AMSTERDAM

Vondelstraat 170 3

Objektnummer: NL25185585



KAUFPREIS: 2.150.000 EUR • WOHNFLÄCHE: ca. 158 m^2

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Auf einen Blick

Objektnummer	NL25185585	Kaufpreis	2.150.000 EUR
Wohnfläche	ca. 158 m²	Wohnungstyp	Apartment
Schlafzimmer	4		
Badezimmer	3		
Baujahr	1884		

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Auf einen Blick: Energiedaten

Energieinformation	Zum Zeitpunkt der Anzeigenerstellung lag kein Energieausweis vor.	Energie-Effizienzklasse	B

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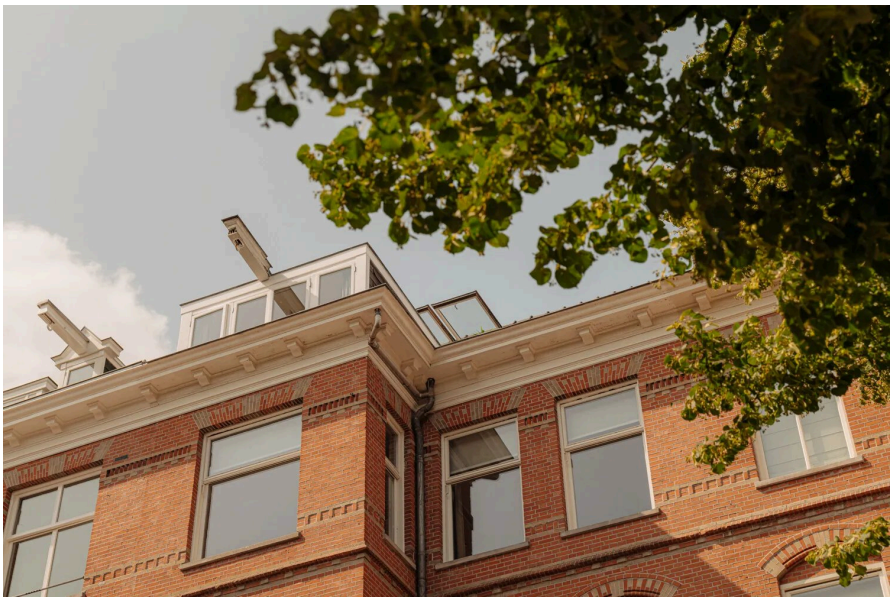
Die Immobilie





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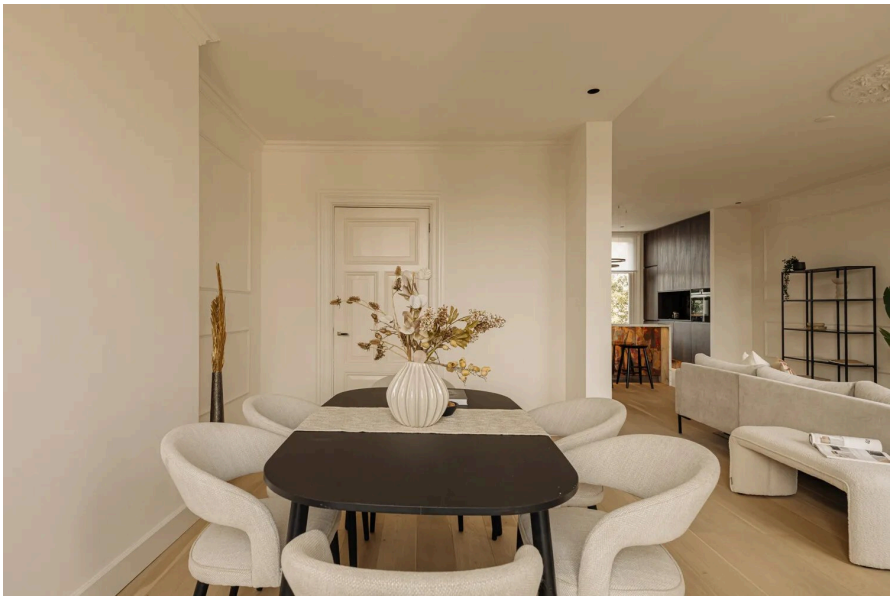




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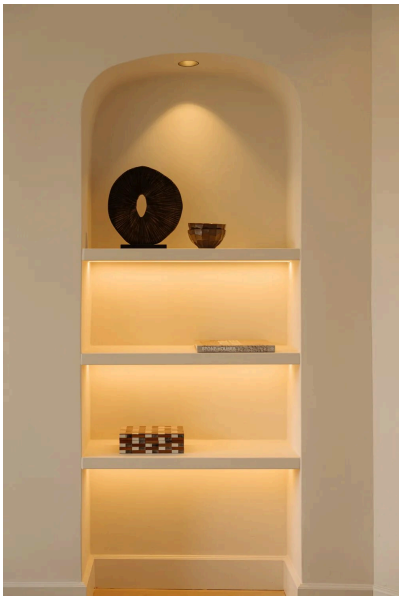




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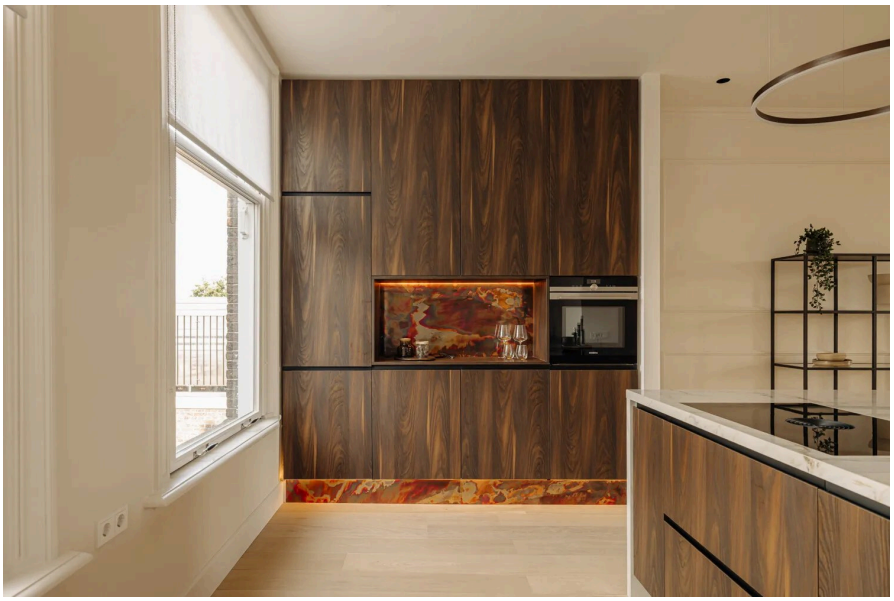
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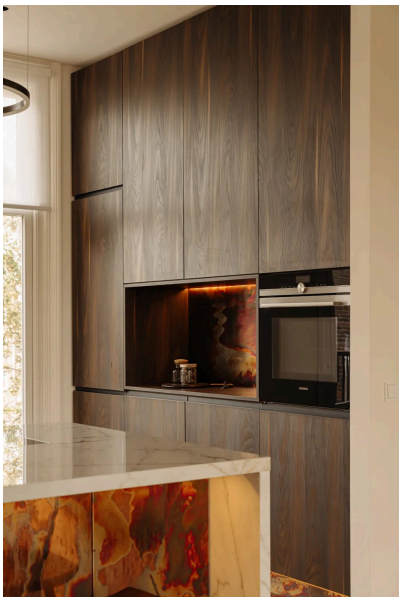
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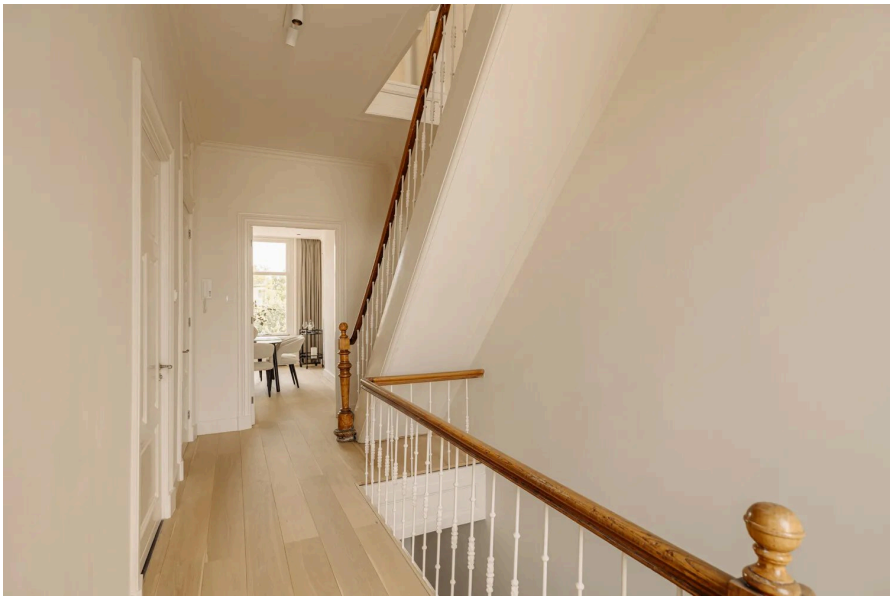




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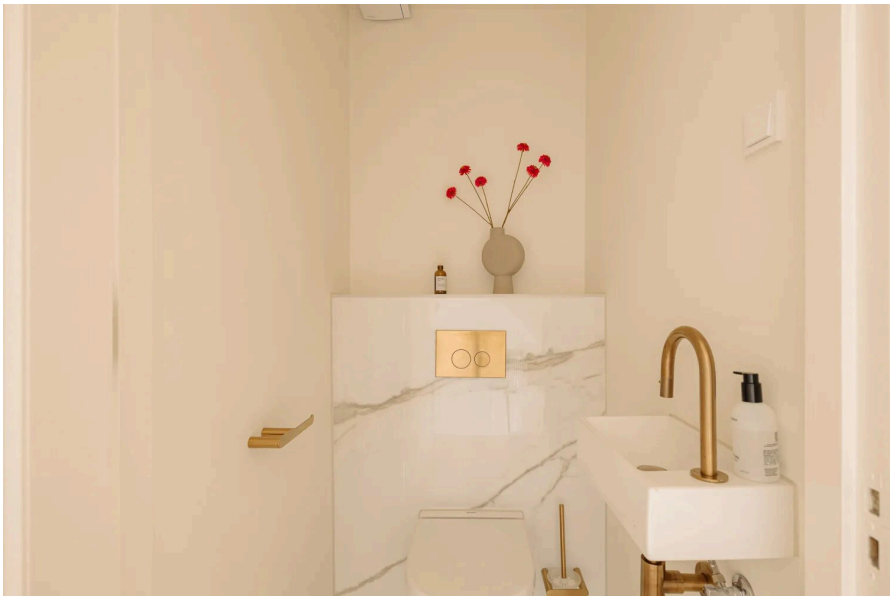




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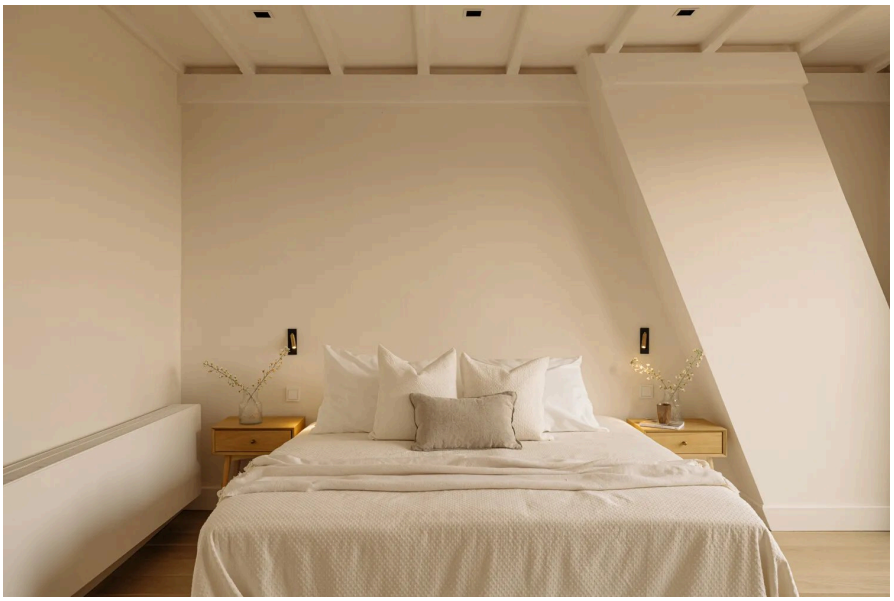
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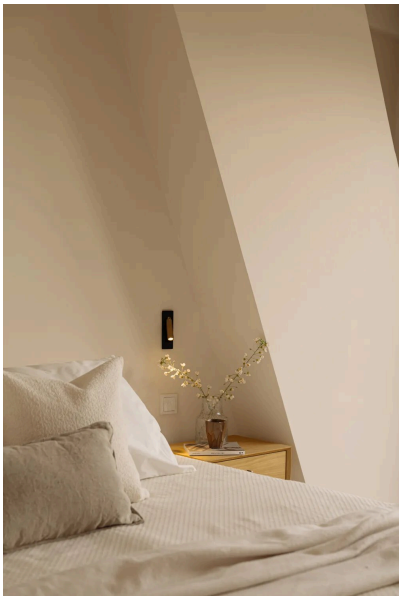




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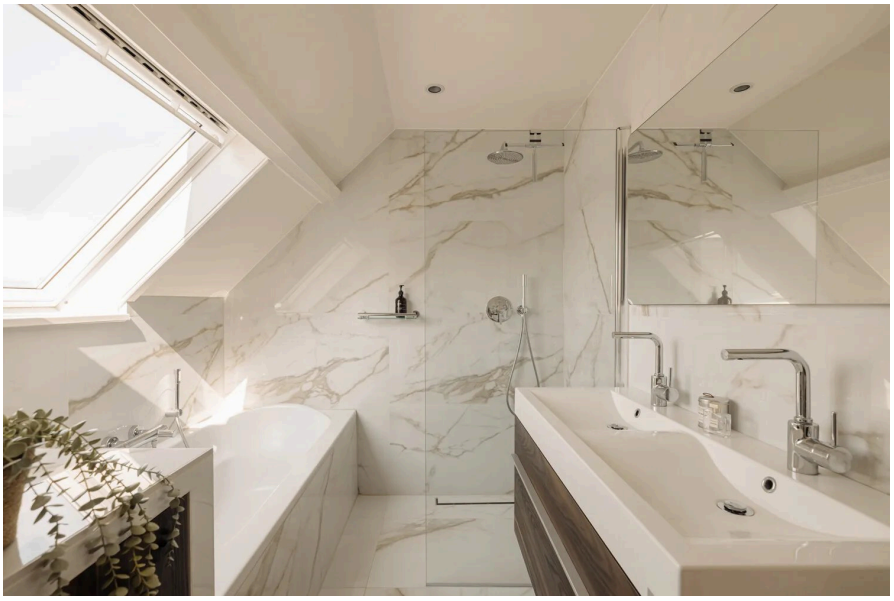




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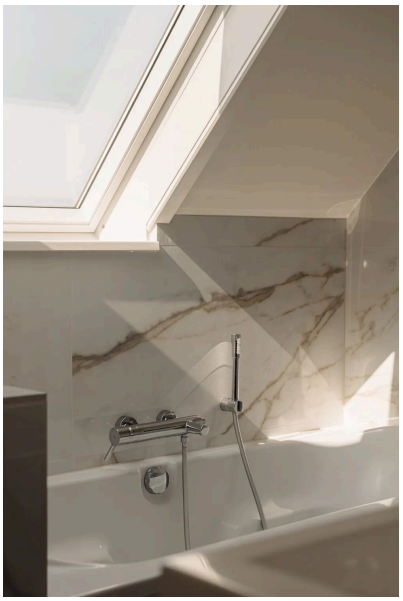
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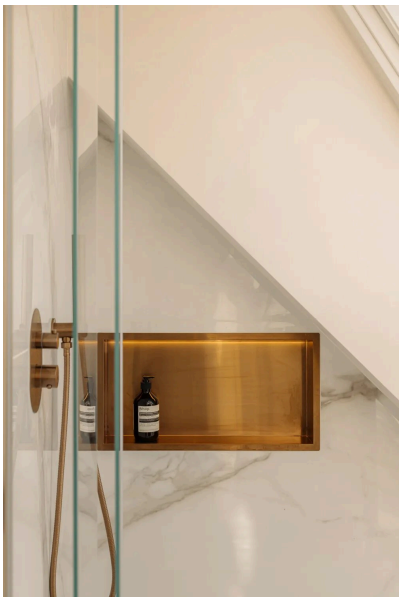
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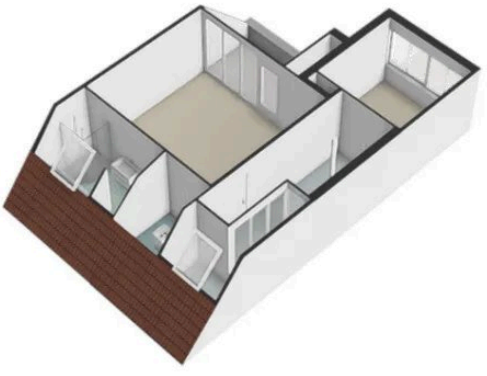




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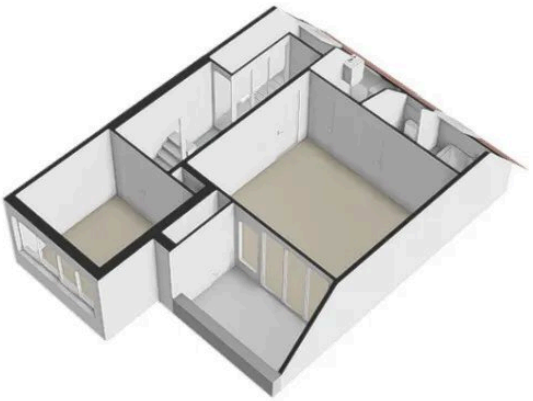
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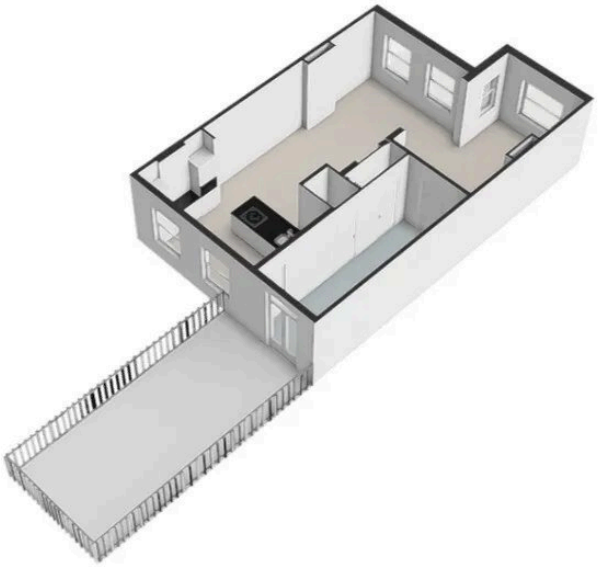




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Ein erster Eindruck

EXCLUSIVE, HIGH-END AND LUXURIOUS
On the stately Vondelstraat, one of the most beautiful and quietest streets in Amsterdam, this exclusive, fully renovated (2025) double upper house is offered for sale, spread across three residential floors and two roof terraces.

The extensive renovation was carried out under architectural supervision with an eye for detail and perfection, using only premium materials and equipment. The result is a completely renewed apartment that combines authentic details (high ceilings, ornaments, moldings, panel doors) with a thoughtful layout, smart technology, and an impressive sense of space and light.

The apartment features an elegant light oak floor, beautifully detailed wall moldings, dimmable rimless LED ceiling spotlights with Wi-Fi (Zigbee) control, a luxurious high-end kitchen with all conceivable new appliances and bronze-colored finishes, marble-look bathrooms and toilets, and new hardwood window frames with insulating double glazing and blinds.

The property radiates a serene, high-end atmosphere flooded with natural light. The top two floors offer unique views over the Vondelpark and the Zuidas, as well as the Vondelkerk and the Rijksmuseum. On the top floor, the panoramic roof windows and generous roof balcony create a penthouse-like atmosphere with a rich “New York Central Park” feeling.

The apartment has a total floor area of 205 m² and an indoor living area of 158 m², two roof terraces totaling 30 m²—one directly overlooking the Vondelpark—and a fold-out roof balcony on the top floor, also with park views. The property is freehold, situated in a prime location directly next to an entrance of the Vondelpark.

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Ausstattung und Details

Second Floor
Private entrance from the street with authentic staircase leading to a spacious hall on the second floor, including a private lockable vestibule and stairs to the third floor.
Third Floor
Bright and spacious landing with access to a large (23 m²) rear roof terrace featuring new composite decking and an anthracite steel balustrade with hardwood finish. The hallway includes a stylish marble toilet with bronze fixtures and washbasin, plus a storage/utility closet.
The particularly light and spacious living room and separate open dining area are located at the front, with large windows overlooking the Vondelpark. The space boasts high ceilings with authentic ornaments, wall moldings, an illuminated built-in niche, dimmable bronze-colored recessed spotlights, and Sonos preparation.
The open design kitchen with L-shaped island and bar is finished in a dark wood-look with a floor-to-ceiling cabinet wall, refined marble worktop, and bronze/copper details. It is equipped with brand-new Siemens built-in appliances, Bora induction cooktop with integrated extractor, Quooker Combi+ tap, dimmable LED lighting (remote/Wi-Fi), and Sonos preparation. The kitchen overlooks both the rear terrace and the living room/park.
Fourth Floor
A stately staircase leads to a landing with roof window. The master bedroom has its own balcony/loggia with full privacy and breathtaking views of the Vondelpark and Zuidas. This is the only property on this stretch of Vondelstraat with such an outdoor space directly overlooking the park.
The adjoining bathroom includes a bathtub, walk-in shower with rain- and hand-shower, vanity with double sinks, dimmable heated mirror, and toilet. A spacious walk-in closet adjoins the master, with room for clothing and shoes, and also houses the washer/dryer and central heating system.
The bright hallway also gives access to a second bedroom with dormer window at the front, again overlooking the Vondelpark, plus built-in wall storage.
Attic
A light-filled staircase leads to a surprisingly bright landing. The entire rear façade features a full-width Velux dormer with floor-to-ceiling roof windows, while the front also has large roof windows with stunning views.
A glass partition gives access to the second bathroom, with Wi-Fi-controlled underfloor heating, marble-look flooring and walls, walk-in rain shower, illuminated niche, dark wood vanity with travertine top and beige ceramic sink, and toilet. The bathroom combines light marble with bronze taps and accessories.
The landing also leads to a spacious third bedroom with Velux windows at the rear and a panoramic 2.5m-wide Velux roof balcony at the front. The views from this room are phenomenal. The bedroom includes inverter air conditioning (heating/cooling), solar-powered blackout blinds with remote control, and new roof insulation.

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Alles zum Standort

The property is located in the Vondelbuurt in Amsterdam Oud-West. Vondelstraat is renowned for its classical and stately buildings. The apartment is on the most beautiful and quiet part of the street, directly bordering the Vondelpark—perfect for sports, picnics, or leisurely walks. Within walking distance are Amsterdam's cultural highlights: the Museumplein with the Van Gogh Museum, the Rijksmuseum, the Stedelijk Museum, and the Concertgebouw. The area also offers countless trendy cafés, terraces, restaurants, chic boutiques, and specialty shops on the P.C. Hooftstraat.
Public transport connections are excellent, with trams to Central Station, Zuid, and West from nearby Overtoom and Leidseplein. The Amsterdam ring road can be reached within 10 minutes. Parking is available through the municipal permit system.Immediately available in one of Amsterdam's most desirable locations.

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Sonstige Angaben

Features
- Living area approx. 158 m² (BBMI/NEN2580); floor area 205 m² including sloping parts
- Located on FREEHOLD land
- Built in 1890, with authentic details
- Foundation repaired in 2017–18
- Three bedrooms, two bathrooms, plus separate third toilet
- Fully renovated to a high standard in 2025, with new appliances, lighting, and smart features
- Spectacular views over the Vondelpark
- Abundant outdoor space: two roof terraces (30 m² total) plus roof balcony (2.5m wide) with park view
- Designer kitchen with bar, Siemens & Bora appliances, Quooker Combi+ tap, bronze and copper finishes, dimmable LED lighting (remote + Zigbee/app ready)
- Sonos preparation in living, dining, and kitchen
- Master suite with balcony/loggia, en-suite bathroom, hotel-style lighting, and walk-in closet
- Second bedroom with park views
- Attic with second bathroom and third bedroom; bathroom with underfloor heating, bronze taps, and LED lighting; bedroom with air conditioning and fully automated Velux solar blinds
- Energy label B – new roof insulation and HR++ double glazing
- Ready to move into, including new curtains, blinds, and lighting
- Premium hardware by Weijntjes throughout
- Active owners' association (VvE), self-managed; monthly contribution €283. VvE has approved renovation of the communal entrance in authentic historic style. Long-term maintenance plan (MJOP) available.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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