

Amsterdam

# Pieter Cornelisz. Hooftstraat 186 1

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???? ??: 1.650.000 EUR • ??: ca. 158 m<sup>2</sup> • ??: 3

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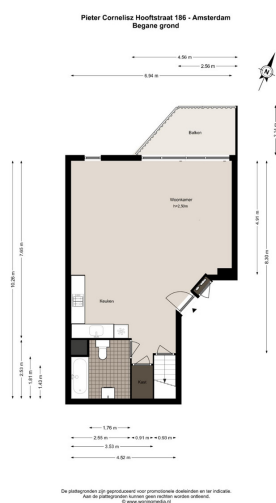
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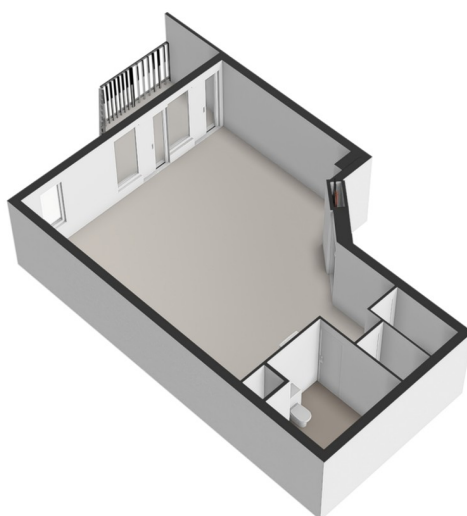
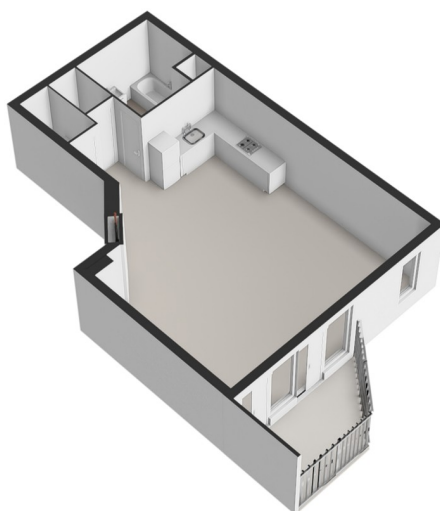
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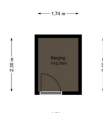
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Pieter Cornelisz Hooftstraat 188 - Amsterdam  
Berging



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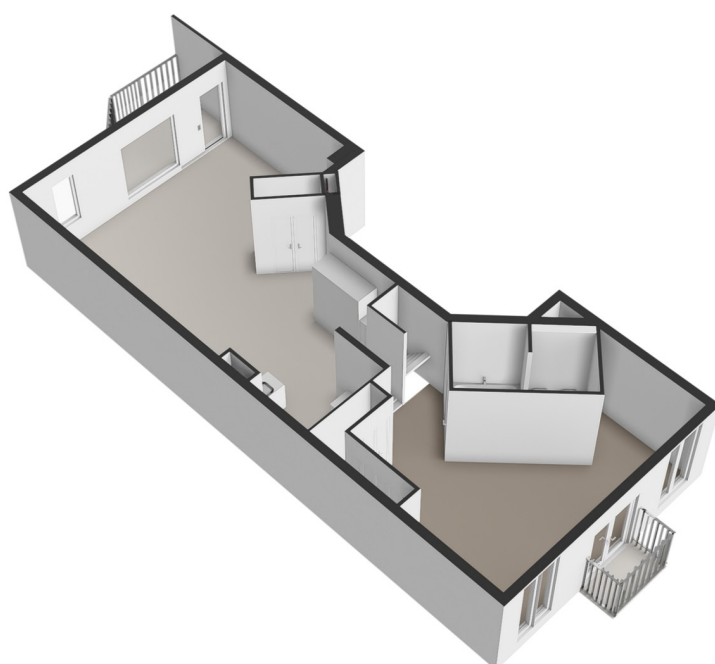
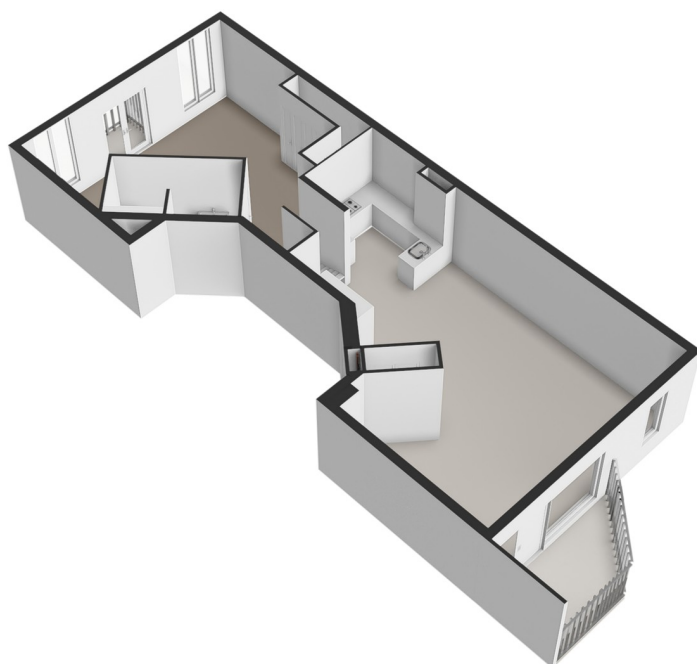
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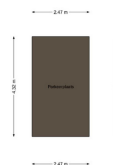


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Unique living by the Vondelpark! This 158 m<sup>2</sup> apartment, spread over two levels, borders the Vondelpark and is located on the prestigious P.C. Hooftstraat in the elegant Oud-Zuid district of Amsterdam; it is part of the stylish "Het Hoofkwartier" apartment complex, featuring a stunning, spacious entrance hall, an elevator, and an underground parking garage.

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The apartment is situated in a prime location in Oud-Zuid, in the quiet section of P.C. Hoofstraat, right next to the park. It lies in the heart of luxury, culture, and sophistication, surrounded by chic boutiques, excellent restaurants, and cozy cafés (such as De Joffers, Café Gruter, Café Welling), as well as exclusive flagship stores like Chanel, Dior, and more. The Conservatorium Hotel, within walking distance, boasts one of Amsterdam's most exclusive wellness centers.

Tram connections are just around the corner, including line 5 to the city center and the Zuidas business district. By car, you can reach the A10 ring road in about 10 minutes.

Building:

This exceptionally spacious and light apartment, with an approximate living area of 158 m<sup>2</sup>, occupies the bel-etage and first floor of the stately apartment building. The building features a stylish, luxurious entrance made of natural stone. The impressive hall includes two elevators and a meticulously maintained staircase. The complex consists of 24 luxury apartments and offers a secure system with locks and camera surveillance. From the garage, there is direct access to the staircase and elevator that leads to the apartment.

The Apartment:

Through the hallway and staircase/lift, you reach apartment 186-1, which opens into a bright and spacious living room with an inviting balcony, where you can enjoy a stunning view over Vondelpark. This floor features a fully equipped open kitchen, built-in cabinetry, and a mezzanine bedroom with a magnificent high ceiling. The bedroom has built-in wardrobes and a West-facing balcony. The recently renovated bathroom (2024) adds extra comfort and luxury to the space.

A refined leather staircase with built-in lighting leads to the second apartment, number 186, which also has its own private entrance and is accessible via the lift. The apartment further features a spacious and inviting living and dining area with sliding doors leading to the balcony, combined with an open and fully equipped kitchen. There is a bathroom and a convenient storage room, making it ideal for use as a studio, office space, or for an on-site helper or caregiver. If necessary, 2-3 bedrooms can easily be created here, additionally an extra bathroom is a possibility as well.

Furthermore, this apartment has its own parking space in a secure underground garage (sold separately) and a separate, spacious storage room in the basement of approximately 15 m<sup>2</sup>.



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Characteristics:

- Located in a well-maintained, elegant complex with an elevator and parking garage
- Two legally separated apartments with a combined living area of 158 m<sup>2</sup>, each with its own entrance, apartment number, mailboxes, doorbells, and intercoms
- 186-1: Living area 98 m<sup>2</sup>
- 186: Living area 60 m<sup>2</sup>
- Built in 1991
- Camera security
- Representative entrance
- Two bathrooms (one recently renovated)
- 3 private balconies with views of Vondelpark and P.C. Hooftstraat
- Separate private storage room downstairs (15 m<sup>2</sup>)
- Energy label: A
- Exclusive underground parking space, sold separately. Asking price: €150,000,-
- Professionally managed homeowners association (VvE)
- Service costs for the two apartments: €921.40 per month
- Service costs for the parking space: €134.69 per month
- Located on leasehold land
- Timely application for the "spijtoptantenregeling" (regret clause) has been made
- Leasehold for apartment 186-1: €3.139,48 per year
- Leasehold for apartment 186: €2093,20 per year
- Leasehold for the garage: €430,64 per year
- Delivery in consultation

This amazing property offers a rare opportunity to own a piece of luxury living in Amsterdam, with Vondelpark as your backyard and the city's cultural treasures right at your doorstep.

This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her.

The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do



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not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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