



CARLA
VAN DEN BRINK

DANIËL STALPERTSTRAAT 47
AMSTERDAM

Modern living with a garden in De Pijp!

Located in the heart of the popular Frans Halsbuurt neighborhood,
this comfortable and sustainably built ground-floor apartment spans
the ground floor and the basement.

The property has its own entrance directly onto the street,
which gives it the charm of a detached house.

*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
instituut
geaccrediteerd door de Rijksoverheid

THE APARTMENT

The home combines the characteristic architecture of De Pijp with the comfort and quality of a 2014 construction, earning it an Energy Label A.

The apartment offers approximately 106 m² of living space, two spacious bedrooms, two bathrooms, a spacious kitchen-diner, and a bright living room with French doors opening onto the garden. High ceilings, underfloor heating, and hardwood floors contribute to a pleasant and comfortable living experience.

At the back of the garden, there is also a detached garden shed of approximately 19 m², ideal as a workspace, guest quarters, or multifunctional extra room. The spacious garden enjoys both morning and afternoon sun and offers a delightful, green oasis in the heart of the city.





NEIGHBORHOOD

The property is located in the Frans Halsbuurt, one of the most attractive parts of De Pijp. In recent years, the neighborhood has become increasingly green and car-free, while the vibrancy that makes this area so beloved has been fully preserved.

There are numerous excellent restaurants, cafés, and specialty shops in the immediate vicinity. The Albert Cuyper Market, Gerard Dou Square, and Sarphati Park are within a short walking distance. Museumplein, the Rijksmuseum, and downtown Amsterdam are also just a few minutes away.

A delightful living environment where tranquility and vibrant city life effortlessly come together.

DE DAEN

The home is part of De Daen, a high-quality residential complex completed in 2014. The development features architecture that complements the characteristic streetscape of De Pijp, combined with modern construction quality, good insulation, and sustainable materials.

The result is a home that captures the neighborhood's charm while offering the comfort of a new construction. The large windows, French doors, and ceilings nearly three meters high provide plenty of natural light and a pleasant sense of space.

Residents of De Daen also have access to various communal amenities, including a fitness center and a bicycle storage area.

There may be a separate opportunity to purchase a parking space in the underground parking garage. Any purchase is subject to availability, approval by the relevant owner, and the offering procedure in effect within the homeowners' association.

COMPLEX AND AMENITIES

The communal entrance to De Daen is well-maintained and finished to a high standard, featuring natural stone and designer lighting, among other elements.

The communal bicycle storage area and fitness room are accessible via the stairs or elevator. The fitness room also has its own restroom.





GROUND FLOOR

The home features a private entrance from the street. The entryway offers space for a coat closet and includes a separate toilet with a sink.

From the entrance, you enter the spacious kitchen-diner, which occupies a central location in the home. At the front is the dining area with a custom-built bench seat featuring built-in storage. Thanks to its size and the abundance of natural light, this area also offers the potential to create a third bedroom.

The kitchen is equipped with a fridge-freezer, dishwasher, combination oven, and five-burner stovetop. Behind the dining area, there is also a spacious built-in closet, providing ample practical storage space.

The bright living room faces the garden. Thanks to the ceiling height of nearly three meters, the tall windows, and the wide French doors, this space has a particularly open and airy feel. The French doors connect the living room directly to the backyard.









FROM THE
ENTRANCE,
YOU ENTER
THE SPACIOUS
KITCHEN-DINER,
WHICH OCCUPIES
A CENTRAL
LOCATION IN
THE HOME.



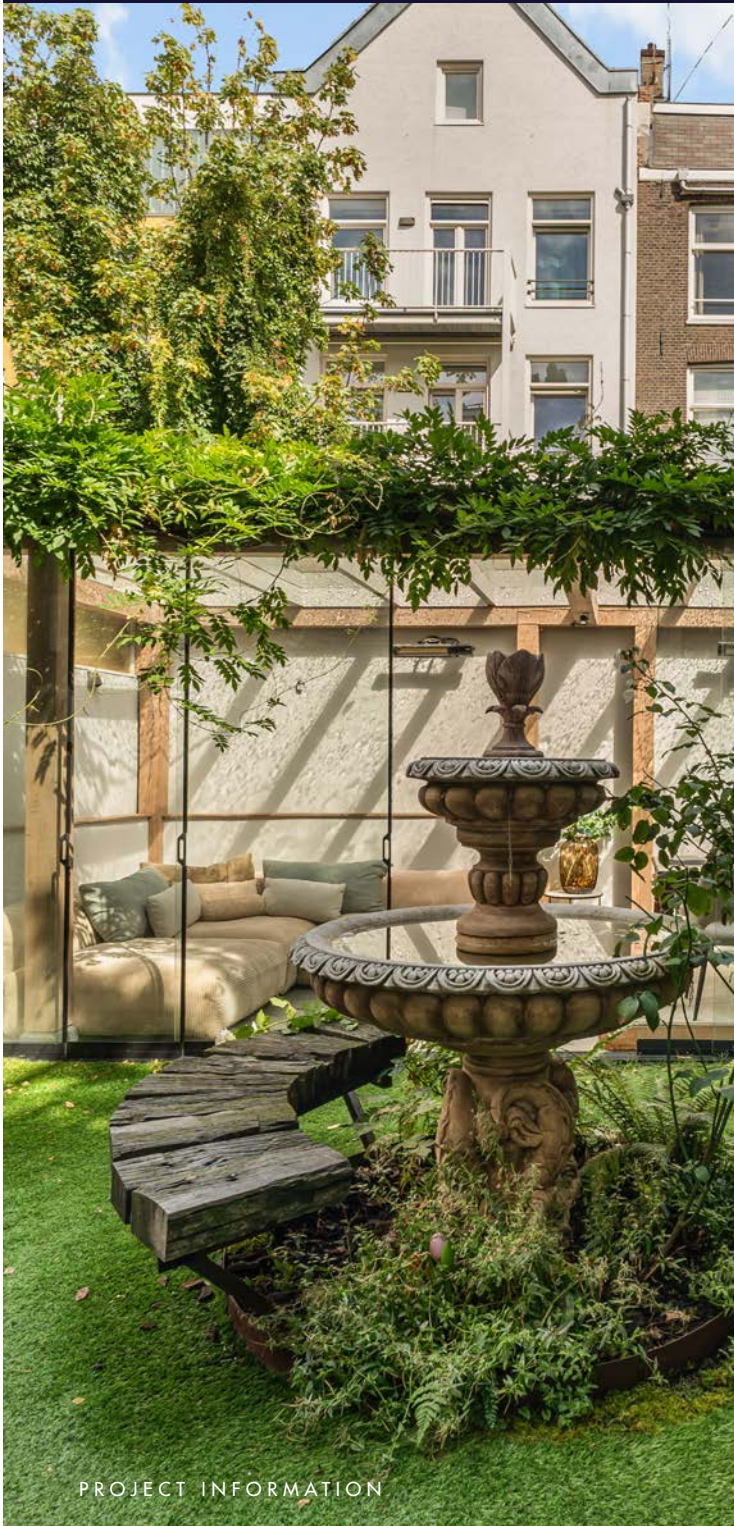
GARDEN AND GARDEN SHED

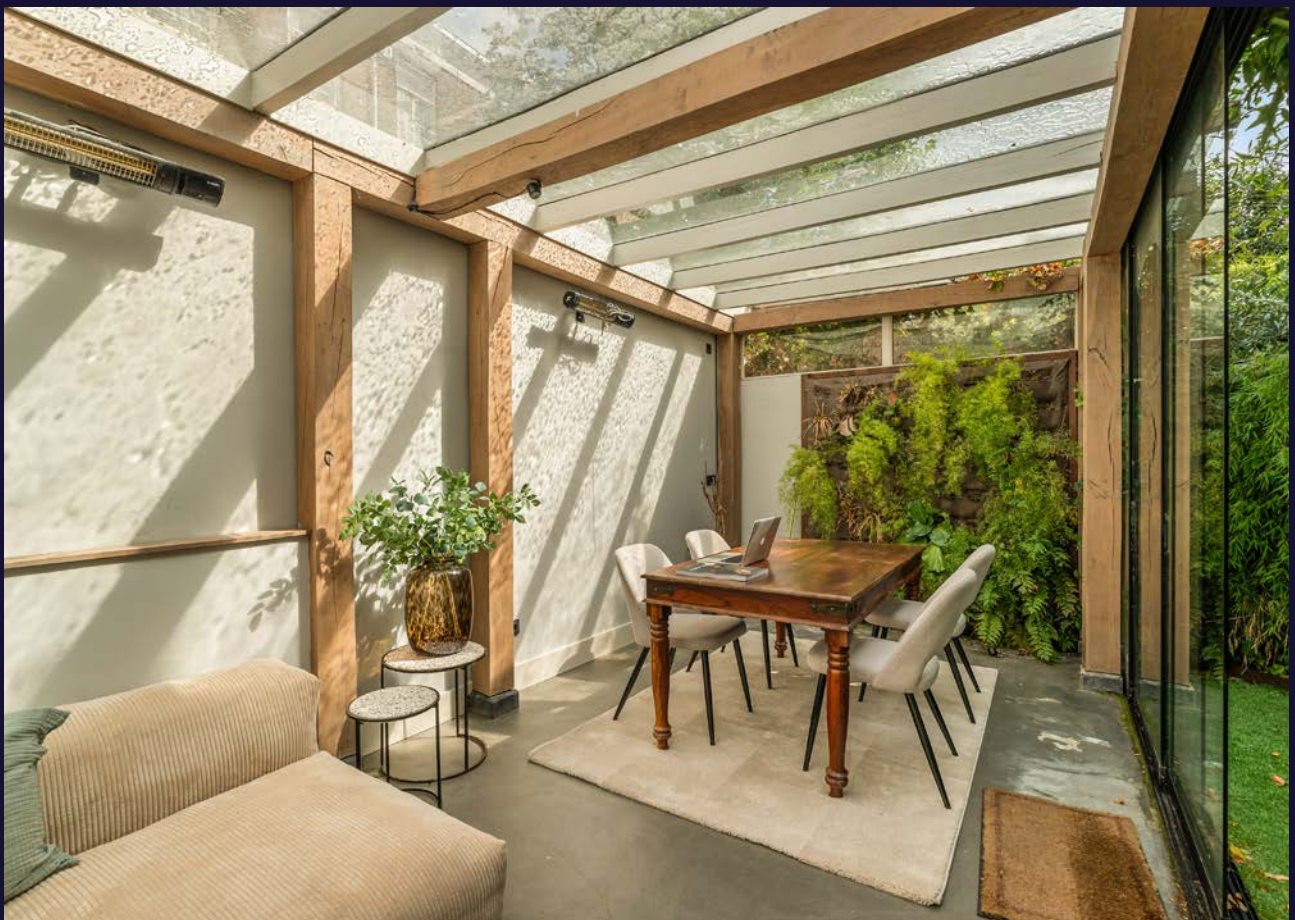
The spacious backyard, measuring approximately 62 m², is beautifully landscaped and features a fountain. It's a true oasis of tranquility in the heart of the city, with various spots to enjoy the sun throughout the day. In addition to a practical storage closet, the freestanding garden house, measuring approximately 19 m², is located at the back of the garden. Thanks to its large glass front and pleasant connection to the garden, this is an attractive multifunctional space—ideal as a home office, guest quarters, playroom, or additional lounge area.

SLEEPING

On the garden side is a spacious bedroom with an en-suite bathroom. The bathroom features a walk-in shower with a rain showerhead and a vanity unit with a mirror.

Adjacent to this is the utility room/storage area with connections for the washer and dryer.

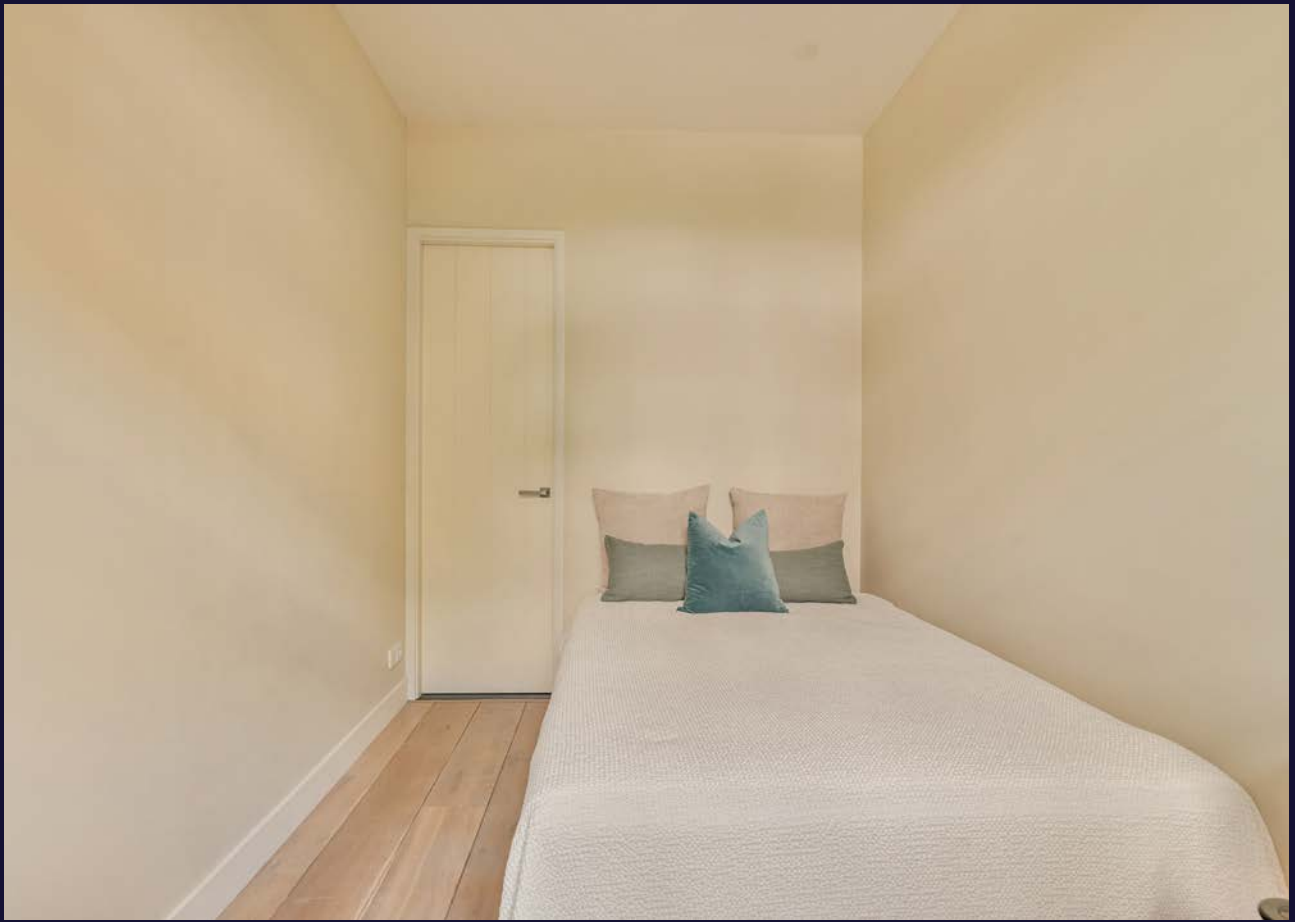






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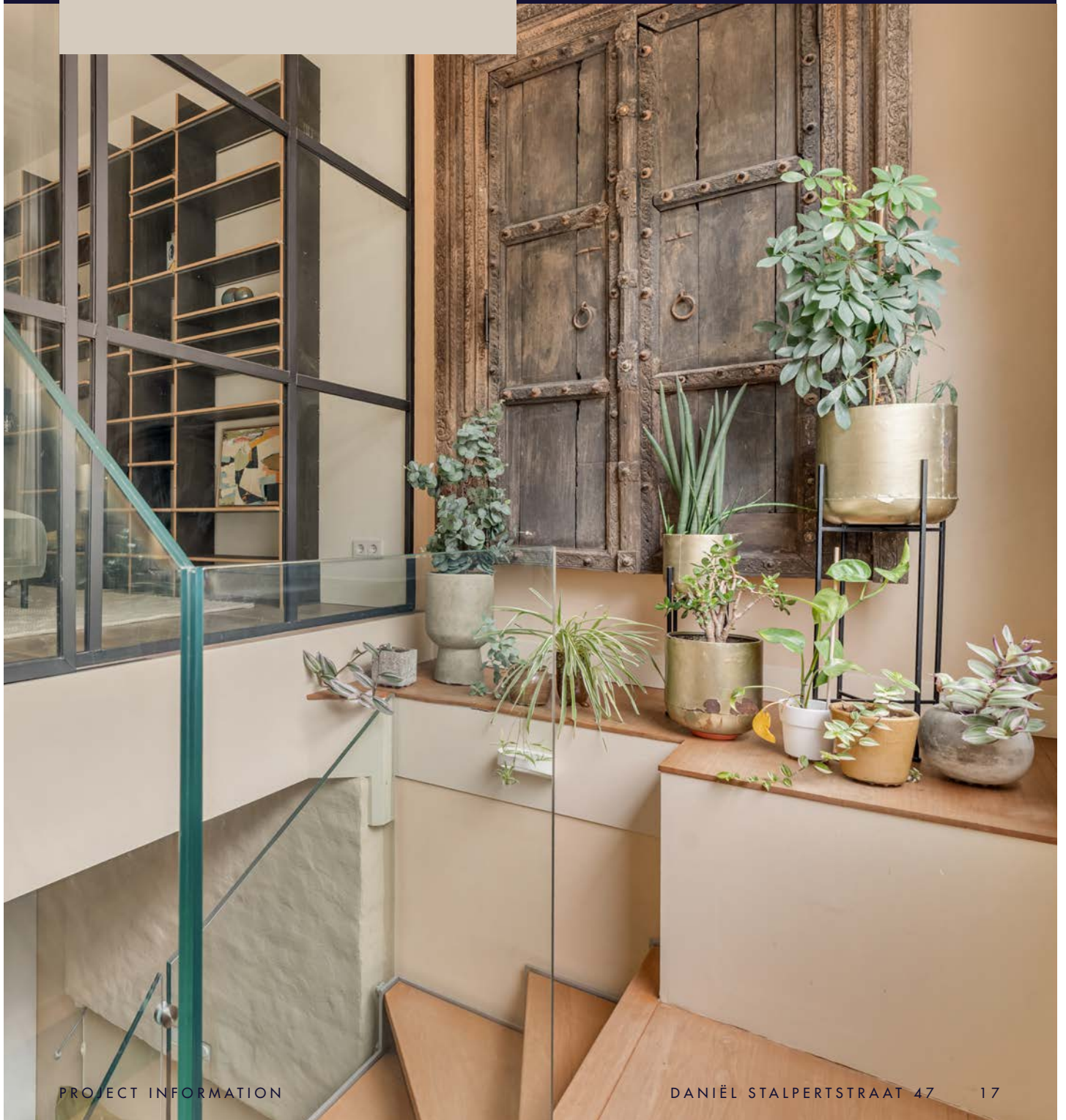


BASEMENT

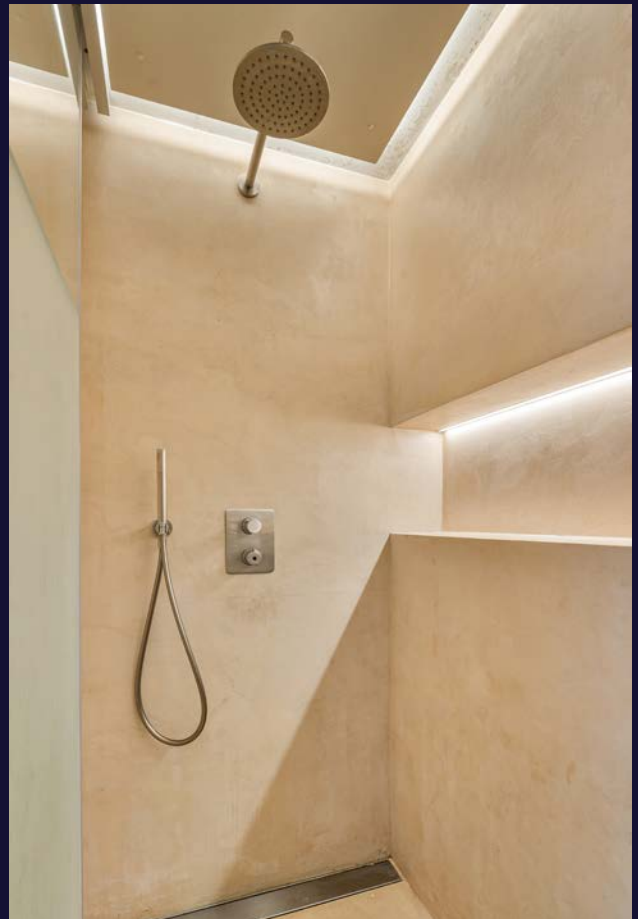
The basement is accessible through a steel door with glass panels.

Here you'll find the spacious master bedroom, featuring practical closet space. A large window provides pleasant natural light.

The bedroom has its own en-suite bathroom, equipped with a vanity unit, a spacious walk-in shower, a bathtub, a toilet, and underfloor heating.









PLOT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

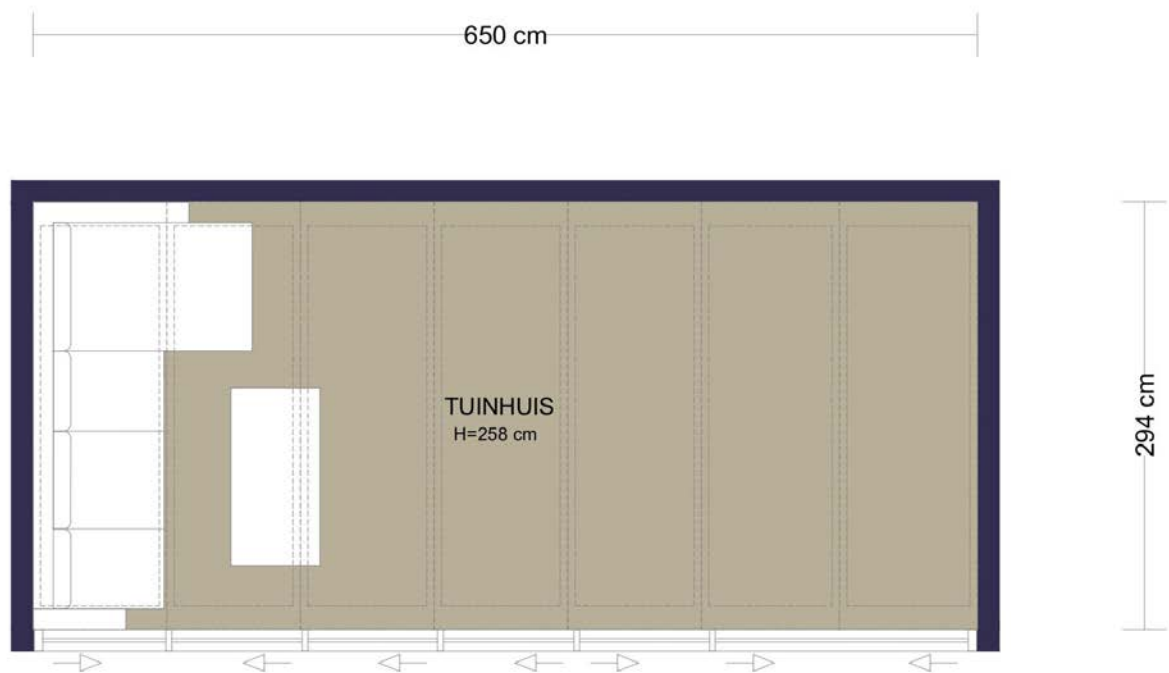
NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	84,50 M²
Overring inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	20,50 M²

GROUND FLOOR



GARDEN SHED

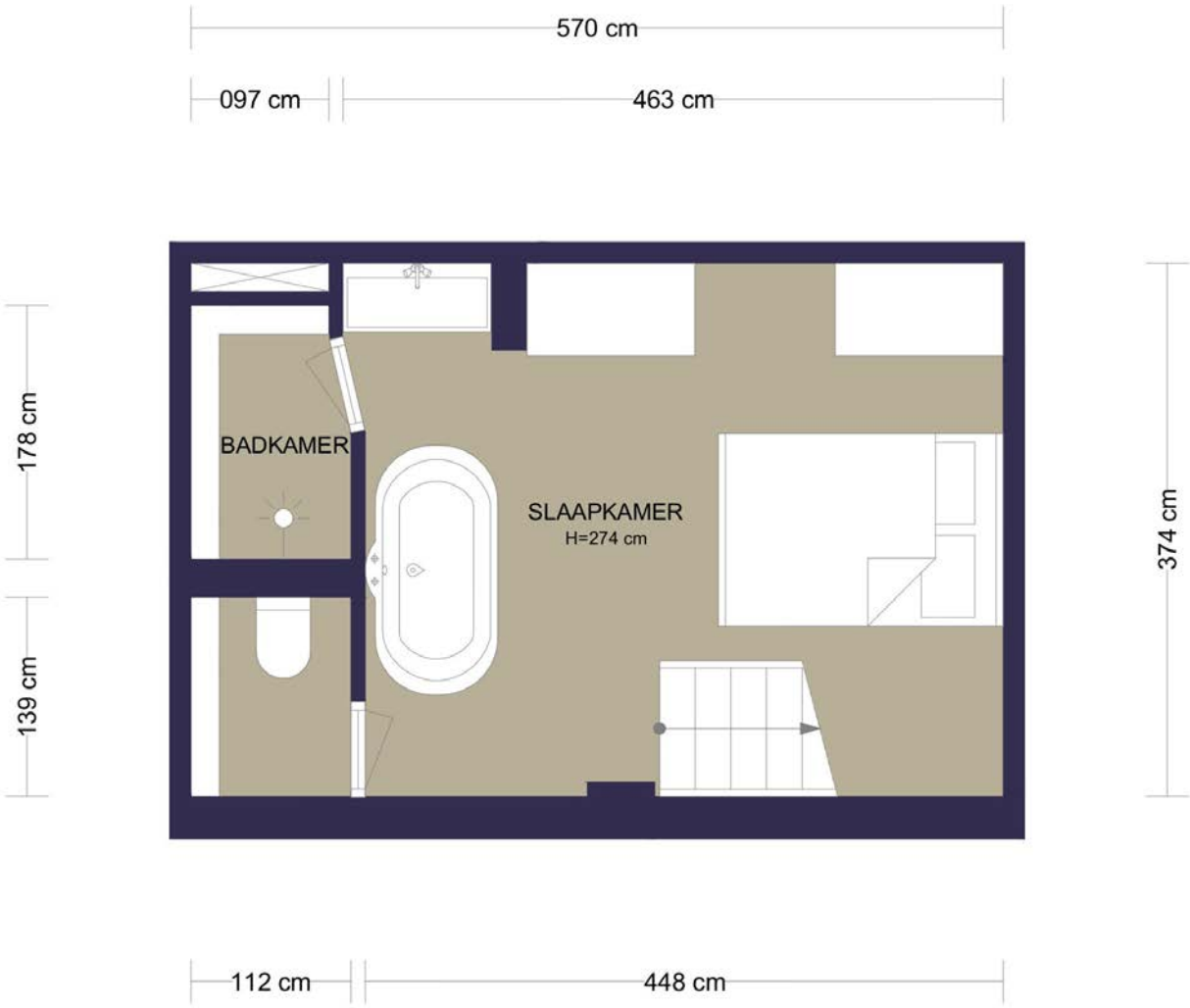


OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEbruiksoppervlakte wonen	N.V.T.
Overring inpandige ruimte	N.V.T.
Gebouwgebonden buitenruimte	N.V.T.
Externe bergruimte	19,10 M ²

BASEMENT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	21,30 M²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

STORAGE



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	N.V.T.
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	1,40 M²

GROUND FLOOR ALTERNATIVE LAYOUT



OPPERVLAKTE, MAATVOERING EN INDELING DOOR DERDEN

NEN2580 BBMI - NVM

GEBRUIKSOPPERVLAKTE WONEN	84.50 M²
OVERING INPANDIGE RUIMTE	N.V.T.
GEBOUWGEBONDEN BUITENRUIMTE	N.V.T.
EXTERNE BERGRUIMTE	N.V.T.

SPECIFICATIONS

OBJECT

Type:	Apartment
Year of construction:	2014
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

- + Generous back garden of approximately 62 m², with sun from morning through late afternoon, and a detached garden house of approximately 19 m² – ideal as a workspace, guest accommodation, or extra multifunctional space. A green oasis in the heart of the city.

DESTINATION

- + Current zoning of this property is living space
- + There are similar homes in the area
- + Shops and public transport are within walking distance

DETAILS

- + Potential to add a third bedroom
- + Underfloor heating;
- + Mechanical ventilation;
- + Energy efficiency rating A; (to be determined)
- + Elevator to the fitness room and bike storage;
- + Communal fitness room;
- + Communal bicycle storage;
- + Professionally managed homeowners' association; Homeowners' association fee: €334.28 per month;
- + Closing date to be agreed upon, with a quick closing possible.

CHARACTERISTICS

Living area:	106 m ²
Number of rooms:	3
Number of bedrooms:	2
Number of bathrooms:	2
Volume:	300 m ³
External storage space:	21 m ³

CADASTRAL

Municipality:	Amsterdam
Section:	R
Plot number:	7994
Index number:	69
Share:	114/2748

MUNICIPALITY

- + No issues known to the Environmental Protection Agency
- + There are no known summons
- + No known negative information about the foundation

OWNERSHIP SITUATION

- + The apartment is held on a leasehold granted by the City of Amsterdam.
- + The current lease term runs through September 30, 2059, and has been paid off.
- + The owner is currently in the process of converting to a perpetual leasehold under favorable terms, with an annual ground rent (effective from 2057) of € 2,835 (as of 2020).

