

The best of Amsterdam right on your doorstep

Located on the beautiful Nieuwe Prinsengracht in the highly sought-after Weesperbuurt/Plantage neighbourhood, this property sits in one of Amsterdam's most beloved residential areas where an impressive 88.6% of residents report being satisfied with their living environment. An ideal combination of peaceful canal-side living, excellent amenities and outstanding connectivity right in the heart of the city.



Sought-after neighbourhood

Weesperbuurt/Plantage



Excellent connectivity

Amsterdam Centraal approx. 2 km; A10 ring road within approximately 5 minutes



Family-friendly environment

School at just 50 metres away



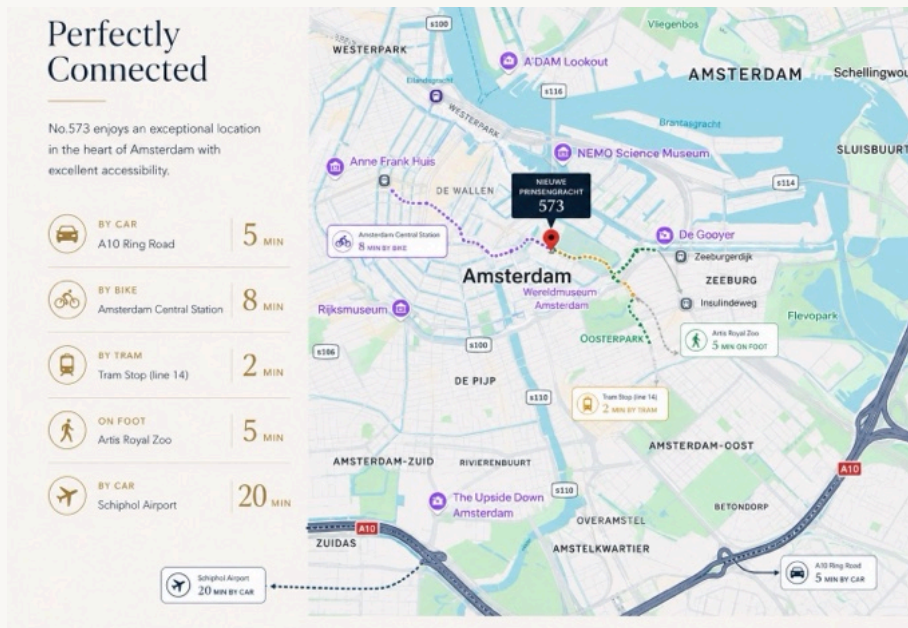
Daily amenities

Sarphatistraat, Utrechtsestraat, Waterlooplein and Dappermarkt within walking distance



Nature & culture

Artis Zoo, Hortus Botanicus, Oosterpark and Tropenmuseum within a stone's throw



"A truly special city home in a location where tranquillity, comfort and the real Amsterdam come together."

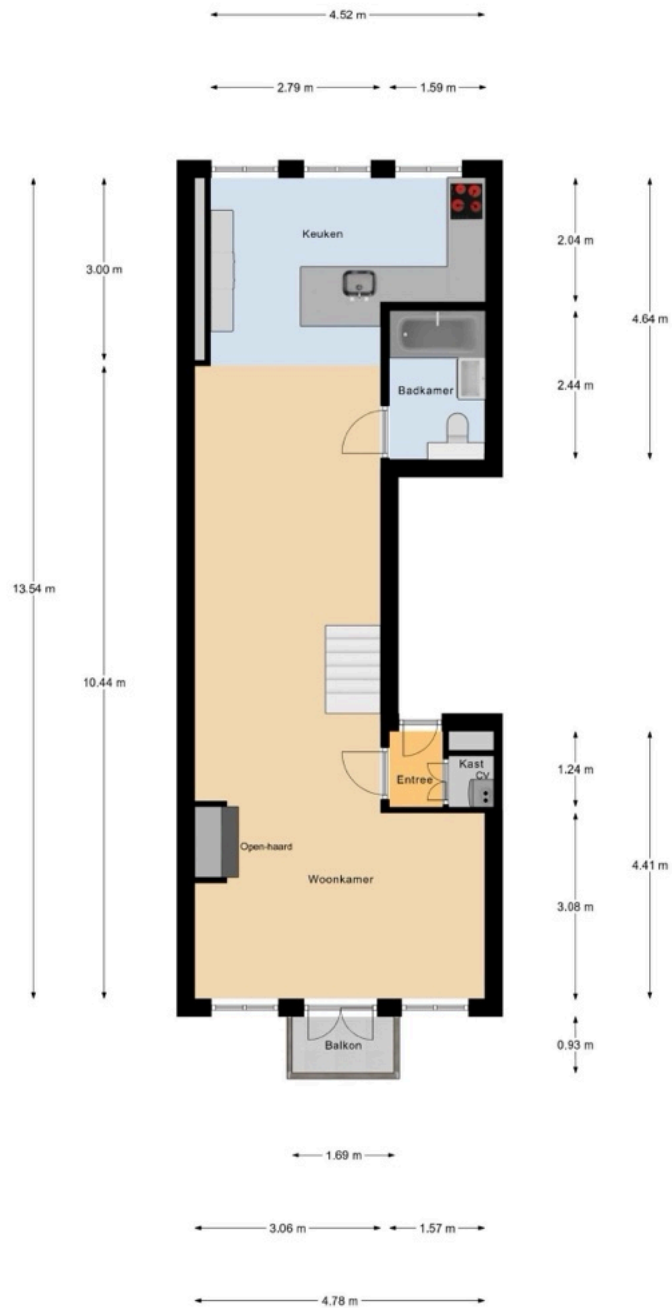


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4e Verdieping

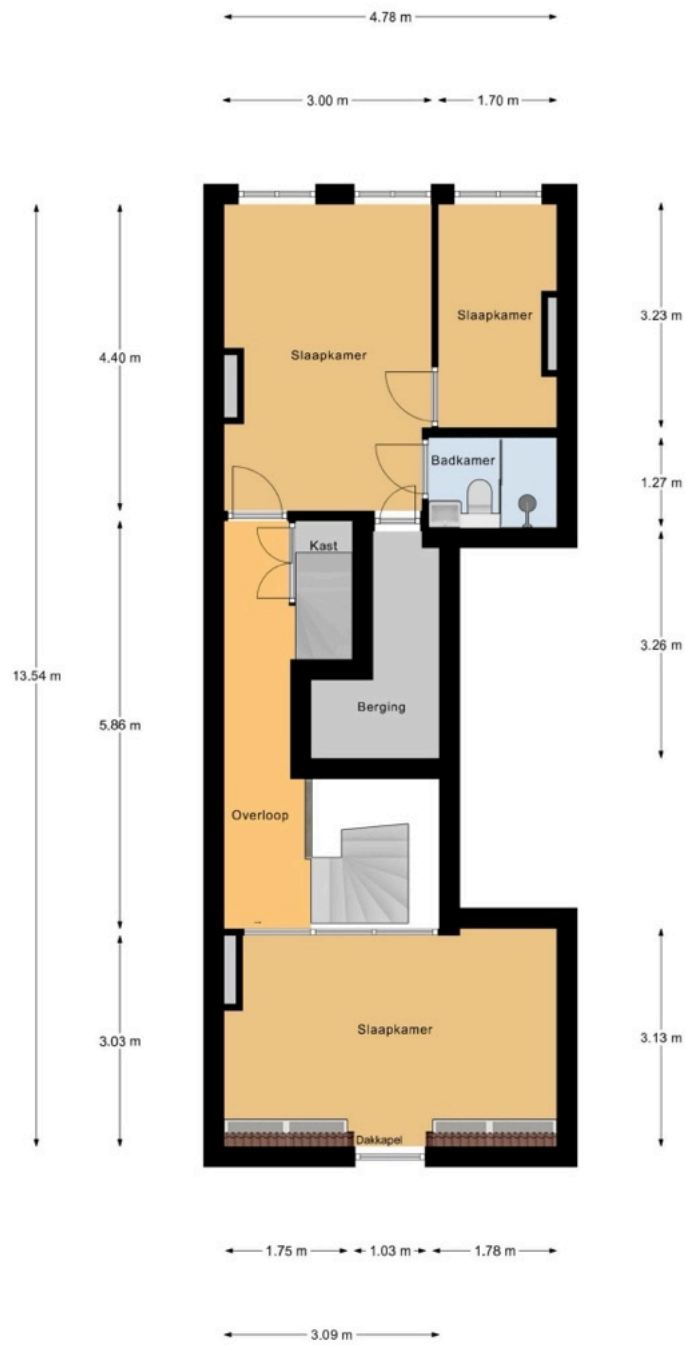


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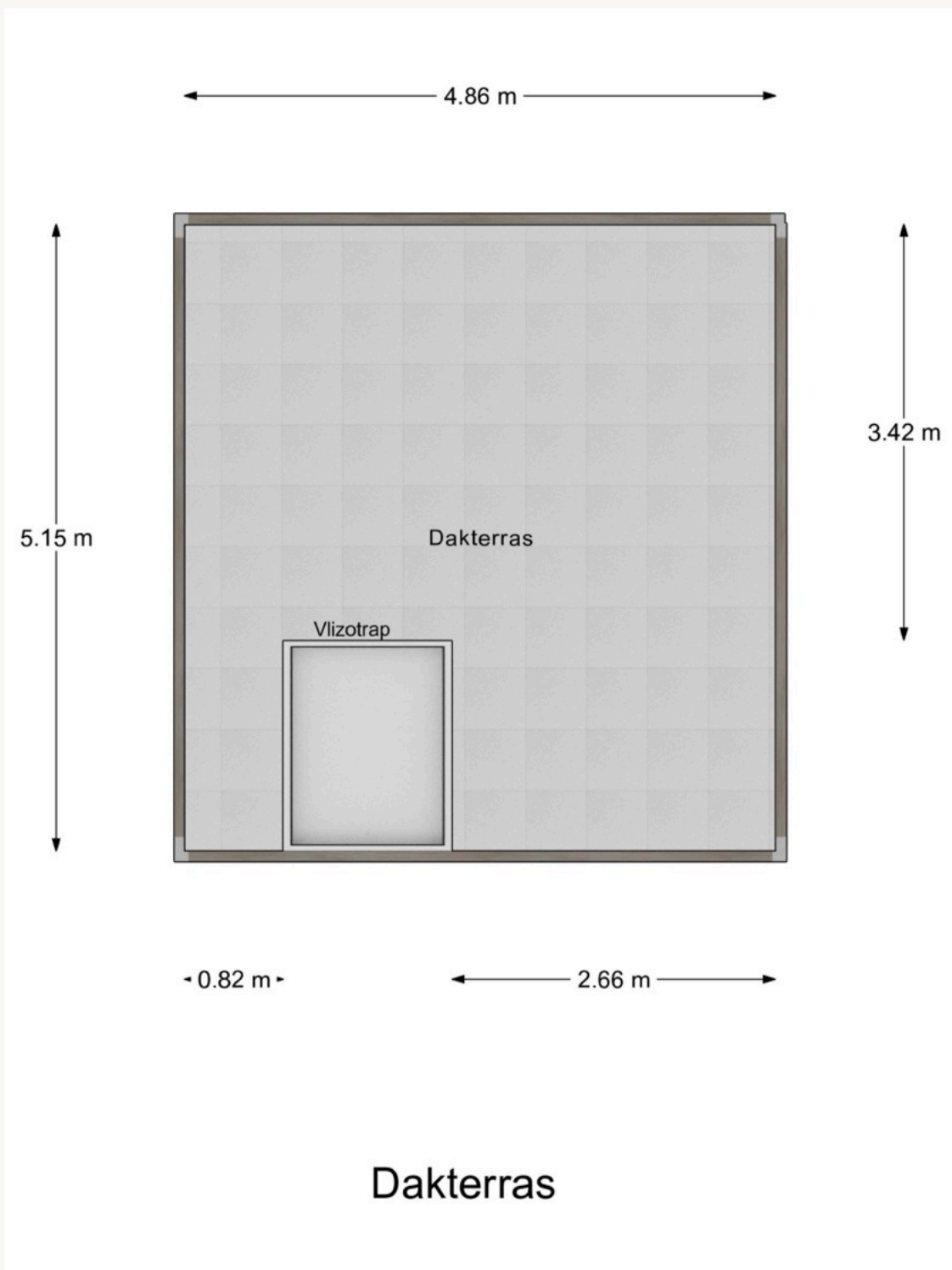
EXCLUSIVE REAL ESTATE

Est. 2016



5e Verdieping







EXCLUSIVE REPRESENTATION

Your Trusted Partner in Real Estate

Whether you are searching for your next family home, looking to sell a cherished property, or seeking expert guidance throughout the buying process, the J&B Makelaars Team is committed to delivering a professional, personal and results-driven service.

With in-depth local market knowledge and a passion for exceptional presentation, we help buyers and sellers make confident property decisions.



ABOUT J&B MAKELAARS

J&B Makelaars combines modern marketing, expert negotiation and personalised service to ensure every property receives the attention it deserves.

Our approach is built on:





-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication
-  Dedicated client service



INTERESTED IN THIS PROPERTY?

We would be delighted to arrange a private viewing or provide additional information.

CONTACT DETAILS

-  Professional property presentation
-  Local market expertise
-  Personal guidance throughout the process
-  Transparent communication

OPENING HOURS

-  Monday - Friday 09:00 - 17:30
- Saturday By Appointment



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Let us help you
achieve your
real estate dreams
together.

