



CARLA
VAN DEN BRINK

OUBORG 12 AMSTERDAM

Villa Ouborg, a 400 m² villa, was built in 2007 as a private Family Villa and is located in the 'garden area of Amsterdam South': Buitenveldert.

Design: HM Architects Philosophy: living inside-out, inspired by Architect Neutra (Los Angeles, 1930's) Large glass surfaces, concrete, large spectacular views with the surrounding nature

*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
instinctueel
gevoerd by HFM



DESCRIPTION OF THE OBJECT:

- + Double frontdoor
- + Entrance hall with an impressive height of 7 meters
- + Wardrobe
- + Large guest toilet
- + Double entrance doors to spacious living room (south facing)
- + Open fireplace (wood)
- + 23 Meter wide glass walls (top isolated) with spectacular view on garden and waterfront, 3.20 meter high ceilings.
- + Two pivoting-doors opening up to the large garden, which was designed by a renowned landscape architect.

- The garden is low maintenance and its plants are 12 months green.
- + Built in speaker boxes in living area ceilings (8x)
- + Floor heating
- + Library with built in bookcases, TV corner with sound isolated ceiling
- + Lutron light system in livingroom, library, kitchen, dining room, with central control panels
- + Built in spotlights (in ceilings)
- + Dining room with second open fireplace (gas)
- Minimal rental period of 2 years and the villa is unfurnished

FACILITIES

- + Close to International School Amstelveen and AICS
- + Bus & tram to city centre withing 500 meters
- + Shops, supermarkets
- + 3 minutes drive from highway, connecting all mayor destinations
- + 12 minutes drive from Schiphol
- + 2 minutes drive to the Amsterdam Zuid train and metro station
- + The villa is located in a 'low traffic' zone.
- + 2 private parking places at own ground

SPORT FACILITIES IN WALKING DISTANCE

- + 9 holes (par3) golf course
- + Tenniscourt
- + Hockey
- + Cricket
- + Soccerfield

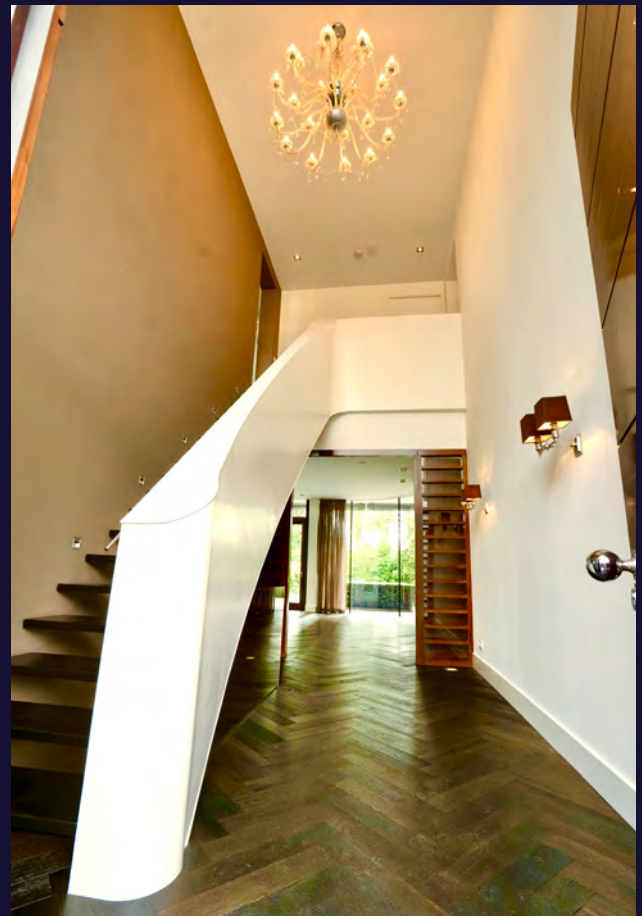




UTILITIES

- + Floor heating throughout the entire house
- + Top isolated glass, walls, ceilings
- + Built in spotlights throughout the villa (all dimmable)
- + Oak fishbone parquet, in all rooms
- + Two private parking places on site









23 METER WIDE
GLASS WALLS (TOP
ISOLATED) WITH
SPECTACULAR VIEW
ON GARDEN AND
WATERFRONT.

KITCHEN

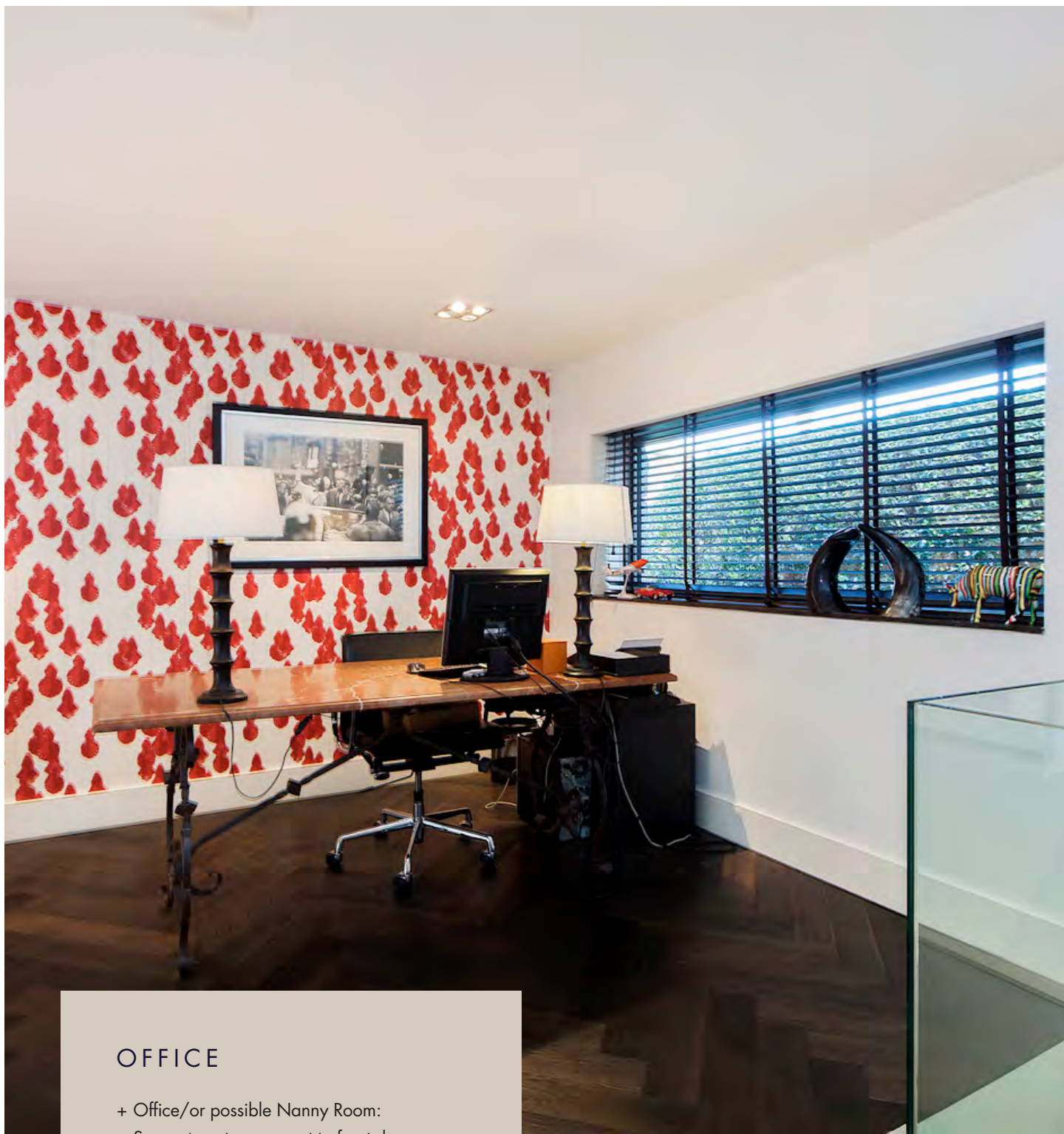
- + Spacious kitchen with Miele equipment
- + 1 large oven, 1 combi Magnetron-oven and 1 steamoven
- + 1 Built in Coffeemachine (Nespresso)
- + 2 large refrigerators
- + 1 Warming drawer
- + 1 Dishwasher
- + 1 Cooker Tap (boiling water)
- + 1 Large gas stove (1.20 meter wide)
- + Cooking island (3.60 meter x 1.20 meter)









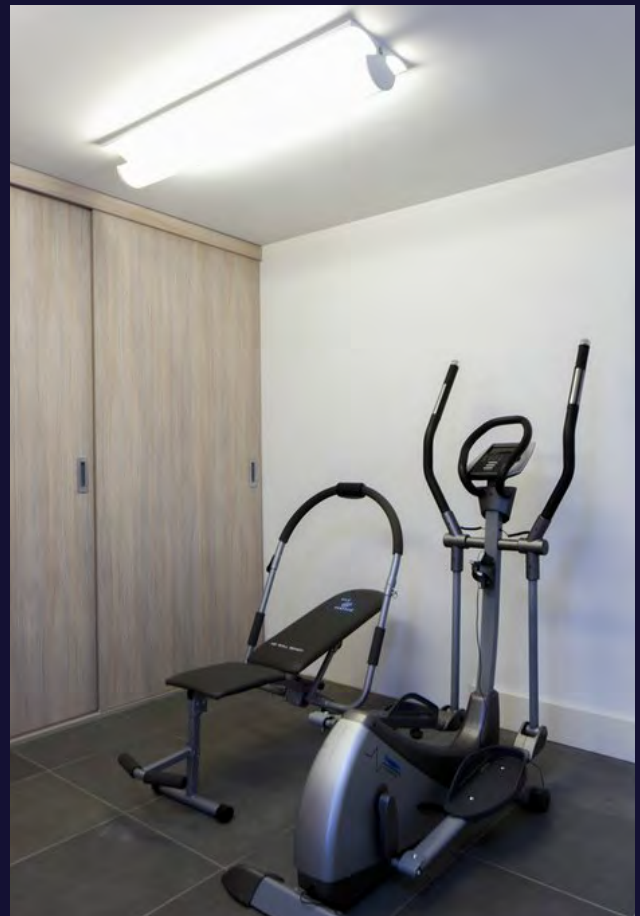


OFFICE

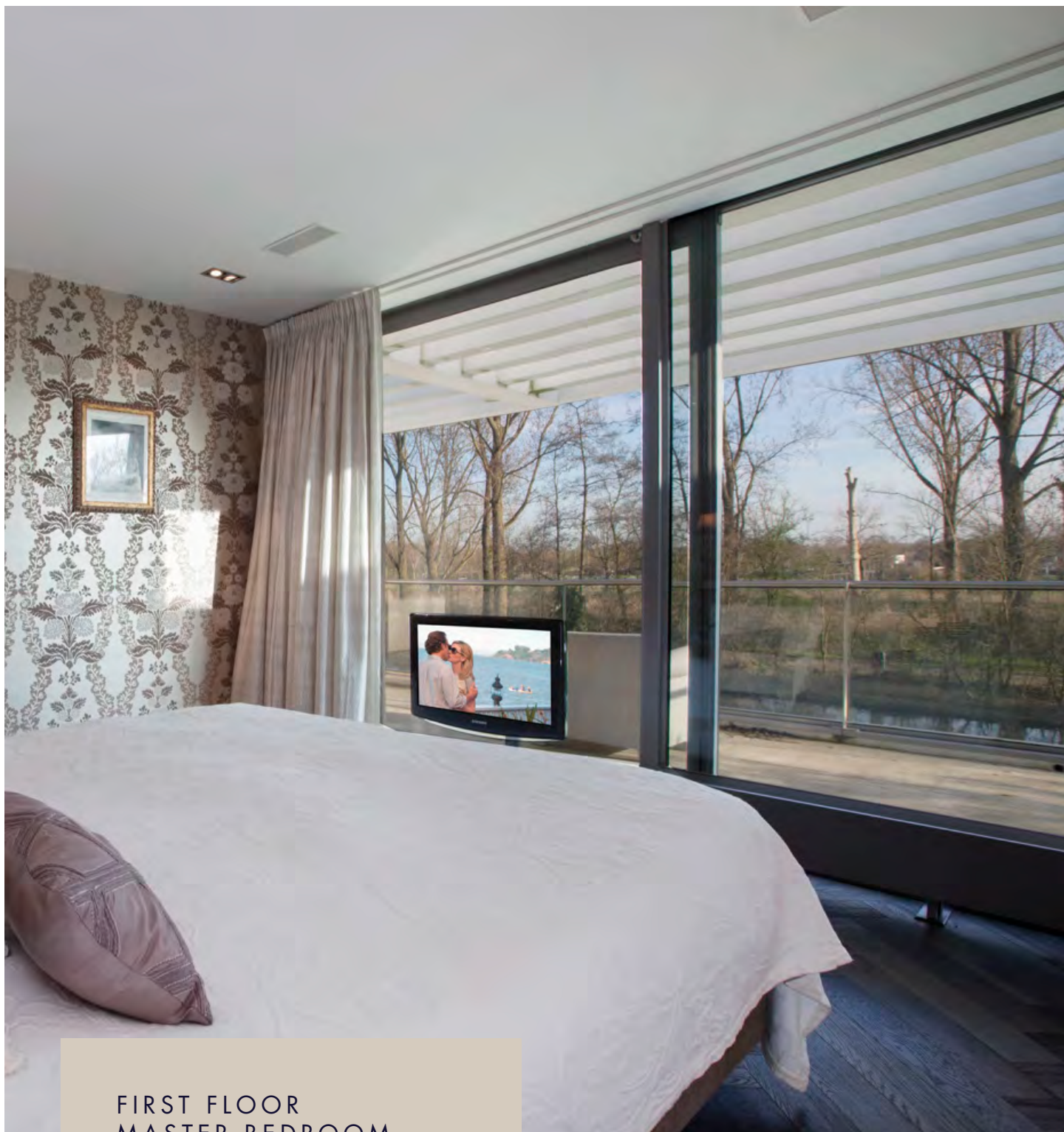
- + Office/or possible Nanny Room:
- + Separate entrance, next to front door.

Groundfloor area plus

- + staircase to basement room with natural light
- + (annex a possibility to create a separate 4th bathroom)
- + Winecellar (basement), Climatised
- + Fitnessroom (basement)/washroom







FIRST FLOOR MASTER BEDROOM

- + Master bedroom with annex terrace with spectaculair view
- + Dressing room with built in wardrobes
- + Direct Connection from dressing room with sousterrain washroom with dirty linen tube
- + Ensuite large bathroom, double washbasins, shower, bath
- + Air Conditioning







FIRST FLOOR BEDROOMS

Children's bedroom 1

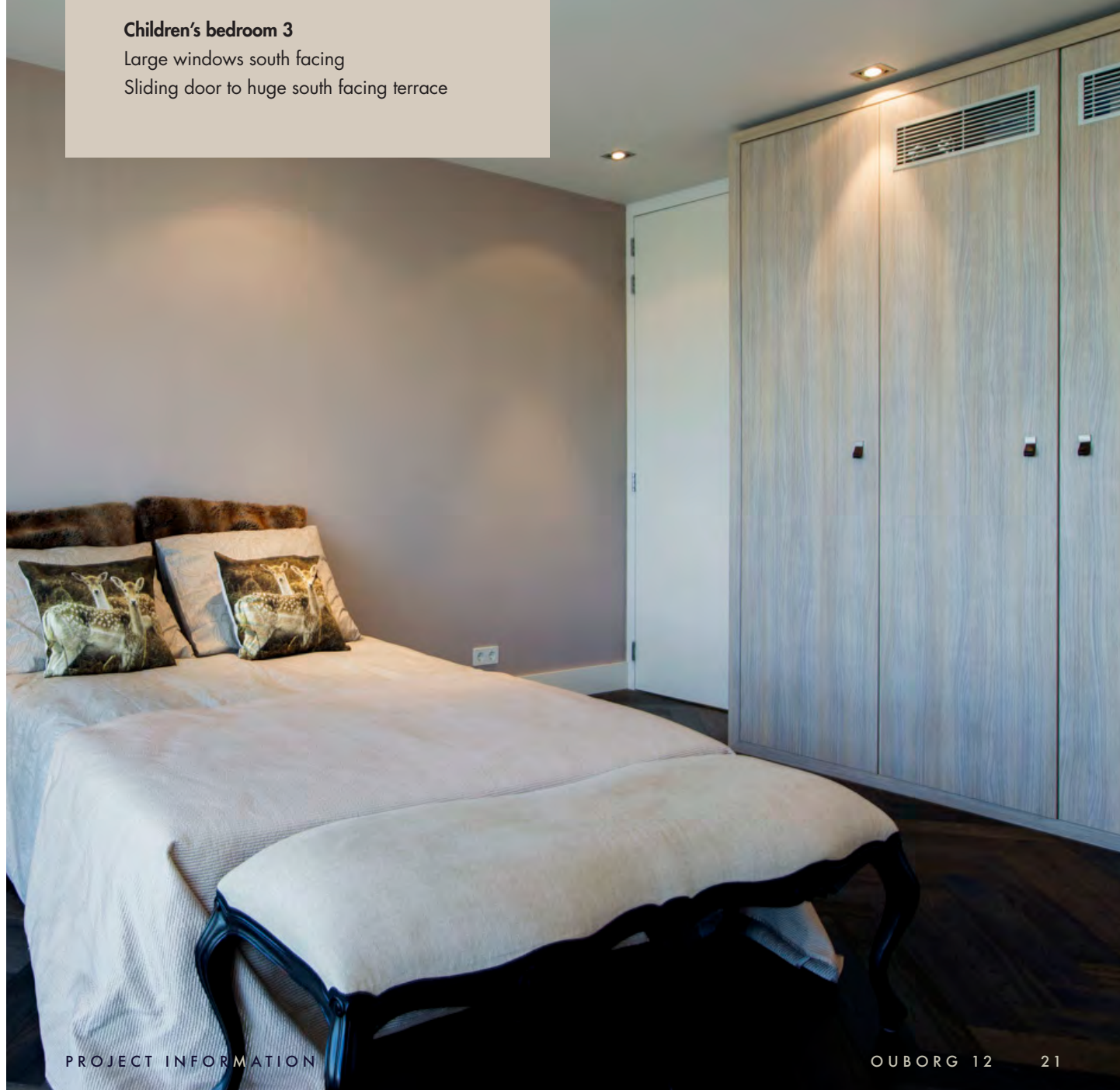
Large windows northfacing
Built in wardrobes
Ensuite bathroom
Air Conditioning

Children's bedroom 2

Large windows, southfacing, including terrace
Ensuite bathroom
Built in wardrobes
Air conditioning

Children's bedroom 3

Large windows south facing
Sliding door to huge south facing terrace



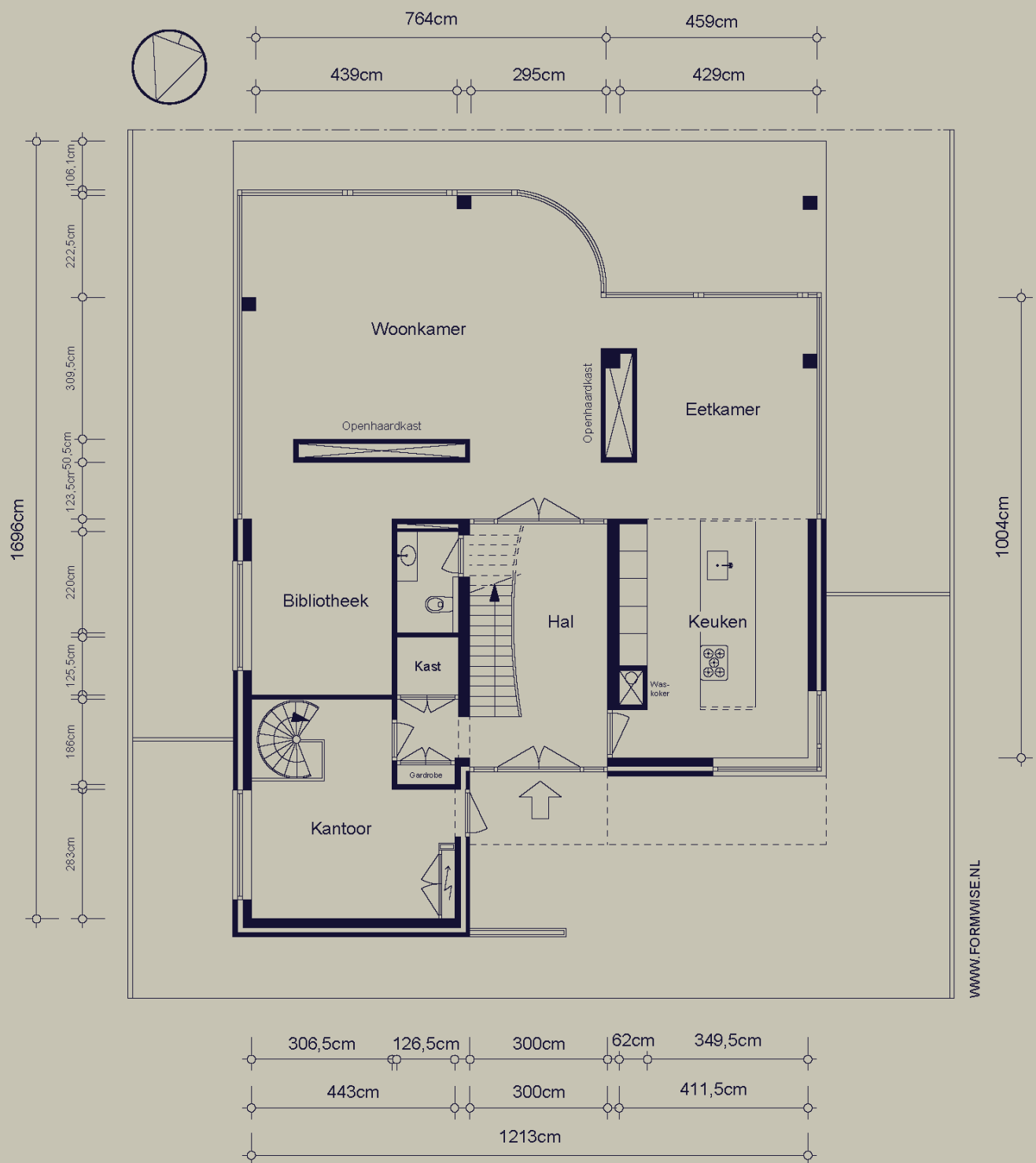






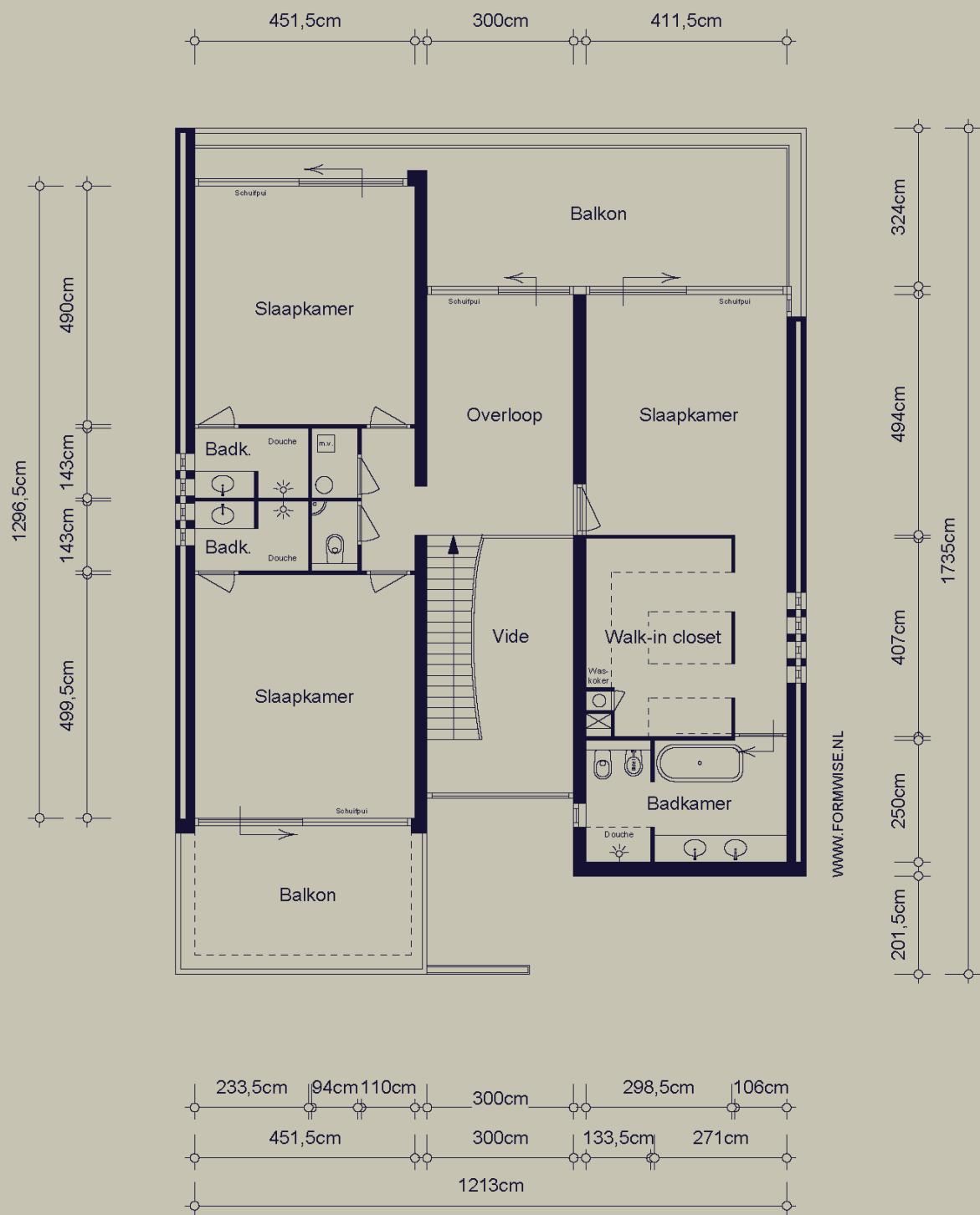


GROUND FLOOR



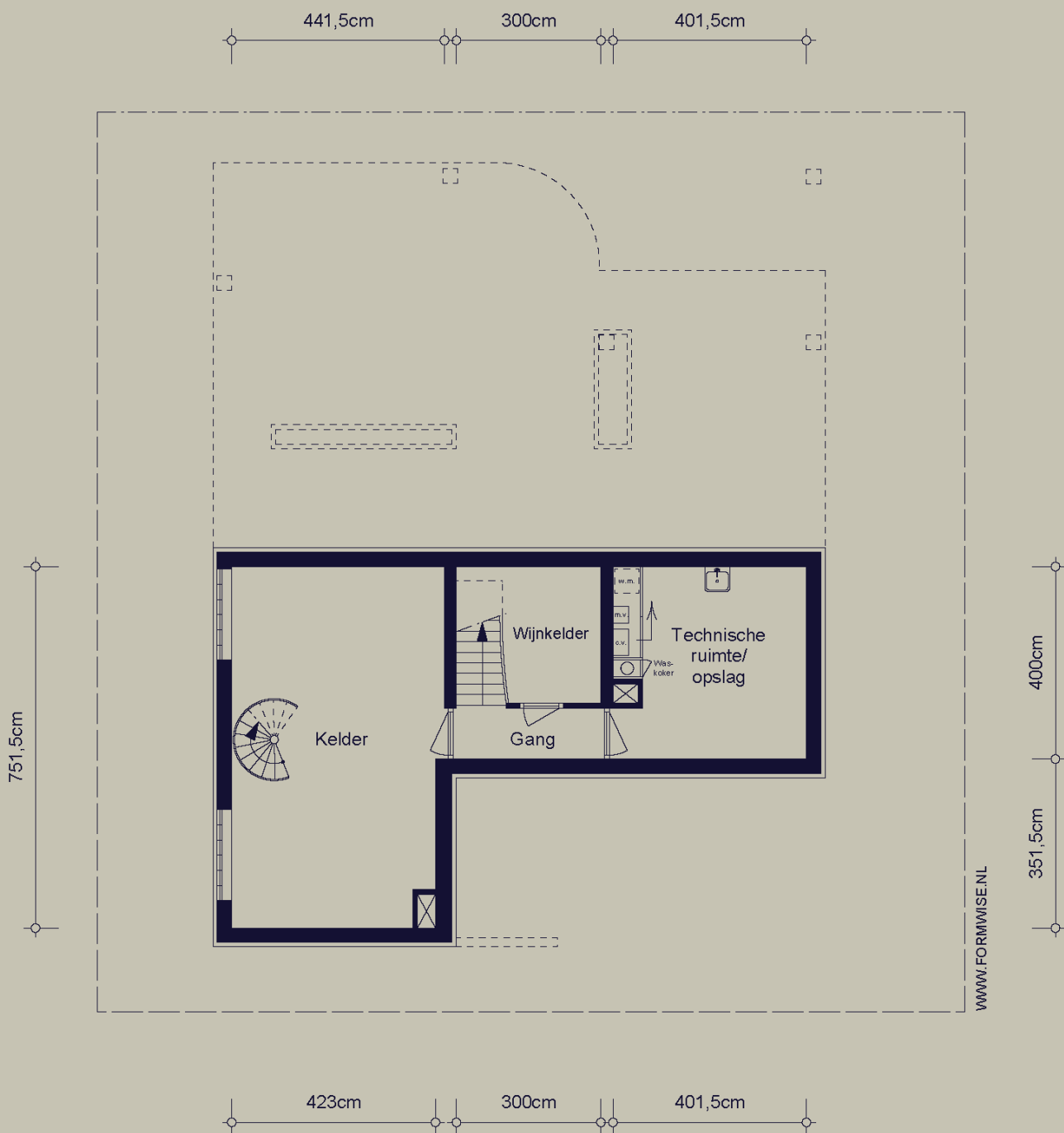
Gebruiksoppervlakte wonen	152,57 m2
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	25,40 m2
Externe bergruimte	n.v.t.

FIRST FLOOR



Gebruiksoppervlakte wonen	123,72 m2
Overige in pandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	38,35 m2
Externe bergruimte	n.v.t.

BASEMENT



WWW.FORMWISE.NL

Gebruiksoppervlakte wonen	62,59 m2
Overige in pandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	n.v.t.
Externe bergruimte	n.v.t.

SPECIFICATIONS

OBJECT

Type	Villa
Type	Detached house
Year of construction	2007
Current use	Living Space
Current destination	Living

OUTDOOR SPACE

Large waterfront garden with a lot of privacy

DESTINATION

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

BIJZONDERHEDEN

- + Located in a family friendly, quiet and private but very central and easily accessible area
- + Four bedrooms and a possible office or room for a nanny
- + Spectacular views of garden and water because of 23m high isolated glass walls
- + Floor heating throughout the entire house
- + Two private parking spaces on own ground

EIGENSCHAPPEN

Living area	400 m ²
Number of rooms	11
Number of bedrooms	4
Volume	1.250 m ³
Building- related outdoor space	38 m ²

MUNICIPALITY

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

