

Amsterdam

# Maarten Jansz. Kosterstraat 17

*Codice oggetto: NL26185614*



**PREZZO D'ACQUISTO: 3.300.000 EUR • SUPERFICIE NETTA: ca. 316 m<sup>2</sup> • VANI: 8**

**Codice oggetto: NL26185614 - 1017 Amsterdam**

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## A colpo d'occhio

Codice oggetto	NL26185614
Superficie netta	ca. 316 m <sup>2</sup>
Vani	8
Camere da letto	4
Bagni	3
Anno di costruzione	1827

Prezzo d'acquisto	3.300.000 EUR
Casa	Villa a schiera centrale
Stato dell'immobile	Curato

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## Dati energetici

Classe Energetica

Al momento della creazione del documento la certificazione energetica non era ancora disponibile.

Classe di efficienza energetica

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## La proprietà



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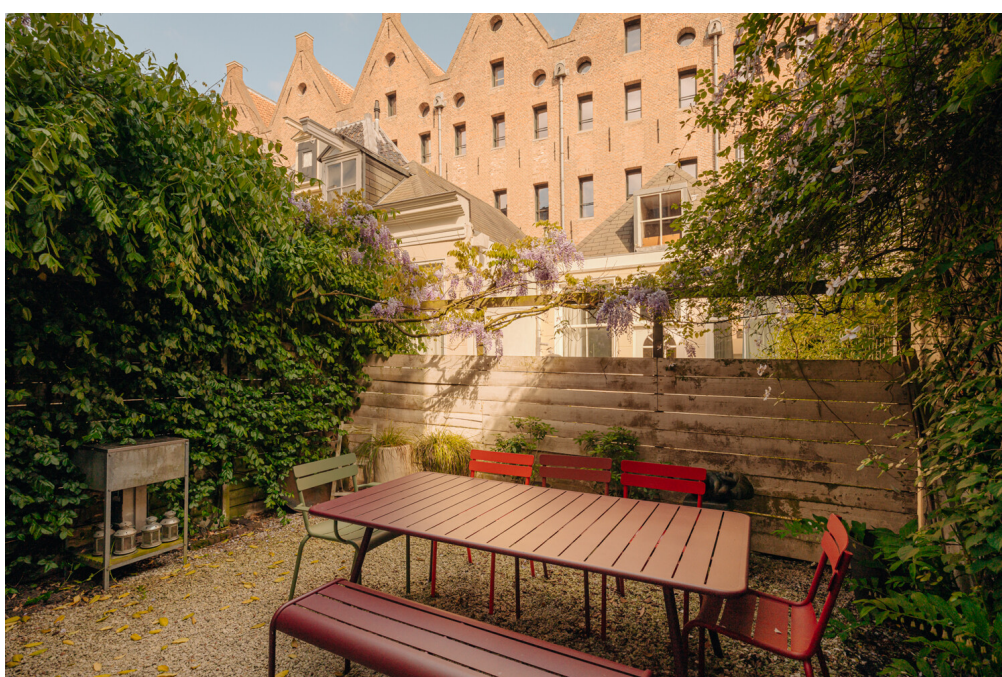
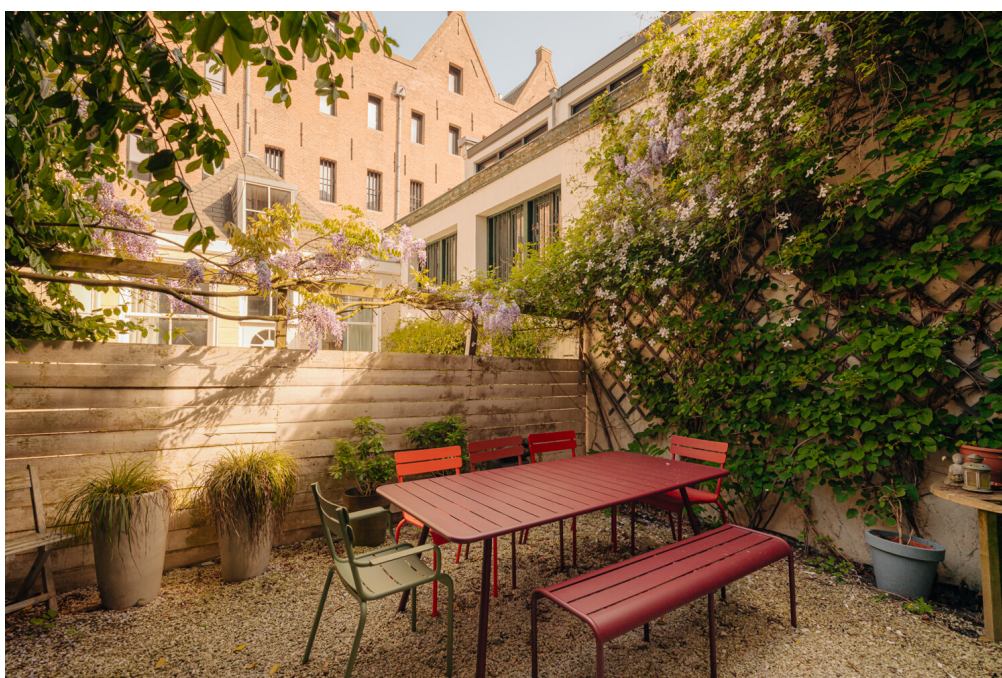
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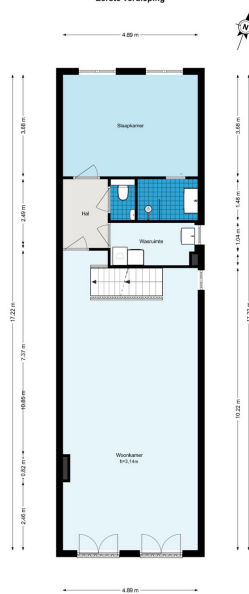
## La proprietà



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# La proprietà

Maarten Jansz Kosterstraat 17 - Amsterdam  
Eerste verdieping



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Aan de plattegronden kunnen geen rechten worden ontleend.  
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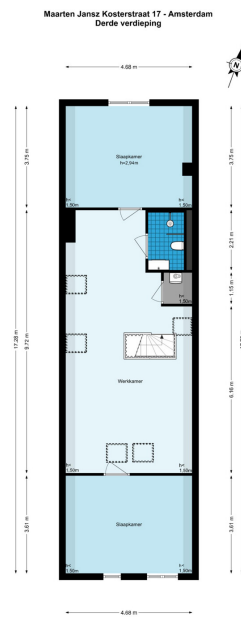
Maarten Jansz Kosterstraat 17 - Amsterdam  
Tweede verdieping



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# La proprietà



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## **Una prima impressione**

**Situated on the charming and quiet Maarten Jansz. Kosterstraat, this exceptional freehold family home of approximately 316 sqm offers an abundance of character, space and atmosphere. Originally built in 1827 as part of a canal house, the property features high ceilings, elegant proportions and many authentic details.**

**From 1866 until 1892, the building was used as a school. The striking central staircase, connecting all floors, still reflects this unique history today.**

**In 2010, the house was tastefully and timelessly renovated while preserving original features such as exposed beams and fireplaces. The property includes a spacious family kitchen opening onto the delightful garden, two elegant living/working rooms, four generous bedrooms, three bathrooms and four separate WCs.**

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## **Dettagli dei servizi**

**Ground floor:** Entrance at street level, spacious hall with built-in storage cupboards, separate WC and access to the storage room, which also has its own entrance from the street. At the rear is the large and inviting family kitchen with three French doors opening onto the garden. The kitchen is by Boffi and fitted with high-end built-in appliances, including Smeg. A staircase in the kitchen leads to the first floor.

**First floor:** Beautiful living room at the front with high arched stained-glass windows and a wood-burning fireplace. At the rear are a landing, separate laundry room, WC and a guest bedroom with its own bathroom with shower. Ceiling height: 3.14 m.

**Second floor:** Wonderful study/work room with fireplace and pantry at the front, again featuring the characteristic high arched windows. Ceiling height: 3.25 m. At the rear is the principal bedroom with spacious walk-in closet and bathroom with bathtub, separate shower, double washbasin and a WC, which also connects to the front room.

**Third floor:** Under the roof is a multifunctional open space suitable as a study, TV room, atelier or playroom, with bedrooms at both the front and rear. This floor also includes a bathroom with shower, washbasin and WC, plus a separate boiler/storage room.

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## **Tutto sulla posizione**

Today, Maarten Jansz. Kosterstraat is known as a quiet and almost hidden historic side street off the Amstel River, lined with many monumental buildings. Until 1866, the street was in fact a canal called the “Amstelgrachtje”, which was filled in that same year. The location is close to the Amstel River and Frederiksplein, between Sarphatistraat and Achtergracht.

The property is ideally situated near Amsterdam’s canal belt, De Pijp and the cultural venues around Carré Theatre and Frederiksplein. Public transport connections are excellent.

For daily shopping, several supermarkets, specialty food shops and delicatessens can be found nearby, particularly along Utrechtsestraat and Ceintuurbaan. The area also offers many inviting cafés, restaurants and terraces within walking distance.

Child friendly neighbourhood. Schools, both primary and secondary, are located in the immediate vicinity, including the Asvo school around the corner.

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## **Ulteriori informazioni**

- **Exceptional family home of approx. 316 sqm ( Entire property )**
- **Built in 1827; high-quality renovation completed in 2010**
- **Freehold property (no ground lease)**
- **Private garden**
- **Excellent layout with family kitchen, 2 living/work rooms with fireplaces, 4 bedrooms, 3 bathrooms and 4 WCs**
- **There is a laundry chute from the 2nd and 3rd floors to the laundry room on the first floor**
- **Very high ceilings throughout**
- **Protected cityscape status**
- **Extensive custom-made built-in cabinetry**
- **Very bright floors due to side windows**
- **Exposed wooden beams**
- **Delivery in consultation**

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## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

**Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden**

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