



CARLA
VAN DEN BRINK

NOORDDAMMERWEG 77
AMSTELVEEN

Detached Thatched-Roof Villa with Swimming Pool and Exceptional Privacy.

A truly exceptional family home where generous living space,
privacy, high-quality amenities and comfortable living come together beautifully.

*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
institute
Approved by Rijksoverheid



THE VILLA

Perfectly maintained, charming thatched-roof villa of approximately 342 m², featuring a heated swimming pool, garage and ample private parking, situated on an exceptionally generous plot of no less than 1,309 m². This spacious family villa offers an exceptional level of privacy and beautifully combines characteristic architectural details with the comfort, sustainability and convenience of a modern home.

The villa was newly built in 2017 and is exceptionally well insulated. Over the years, the property has been carefully maintained and further enhanced. In 2026, the entire exterior of the property was repainted. The villa also features 24 solar panels, an alarm system, a heated swimming pool with jetstream and a sauna.



LOCATION

This detached villa is situated in a quiet and green location on the edge of the sought-after town of Amstelveen, combining a rural residential setting with easy access to all urban amenities.

For everyday shopping, Westwijk shopping centre is just a short distance away. Several primary and secondary schools are also easily accessible. Amstelland International School is located at the end of the street, allowing your children to walk safely to school.

The Amsterdamse Bos, the Old Village of Amstelveen and various sports and recreational facilities are all within cycling distance. Amsterdam is also easily accessible from this location.

The property has excellent road connections, with the A9, A2, A4 and A10 ring road all within easy reach. Schiphol Airport is also quickly accessible. In addition, various tram and bus connections can be found nearby.



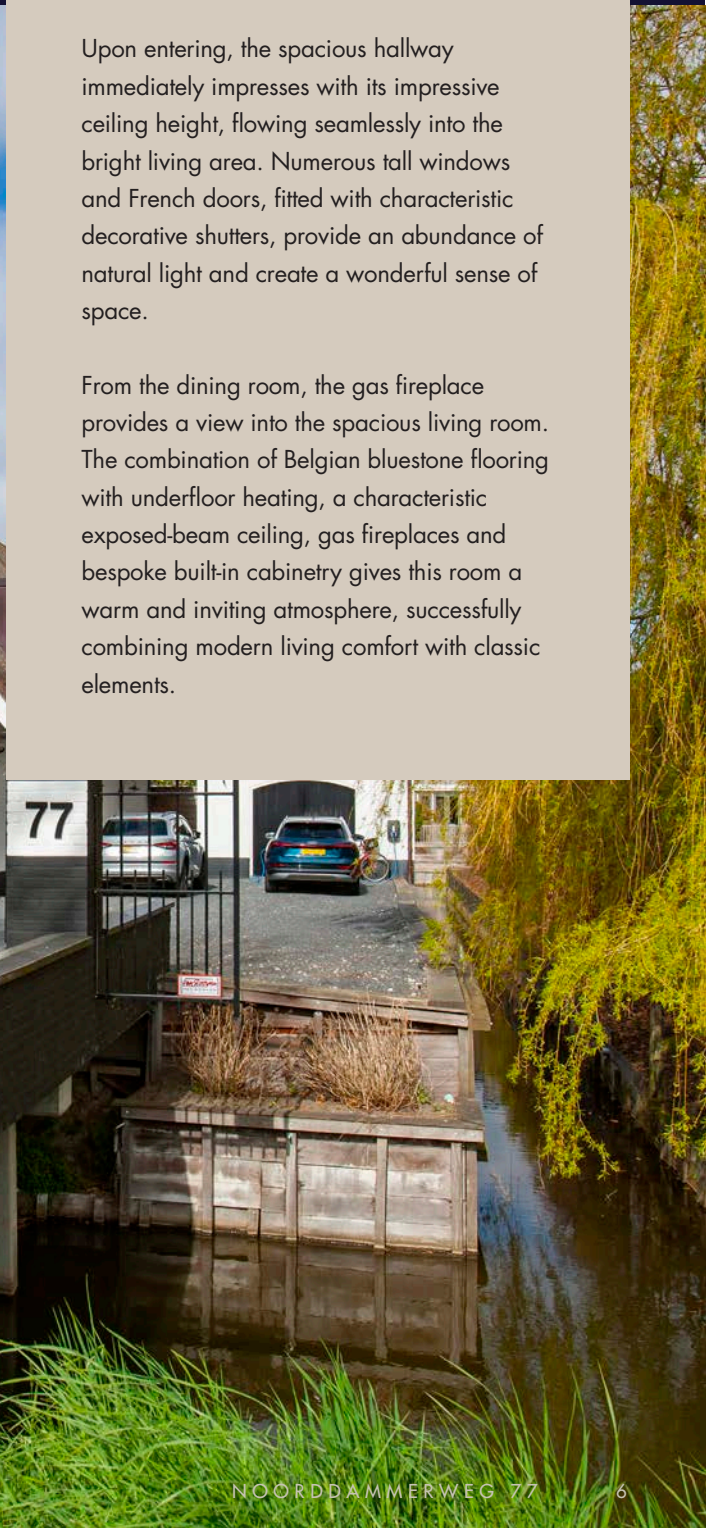
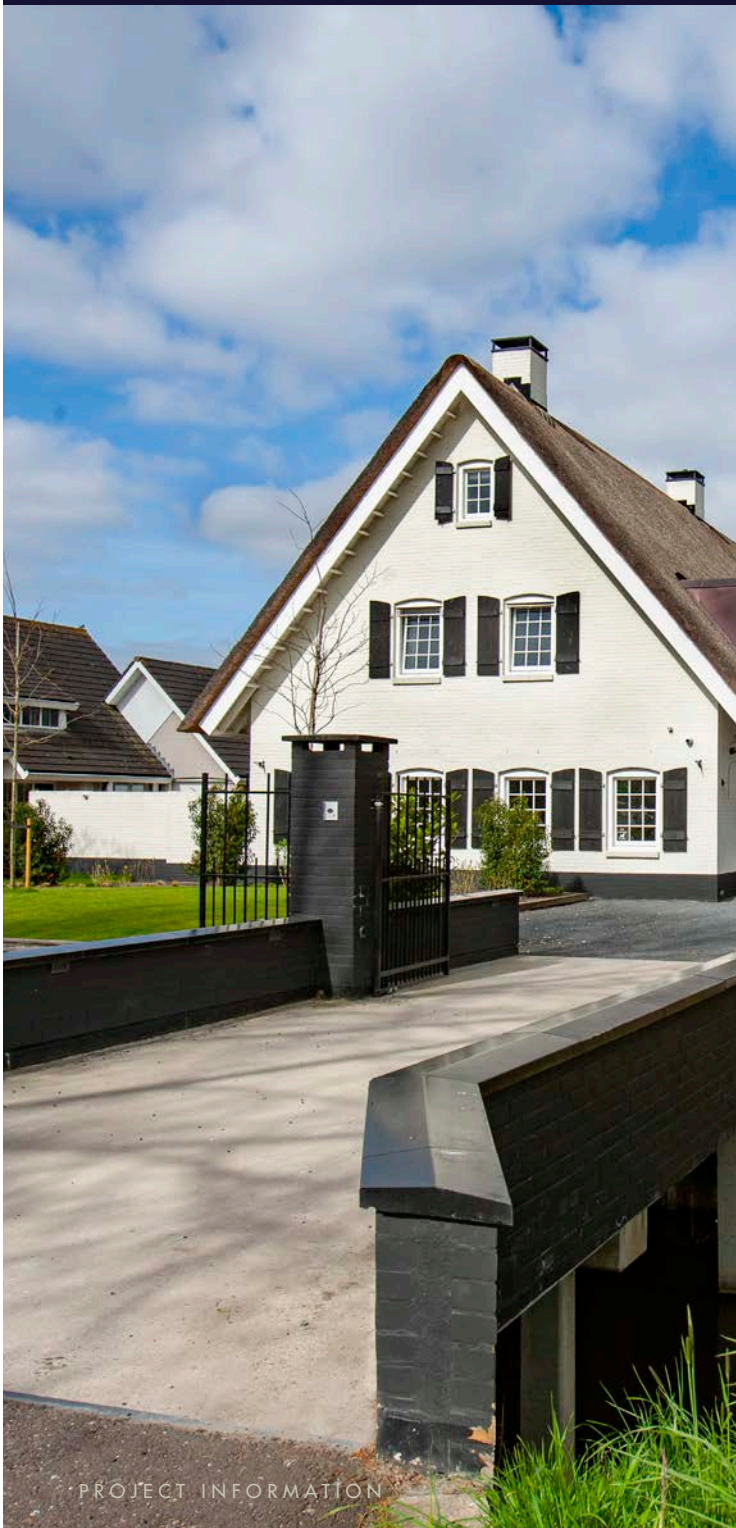
GROUND FLOOR

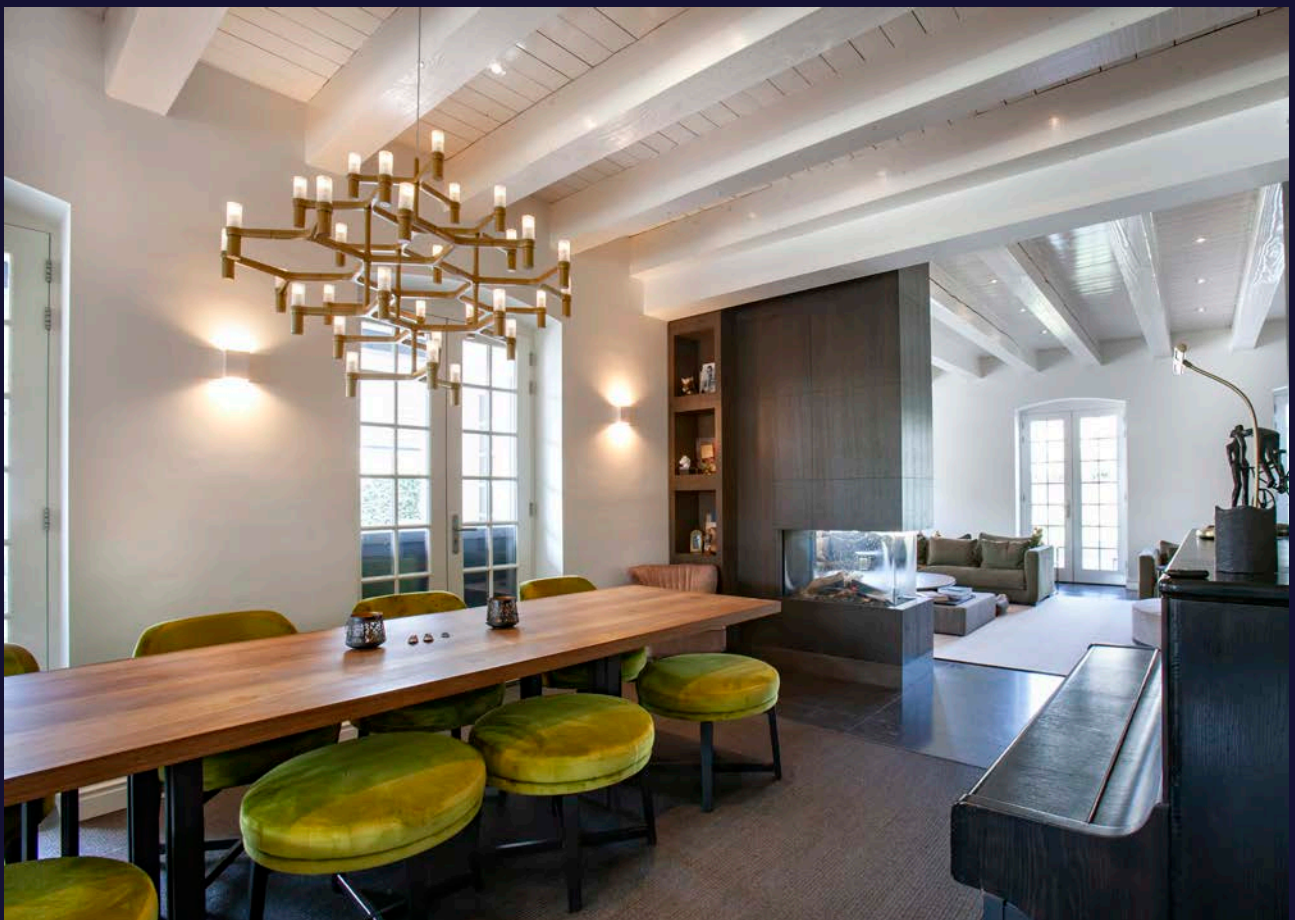
The property is accessed via a bridge and an electrically operated entrance gate, leading onto the private grounds. There is ample parking on the property, as well as a garage, which is currently used primarily for storage.

The entrance to the villa is located at the side of the property and features a wide front door, cloakroom and separate guest toilet.

Upon entering, the spacious hallway immediately impresses with its impressive ceiling height, flowing seamlessly into the bright living area. Numerous tall windows and French doors, fitted with characteristic decorative shutters, provide an abundance of natural light and create a wonderful sense of space.

From the dining room, the gas fireplace provides a view into the spacious living room. The combination of Belgian bluestone flooring with underfloor heating, a characteristic exposed-beam ceiling, gas fireplaces and bespoke built-in cabinetry gives this room a warm and inviting atmosphere, successfully combining modern living comfort with classic elements.

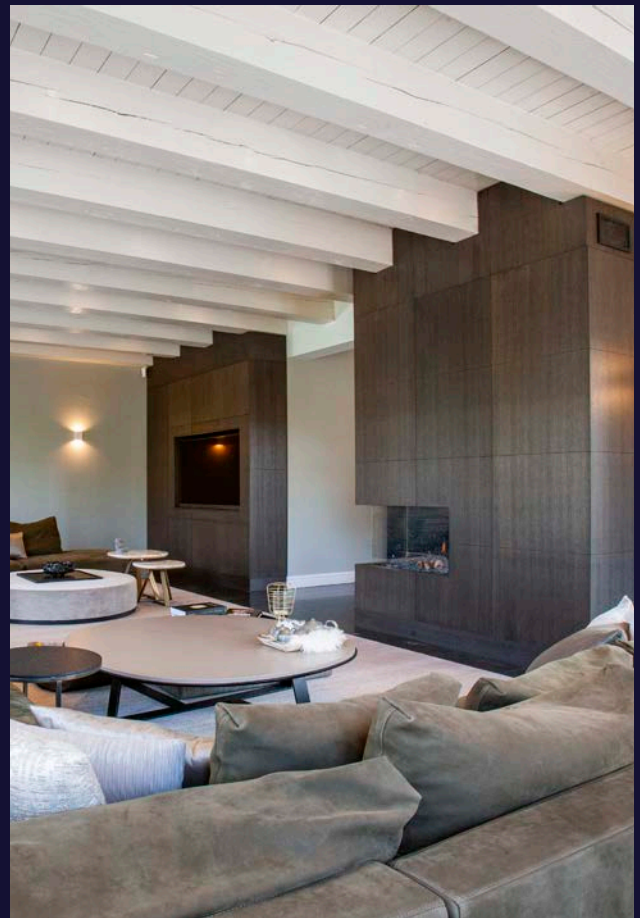








NUMEROUS TALL
WINDOWS AND
FRENCH DOORS,
FITTED WITH
CHARACTERISTIC
DECORATIVE
SHUTTERS, PROVIDE
AN ABUNDANCE
OF NATURAL LIGHT
AND CREATE
A WONDERFUL
SENSE OF SPACE.

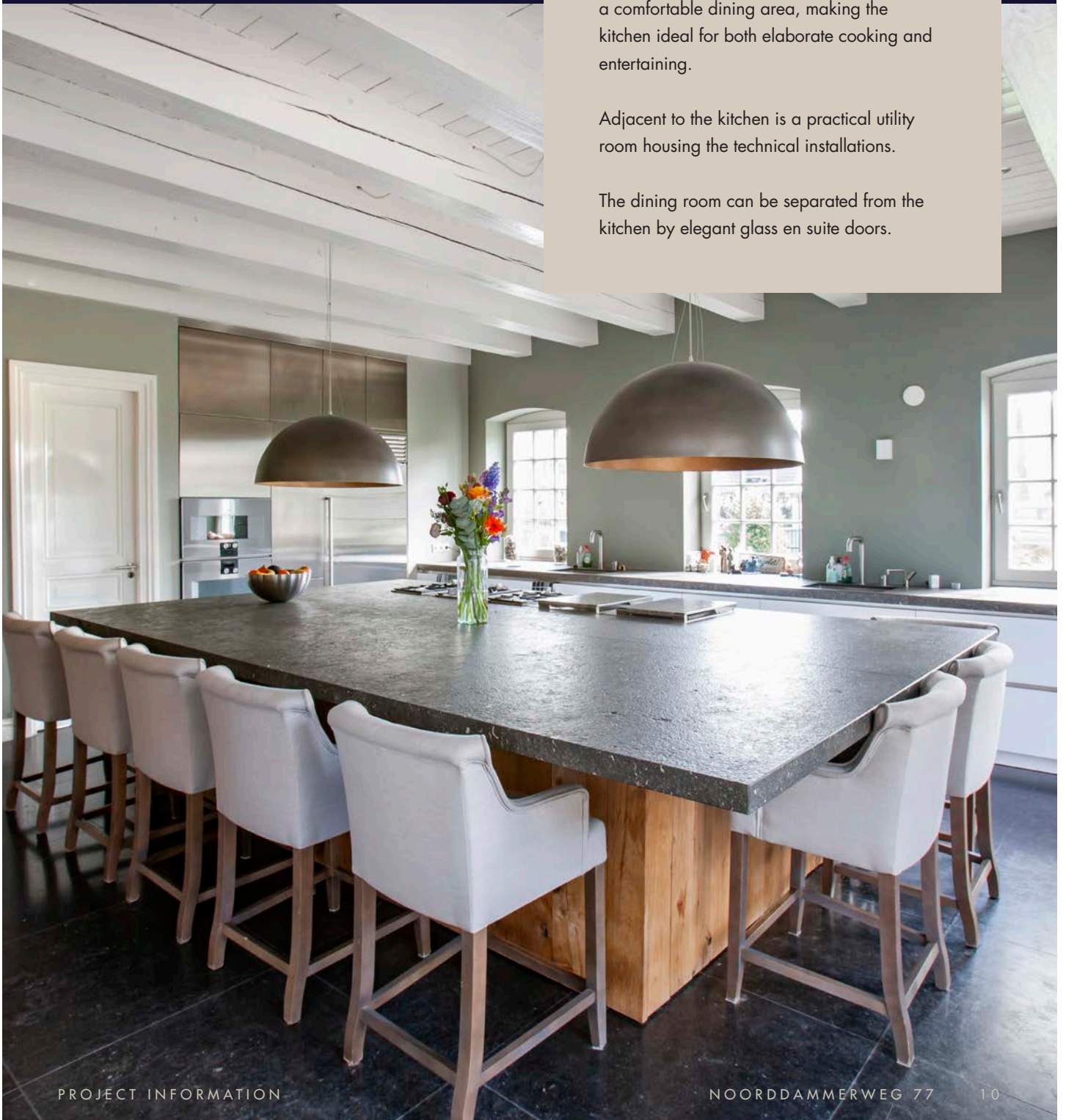


KITCHEN

At the heart of the home is the exceptionally spacious and robustly designed kitchen. It is comprehensively equipped with high-quality appliances, most of which are by Gaggenau. The kitchen includes a teppanyaki plate, lava grill, custom-made extractor hood, Sub-Zero refrigerator, Quooker boiling-water tap, dishwasher, two sinks, oven and combination oven. The generous worktop extends into a comfortable dining area, making the kitchen ideal for both elaborate cooking and entertaining.

Adjacent to the kitchen is a practical utility room housing the technical installations.

The dining room can be separated from the kitchen by elegant glass en suite doors.







GARDEN

Almost the entire ground floor is directly connected to the garden via multiple French doors. Adjacent to the living area is a generous covered terrace with heaters, allowing you to enjoy the outdoors in comfort for much of the year.

The extensive garden forms a particularly private and lush setting, with several terraces and seating areas, a play area and a heated swimming pool with jetstream. Mature trees surrounding the plot provide excellent shelter and privacy, while the generous size of the property ensures that the sun can be enjoyed at different times of the day.



THE EXTENSIVE GARDEN FORMS A PARTICULARLY PRIVATE AND LUSH SETTING, WITH SEVERAL TERRACES AND SEATING AREAS, A PLAY AREA AND A HEATED SWIMMING POOL WITH JETSTREAM.





DETACHED GUEST ANNEXE

The detached annexe is arranged as an independent guest accommodation and is therefore ideally suited for an au pair, guests or an adult child living at home.

The accommodation features a kitchenette with dishwasher, refrigerator and combination oven. The private bathroom includes a walk-in shower, washbasin and toilet. It is also ideal as a changing and shower area after swimming. The annexe connects directly to the garage, where the underfloor heating continues. Electrically operated doors provide access to the private parking area and the public road.



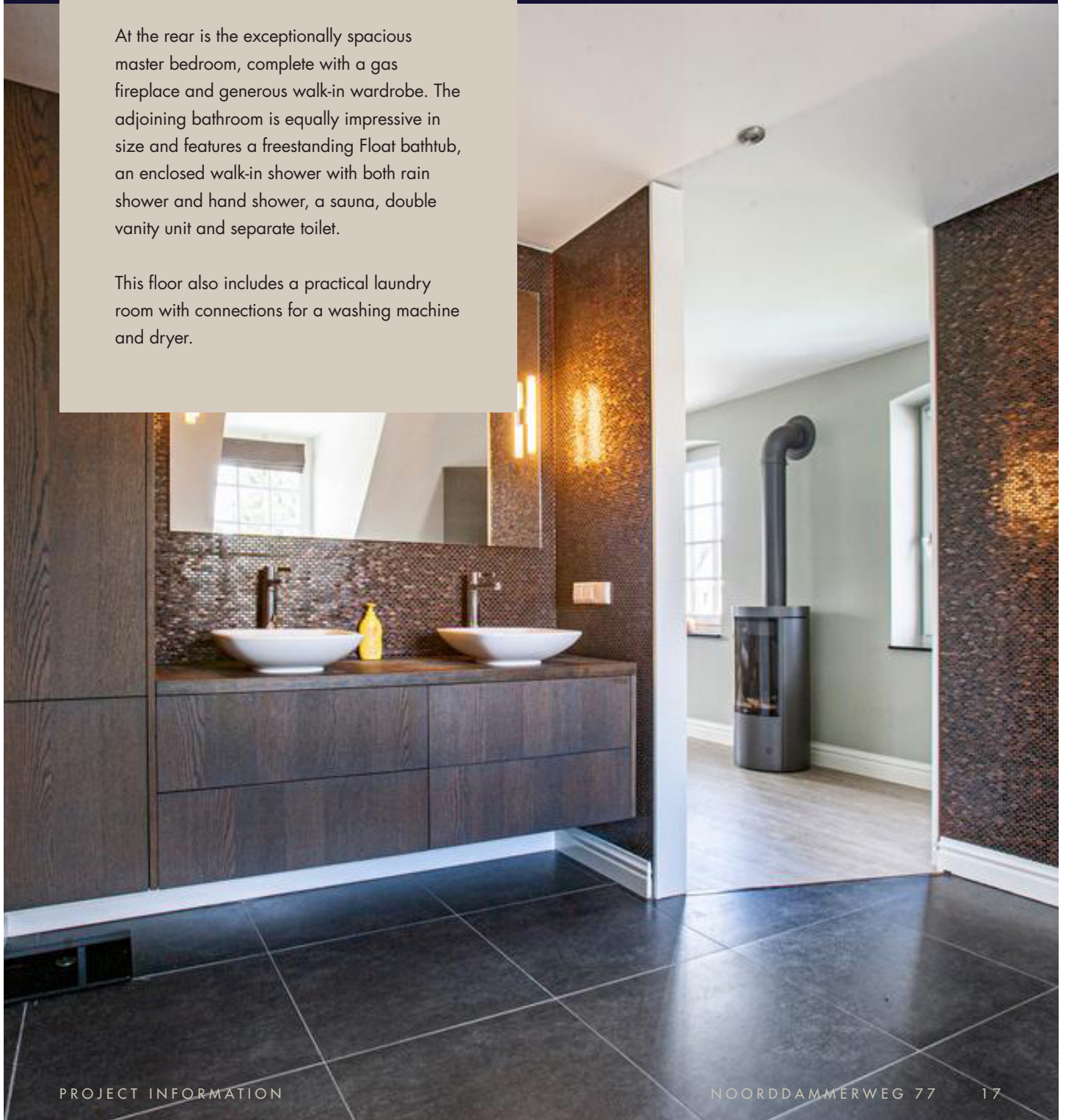
FIRST FLOOR

The first floor is reached via a modern staircase with integrated lighting. The spacious landing provides access to the various rooms.

At the front of the property are two virtually identical bedrooms, both with their own en suite bathrooms featuring a walk-in shower, washbasin and toilet.

At the rear is the exceptionally spacious master bedroom, complete with a gas fireplace and generous walk-in wardrobe. The adjoining bathroom is equally impressive in size and features a freestanding Float bathtub, an enclosed walk-in shower with both rain shower and hand shower, a sauna, double vanity unit and separate toilet.

This floor also includes a practical laundry room with connections for a washing machine and dryer.





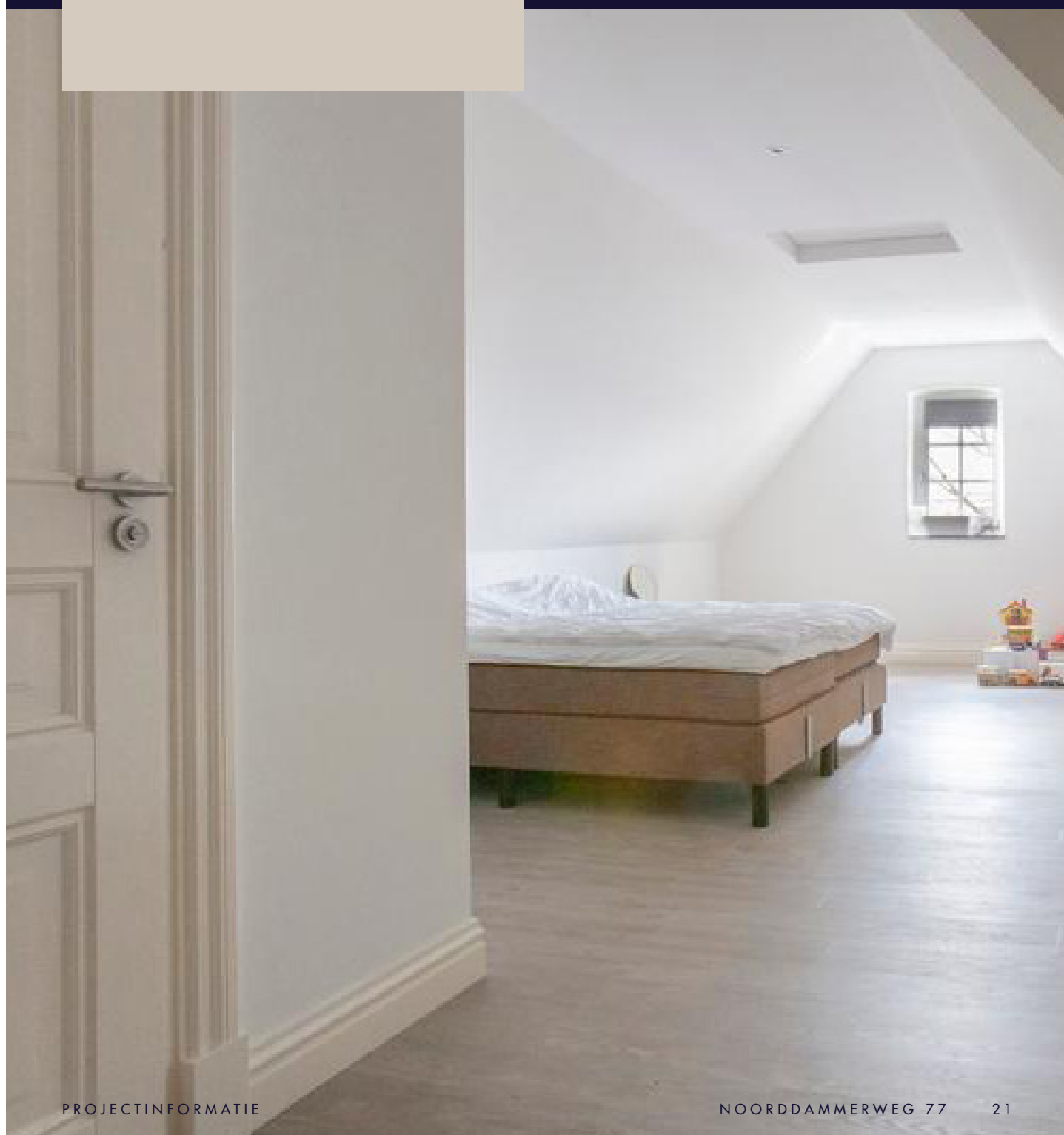




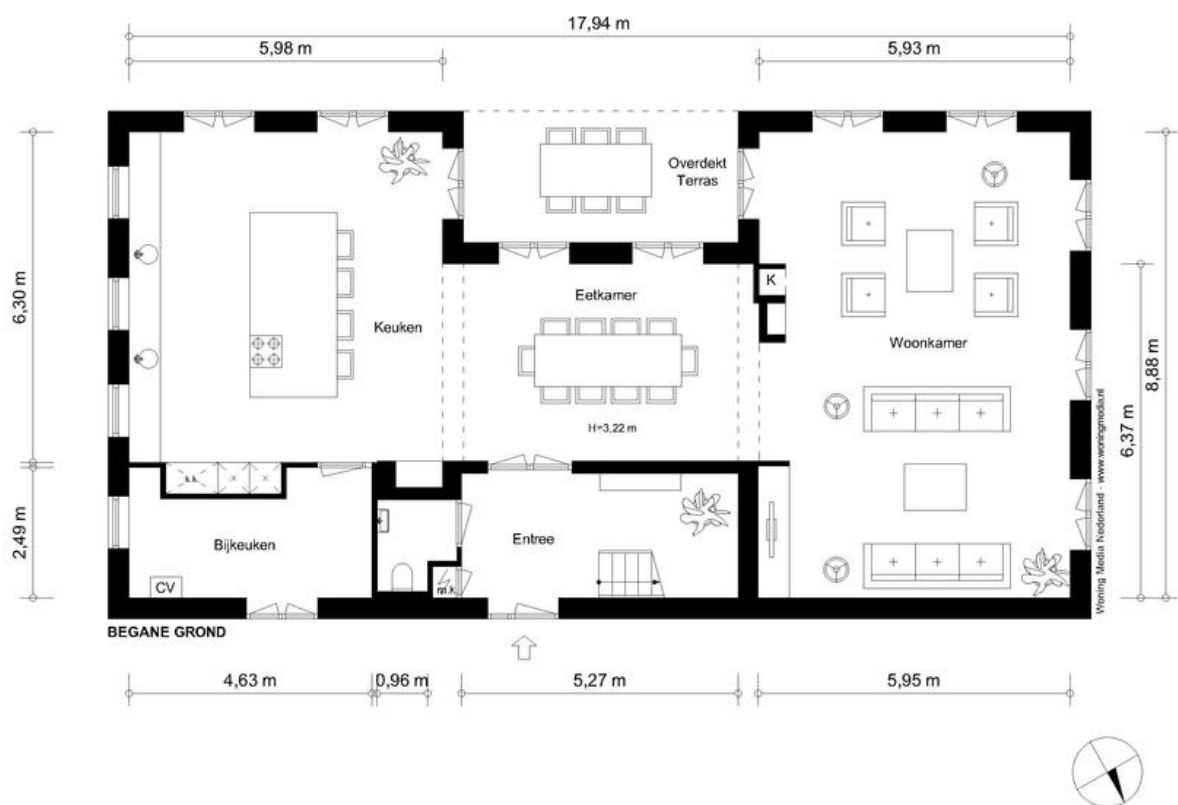
SECOND FLOOR

The second floor offers two further spacious bedrooms, one of which has its own en suite bathroom.

One of the bedrooms also provides access to the attic, which offers additional storage space.



BEGANE GROND

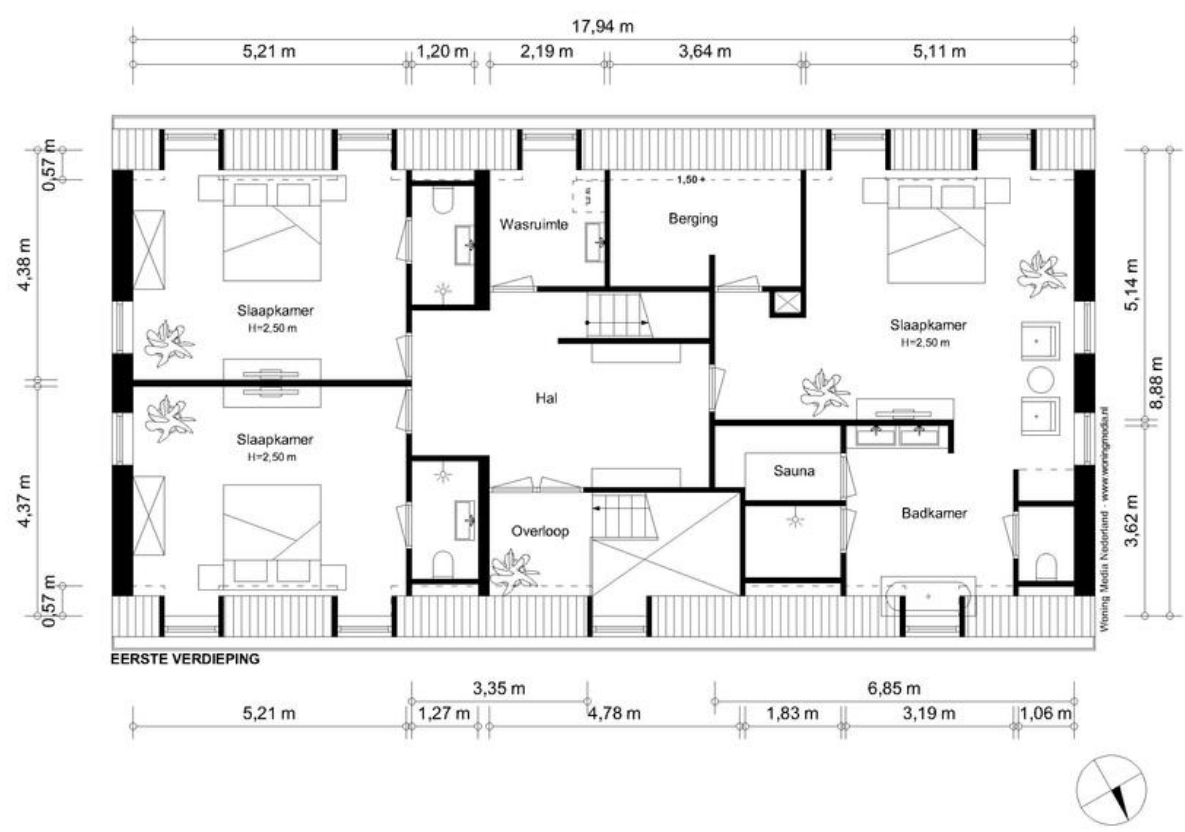


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
149,44 m ²
Overige inpandige ruimte
n.v.t.
Gebouwegebonden buitenruimte
13,13 m ²
Externe bergruimte
n.v.t.

De op de tekening aangegeven maten zijn circanmaten, onder voorbehoud van drukfouten.

EERSTE VERDIEPING

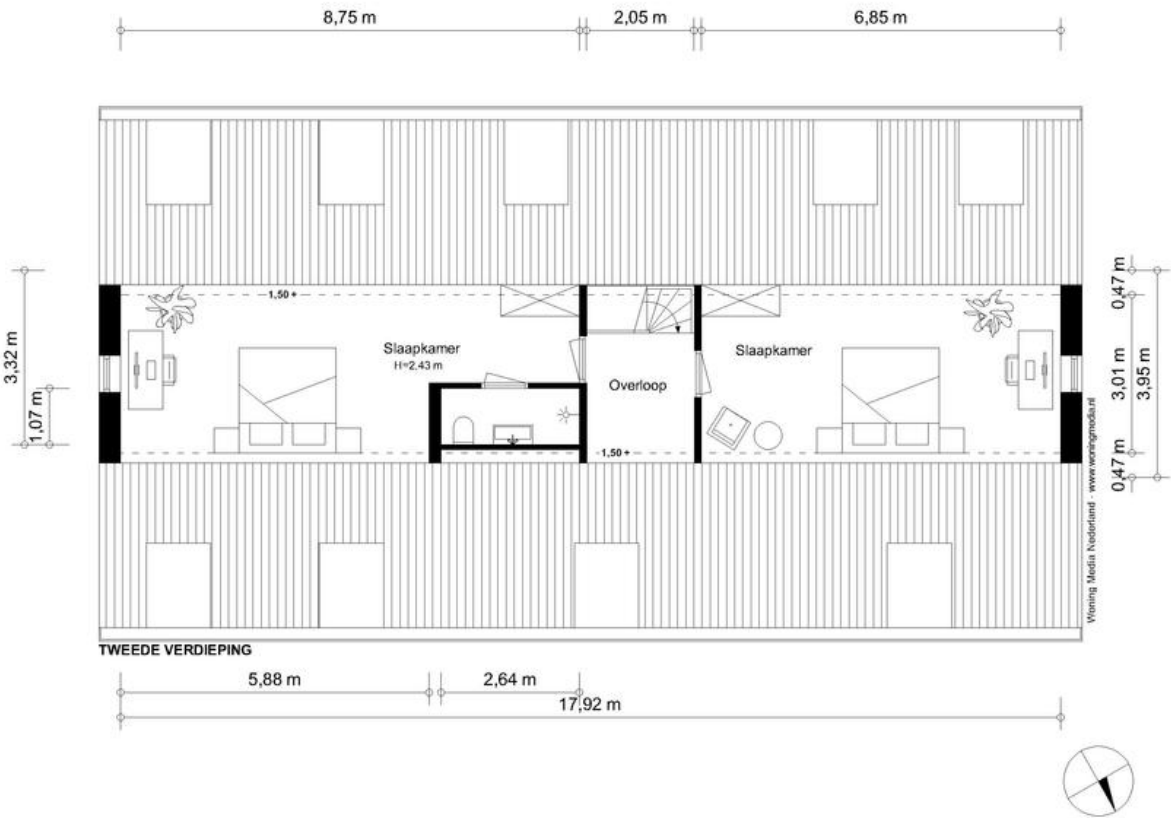


NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen	138,55 m²
Overige inpandige ruimte	n.v.t.
Gebouwegebonden buitenruimte	n.v.t.
Externe berging	n.v.t.

De op de tekeningen aangegeven maten zijn:
circumsten, onder voorbehoud van constructies.

TWEEDE VERDIEPING

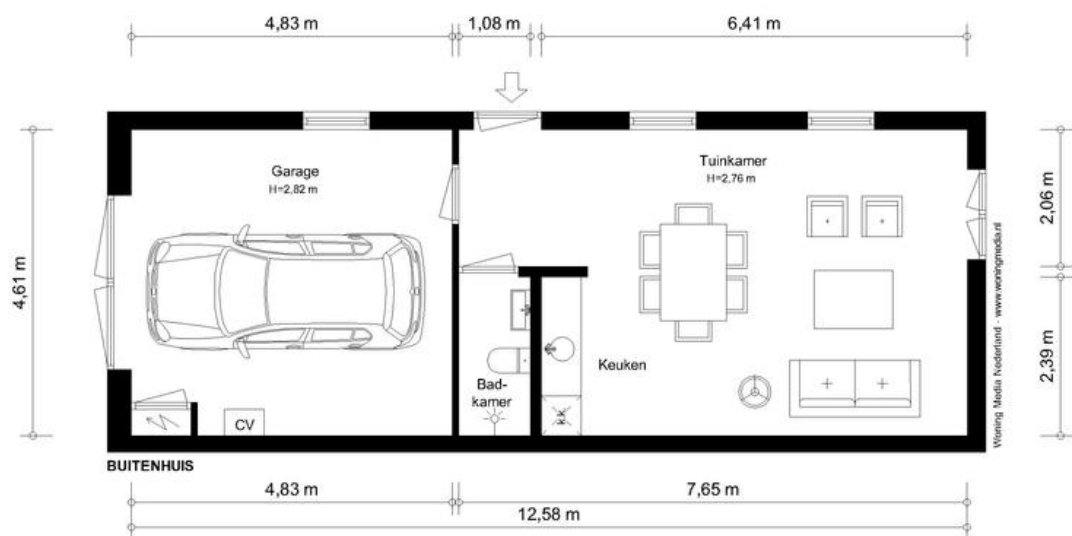


NEN2580 BBMI - NVM

Gebruiksooppervlakte wonen
53,94 m²
Overige inpandige ruimte
n.v.t.
Gebouwegebonden buitenruimte
n.v.t.
Externe berging
n.v.t.

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

BIJGEBOUW



NEN2580 BBMI - NVM

Gebruiksoppervlakte wonen
n.v.t.
Overige inpandige ruimte
n.v.t.
Gebouwegebonden buitenruimte
n.v.t.
Externe berging
59,09 m ²

De op de tekening aangegeven maten zijn indicatief, onder voorbehoud van afwijkingen.



OUTDOOR SPACE AND FEATURES

The villa stands out for its exceptionally spacious and secluded plot of approximately 1,309 m². The grounds provide ample space for the wonderful swimming pool, jacuzzi, guest accommodation, parking, play and outdoor living.

Features include:

- Heated outdoor swimming pool with jetstream;
- Multiple terraces and seating areas;
- Covered terrace with heaters;
- Sauna;
- 24 solar panels;
- Alarm system;
- Electric vehicle charging point;
- New 210-litre boiler;
- Garage and storage space;
- Ample private parking;
- Independent guest accommodation;
- The entire exterior of the villa was repainted in 2026.

SPECIFICATIONS

OBJECT

Type:	Villa
Type:	Detached house
Year of construction:	2017
Current use:	Living space
Current destination:	Living space

OUTDOOR SPACE

The extensive garden forms a particularly private and lush setting, with several terraces and seating areas, a play area and a heated swimming pool with jetstream. Mature trees surrounding the plot provide excellent shelter and privacy, while the generous size of the property ensures that the sun can be enjoyed at different times of the day.

DESTINATION

- + Destination of this property is living space
- + There are similar homes in the area

CHARACTERISTICS

Living area:	342 m ²
Number of rooms:	7
Number of bedrooms:	5
Volume:	1.307 m ³
Building- related outdoor space:	13 m ²
External storage space:	59 m ³

CADASTRAL

Municipality:	Amsterdam
Section:	o
Plot Number:	8674
Size:	1.309 m ²

MUNICIPALITY

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

OWNERSHIP SITUATION

- + Full ownership

