



CARLA
VAN DEN BRINK

WIJTENBACHSTRAAT 51-D AMSTERDAM

Charming and bright apartment of approximately
48 m² with a roof terrace and high ceilings, located
in the popular Dapperbuurt next to Oosterpark.

*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
geaccrediteerd door de Rijksoverheid



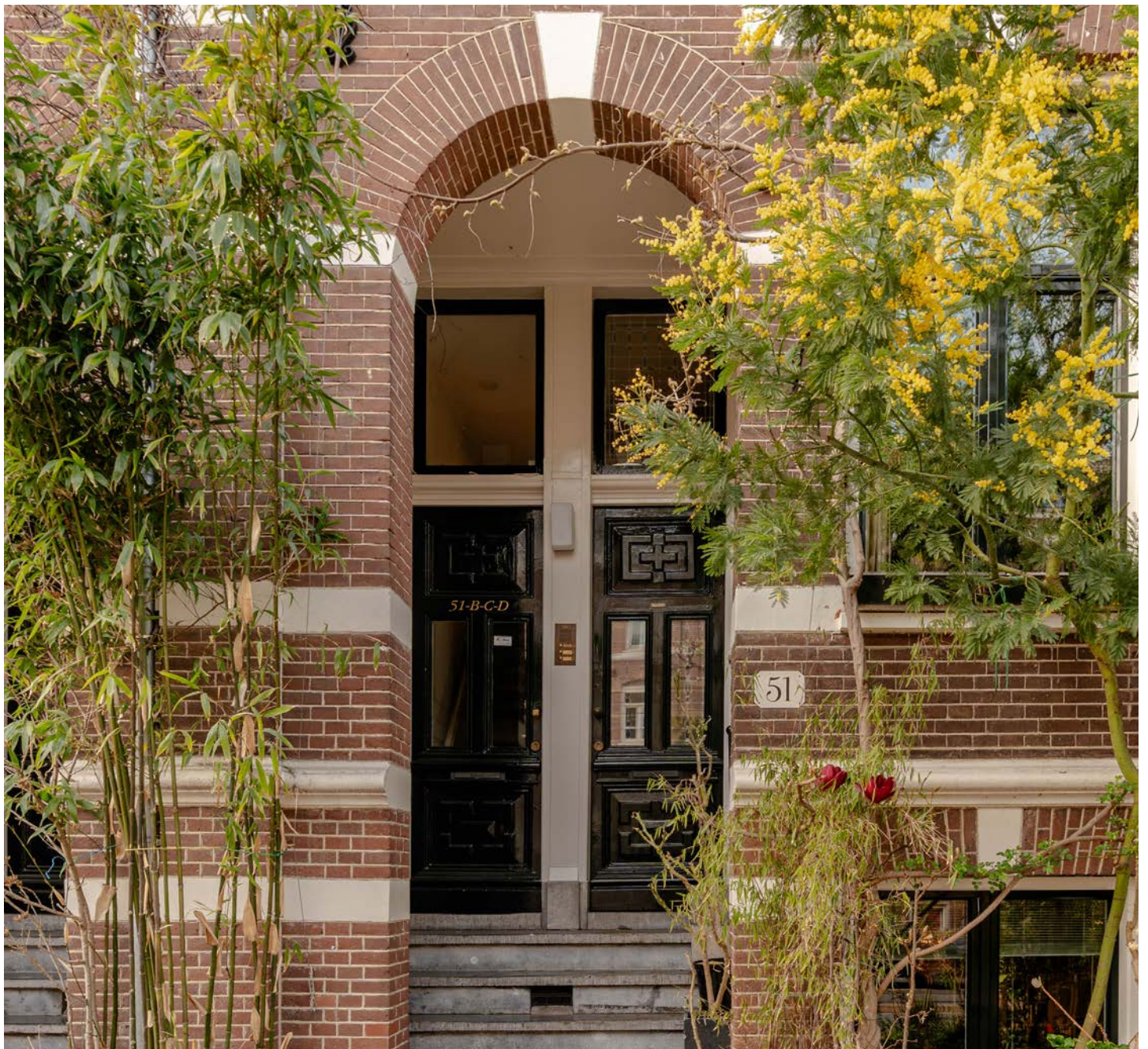


SURROUNDINGS AND ACCESSIBILITY

Wijtenbachstraat 51 is situated in a lively and highly sought-after area in Amsterdam East, in the Dapperbuurt and on the edge of the Oosterparkbuurt. The immediate surroundings offer a wide variety of shops, supermarkets, cosy cafés and excellent restaurants. The Dapper Market, Oosterpark and the Oostpoort shopping centre are all within close proximity, providing both daily amenities and leisure options within easy reach. For those who enjoy culture and city life, the Tropenmuseum, Artis Zoo and the Hortus Botanicus are also easily accessible.

The property is very well connected. Several tram stops are located nearby, including along Wijtenbachstraat and Linnaeusstraat, offering convenient connections to the city centre and other parts of Amsterdam. Amsterdam Muiderpoort station is also within short distance. By car, there is quick access to the A10 ring road via Linnaeusstraat and Middenweg.





LAYOUT

On the fourth floor, you reach this charming apartment via a bright hallway. The pleasant natural light immediately stands out, enhanced by the large windows overlooking the roof terrace. On the left-hand side is a separate toilet, while on the right-hand side you enter the living area.

The living room is bright and offers direct access to the roof terrace, a wonderful spot to enjoy the evening sun in peace. The open-plan kitchen connects seamlessly to the living space and is equipped with

all necessary built-in appliances. The generous ceiling height enhances the sense of space and also offers the possibility to create a mezzanine.

At the front of the apartment is the spacious bedroom, with direct access to the bathroom. The bathroom is fitted with a walk-in shower and washbasin. The bedroom also features a practical storage area with a connection for a washing machine.





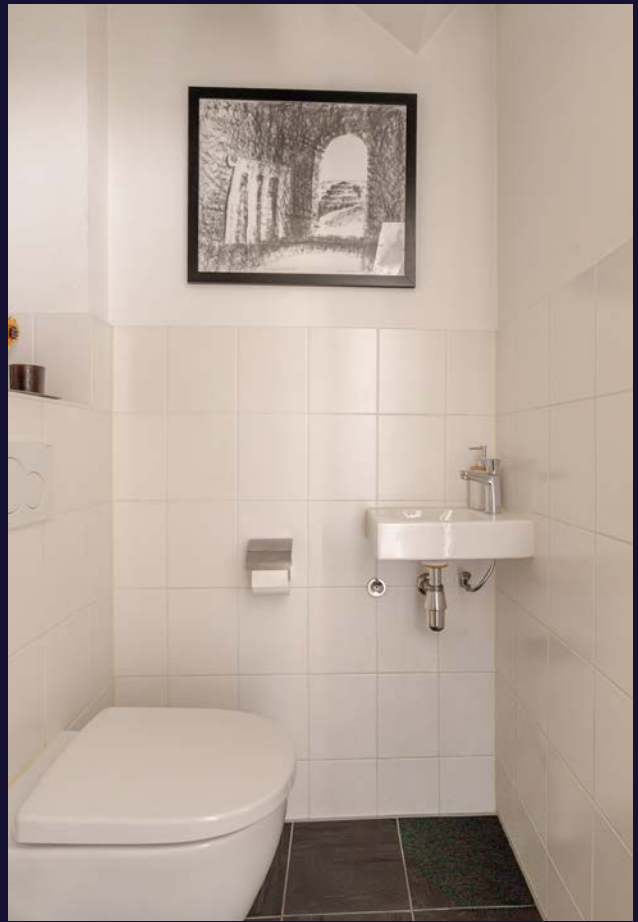




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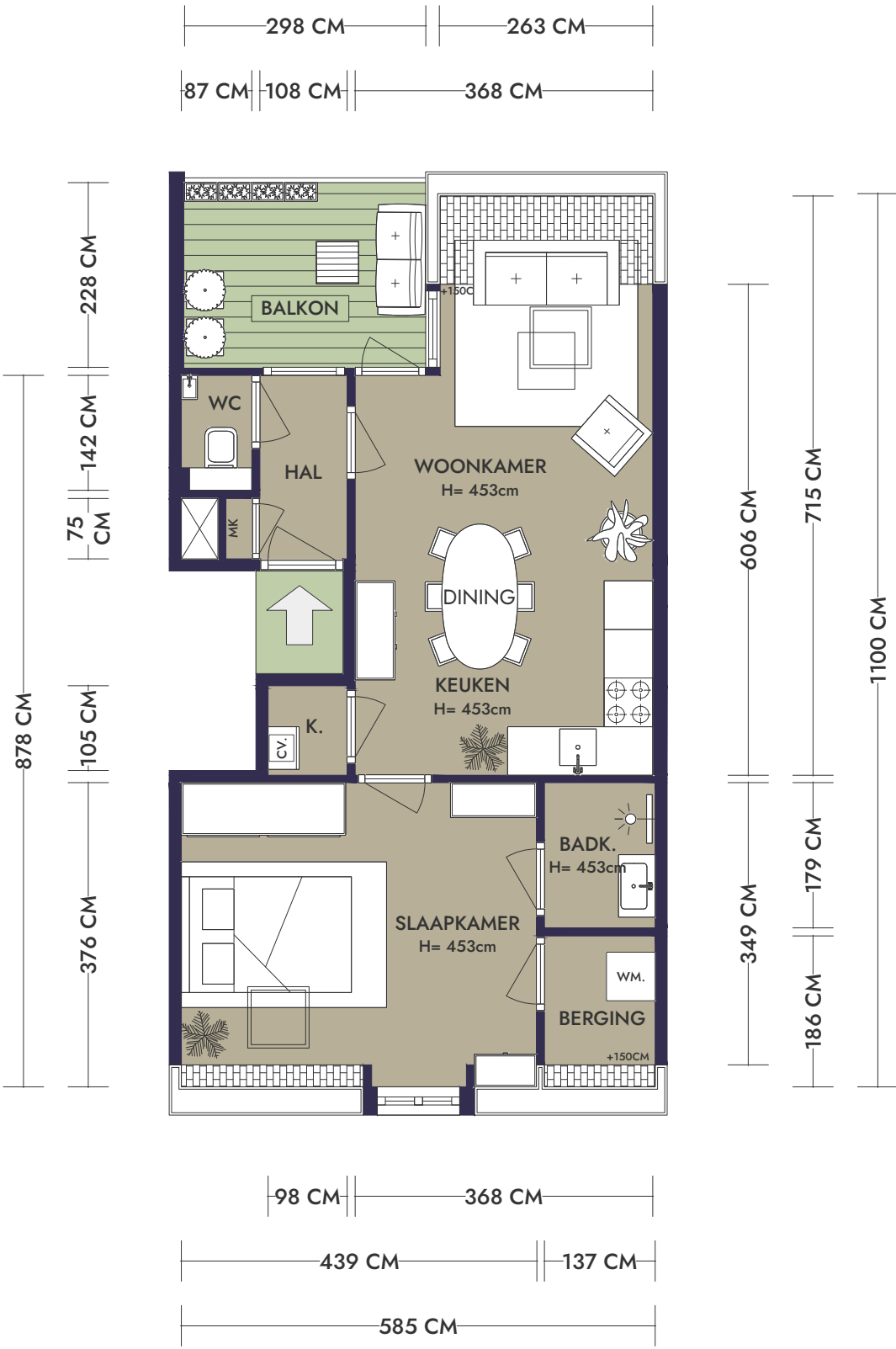




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FOURTH FLOOR



SPECIFICATIONS

OBJECT

Type	Apartment
Year of construction	1884
Current use	Living space
Current destination	Living

PARTICULARITIES

- + Approx. 48 m² of living space (4.2 m² deducted due to height < 1.50 m)
- + Spacious roof terrace
- + High ceilings
- + Energy label B
- + Active and professionally managed homeowners' association
- + Monthly service charges: €119,08
- + MJOP available
- + Ground lease bought off until 2063
- + Attractive neighbourhood
- + Located next to Oosterpark

OWNERSHIP SITUATION

- + Leasehold (erfpacht)
- + Buyout option: Yes
- + Duration: Continuous
- + Variable ground rent
- + Ground rent bought off until 15 September 2063

CHARACTERISTICS

Living area	48 m ²
Number of rooms	2
Number of bedrooms	1
Content	188 m ³
Building-related outdoor space	7 m ²

CADASTRAL

Municipality	Amsterdam
Section	S
Plot number	9984

MUNICIPALITY

- + No details known to the environmental service
- + There are no known summons
- + No known negative information about the foundation

DESTINATION

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

HOMEOWNERS' ASSOCIATION (VVE)

The homeowners' association is professionally managed by Ymere. The monthly service charges amount to €119,08. A multi-year maintenance plan (MJOP) is available, prepared in 2019 (a new plan is currently being drafted). The rear façade is scheduled to be painted at the end of 2026.

