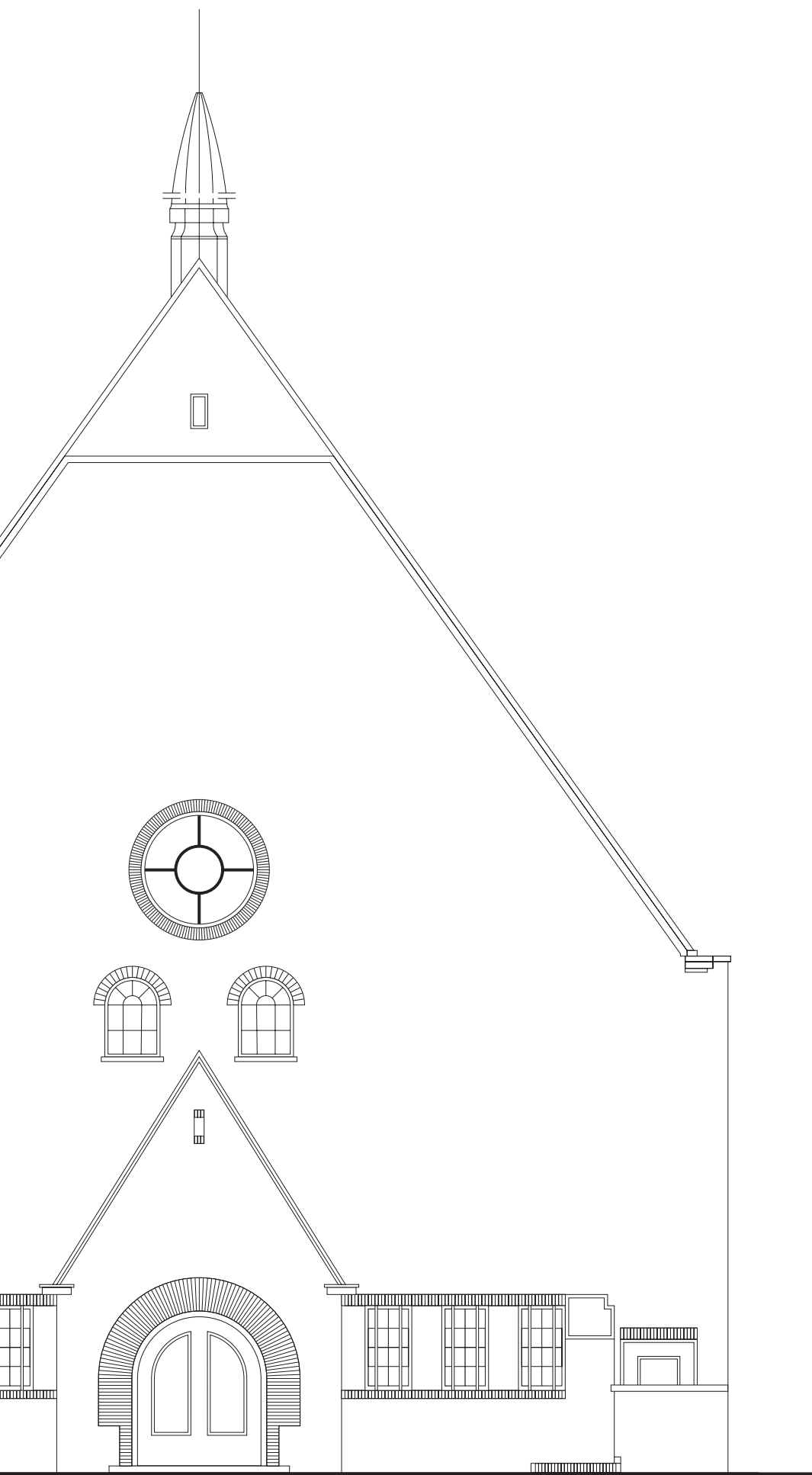


THE
AMSTERDAM LOFT

RAPHAELPLEIN 27 AMSTERDAM



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Amsterdam Loft

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THE PINNACLE OF COMFORT

KEES KEMP & JUDITH DE JONG / BROERSMA WONEN

Overwhelming and spectacular ...Living the high life. As real estate agents, we have the privilege of seeing countless homes from the inside. From small to large, from old to super modern. And yet, only once in a blue moon do you walk into a home that catches you off guard, where you need a moment to take in the special space.

In this case the surprise was fantastic; a dynamic space, where something happens in every corner and in every dimension, where special materials have been used and where the incidence of light is awe inspiring. We are still impressed every time we walk in.

A loft in a former church in itself is enough to stir most people's imaginations. At the time of the purchase, we were already involved with this property as consultants and therefore we have known the owners for a long time. Even back then the 1930s building was already extraordinary. Together with his architect, George Witteveen, the current owner designed an elevated loft, making conceptual choices to fit space and functionality into the large volumes.

An office was created downstairs and, featuring its own entrance, this loft was created upstairs.

An extraordinary balance has been achieved between height (ridge height of 12.70 m), history, design, functionality and warmth. The rafters of the roof are exposed and the steel construction is an unmistakable part of the overall experience. This is reflected, among other things, in the walkway and bedroom that float in the space at a height of about 6 meters. The trusses are partially illuminated which provides an extra dimension.

In the meantime, the things that could be improved were also addressed and thus the overall concept is now completely balanced.

The current owners have lived here with their family for over 25 years. Movie nights have been organized with the beamer aimed at the high white wall and Christmas parties celebrated with the trees hanging upside down from the rafters. It is a space to entertain and yet it is also an intimate space that embraces and welcomes.

It is a privilege to call this place home, and it is a privilege for us to find the new owner. This home is unique and truly one of a kind.







THE
BUILDING

THE BUILDING / THE HISTORY

The apartment was built in the former church building, designed by the architects Beckman and Kooi. The building is part of the Berlage-designed urban expansion, the Beethoven district, and is typical of the Amsterdam School style that architects of the time often implemented in their designs. This church was built as the focal point of a square surrounded by family homes.

The shape, materials and details are typical of the Amsterdam School movement. The beautiful stained glass windows placed at the front and rear were designed by multi-talented artist Kees Kuiler. The building was originally built as a Reformed church and is therefore understated in its appearance.

The church was dedicated in 1928, and in the period that followed, the surrounding homes were built in the same style. The church is located on a beautiful and secluded square with trees and a lawn. The special feature of the church is its roof, as it rests on the walls without a prominent gutter. In addition, the unadorned side walls are reduced to their essentials with large, vertical, steel frames. These accentuate the height. The building was actually quite modern for the time, with the exception of the entrance that features some sleek ornamentation. The church's turret is reminiscent of the turret on Huize Lydia on Roelof Hartplein.



The building has not been used as a church since 1996. In 1998, the current owners, together with architect George Witteveen, transformed the entire building into a beautiful residence above an office space. This office space was originally theirs as well.

The sexton's house on the side of Tintorettostraat was transformed into a separate residence.

The transformation was done in such a way that the exceptional spatial effect of the church was not lost. Kuiler's figurative stained glass windows were preserved and restored.

In his design, George Witteveen used steel and oak to connect with the building.

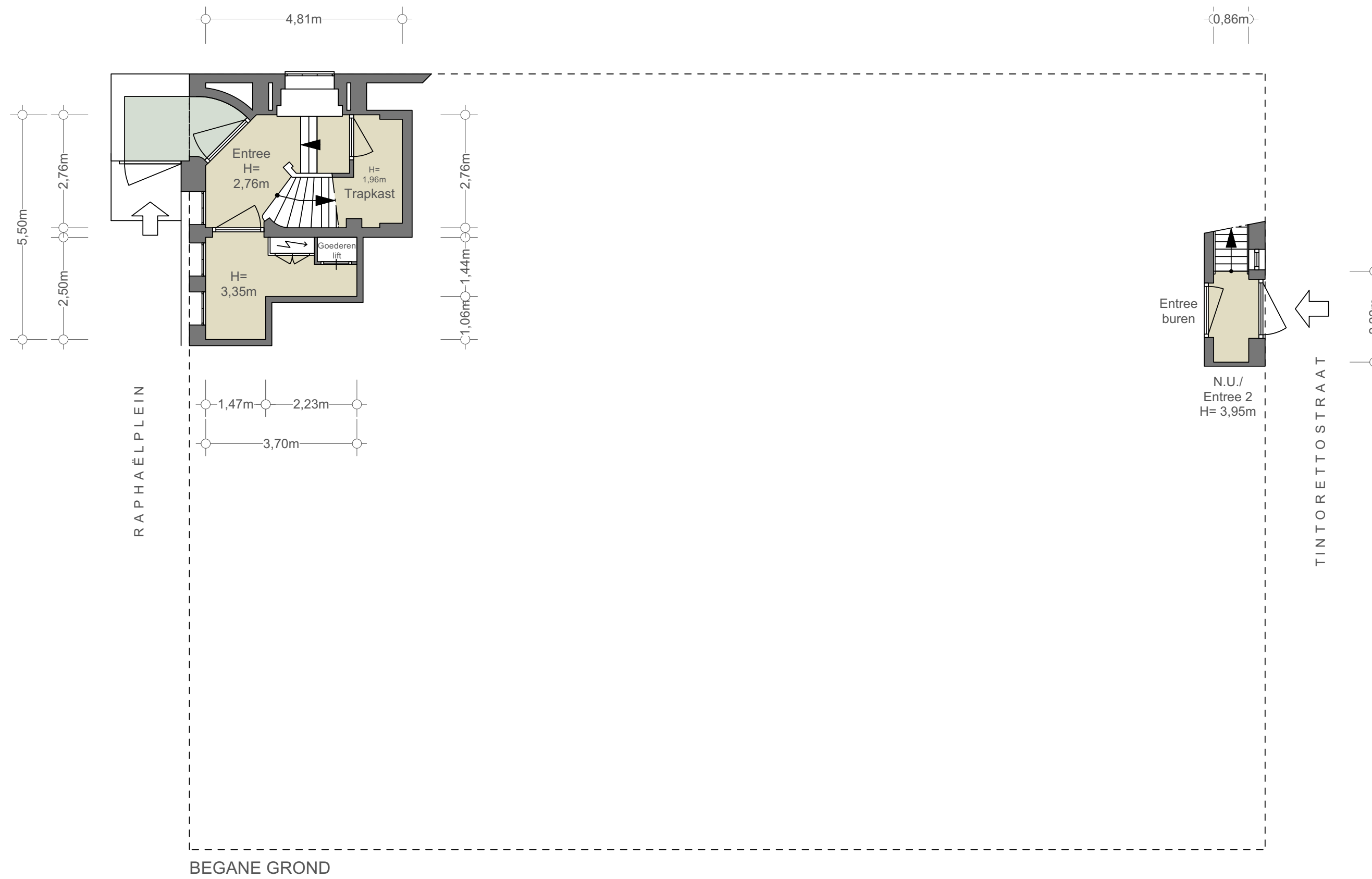
Real statements are the walkway and the glass "box" that, as it were, floats in the space. Only the four steel columns reveal that the construction is indeed supported. Another important intervention is the indoor terrace that lets in lots of daylight and serves as a quality outdoor space. An ingenious idea that has been very thoughtfully executed.

The current owners have recently taken a significant step in terms of sustainability by implementing additional insulation measures. They have also renewed and modernized the kitchen and brought the color scheme up to date.

ENTRANCE

The left front door of the church opens to a hallway with a storage room and a storage closet. The private stairwell, with slow-rise steps and platform landings, leads to the main floor. The stairwell has been restored with care and the stained glass allows beautiful light to enter this space. Right next to the front door is room to store items such as a bicycle, and there is also a freight elevator. A regular elevator can also be installed here. More information is available from our office. Installing an elevator would make this home even more comfortable than it already is.

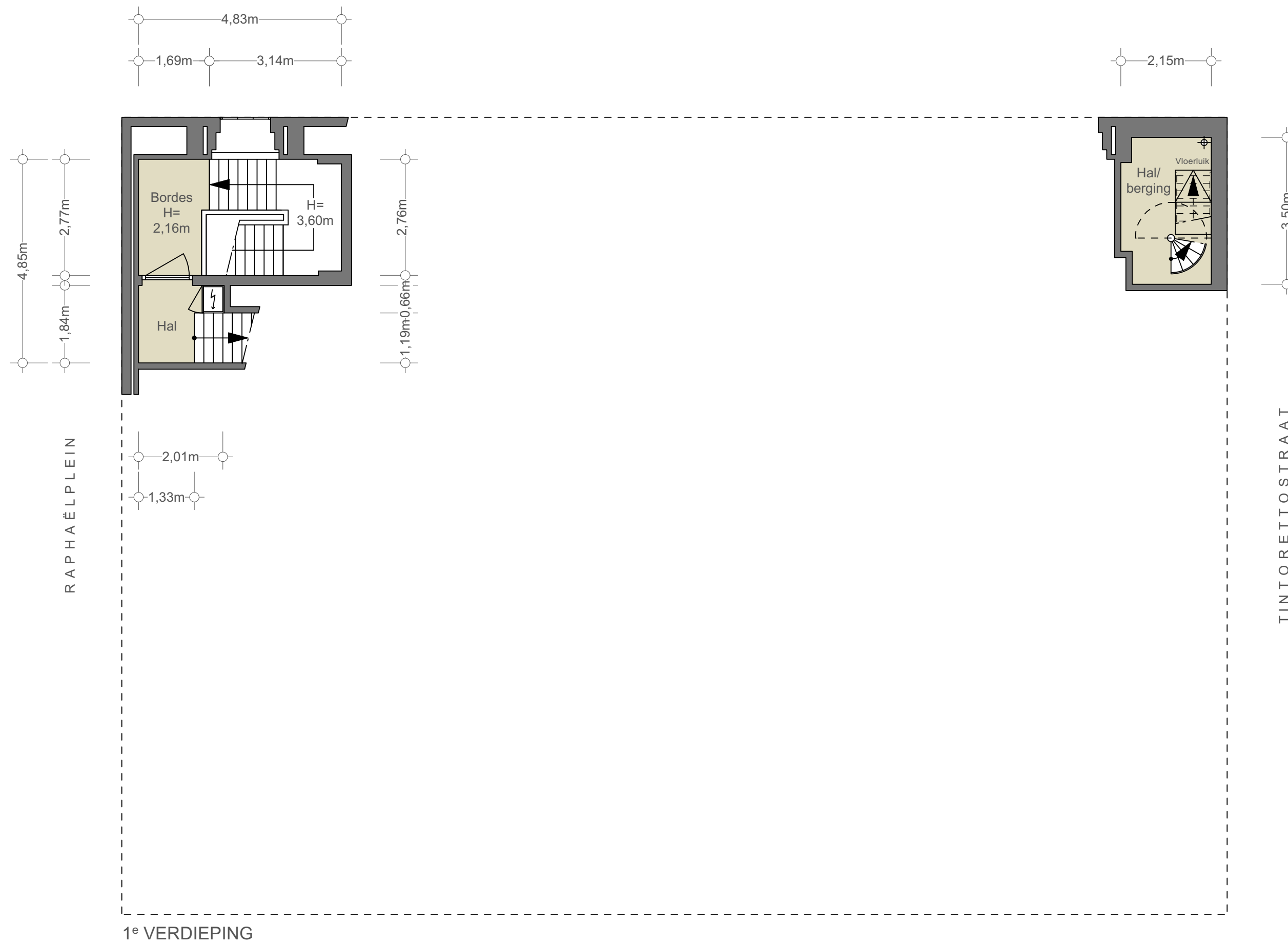




NEN2580/ BBMI - NVM

| |
|---|
| Gebruiksoppervlakte wonen 19,36 m ² + 1,91 m ² |
| Overige inpandige ruimte n.v.t. |
| Gebouwegebonden buitenruimte 3,94 m ² |
| Externe bergruimte n.v.t. |

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



NEN2580/ BBMI - NVM

| |
|--|
| Gebruiksoppervlakte wonen 8,15 m ² + 7,32 m ² |
| Overige inpandige ruimte n.v.t. |
| Gebouwwebonden buitenruimte n.v.t. |
| Externe bergruimte n.v.t. |

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



THE GRAND
FLOOR

LIVING

The exceptional character and height of the church are best experienced at the heart of the home - the living room. This space is naturally divided into several appealing and functional areas.

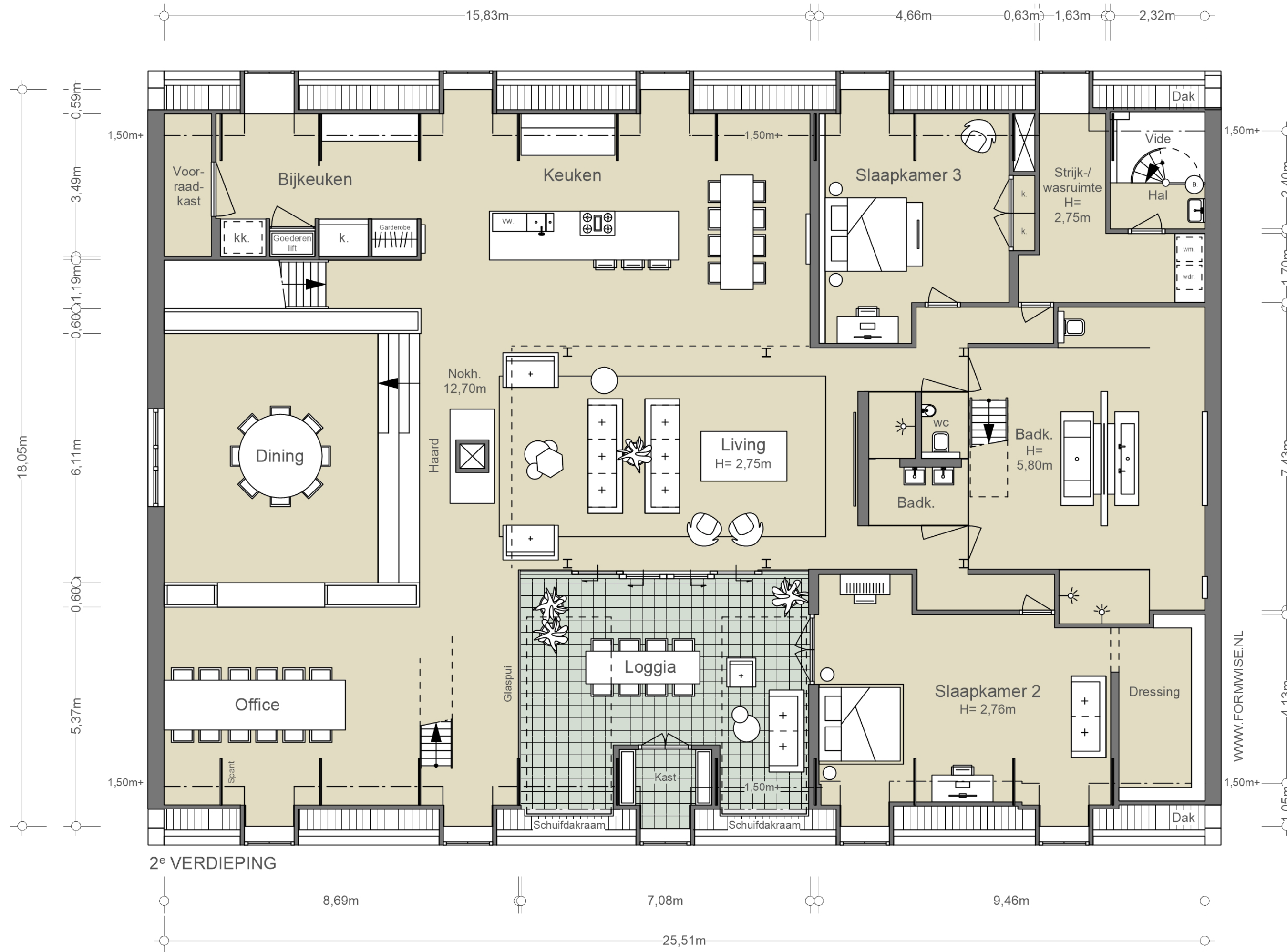
The space is grand yet intimate. This is due to the central positioning of the fireplace, the level differences and the outdoor area that is also part of this space.

The dining table is on a podium, which leads to a playful effect as well as giving the dining area not only a beautiful view of Raphaelplein, but also stunning sightlines toward the living room.

Next to the platform area, a partition is used to create a spacious workspace under the roof; a pleasant place to open the laptop for a while or just leave things from work/hobby - out of sight.

The design features an appealing "double" seating area by both the fireplace and television. This arrangement can be changed very easily, which in fact the owners have done from time to time. The seating area is under the 'box' creating an intimate ambiance.





NEN2580/ BBMI - NVM

| | |
|---------------------------|-----------------------|
| Gebruiksoppervlakte wonen | 370,92 m ² |
| Overige inpandige ruimte | n.v.t. |
| Gebouwbonden buitenruimte | 37,36 m ² |
| Externe bergruimte | n.v.t. |

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













COOKING

The exclusive kitchen (2019), a design by Dutch designer Piet Boon, is a beautiful mix of robust and natural materials and luxury appliances. The range of appliances includes a professional induction cooktop (Bora), extra-large oven, a Quooker for both hot and sparkling water, a wine cooler and dishwasher.

The spacious kitchen island, features a bar section. A lovely spot to catch up while cooking or a quick breakfast. The current owners have created an additional dining area right next to the kitchen.

Since the kitchen is also part of the whole, it makes for an ideal place to entertain. As such, the kitchen play a key role in the life of those who live here.









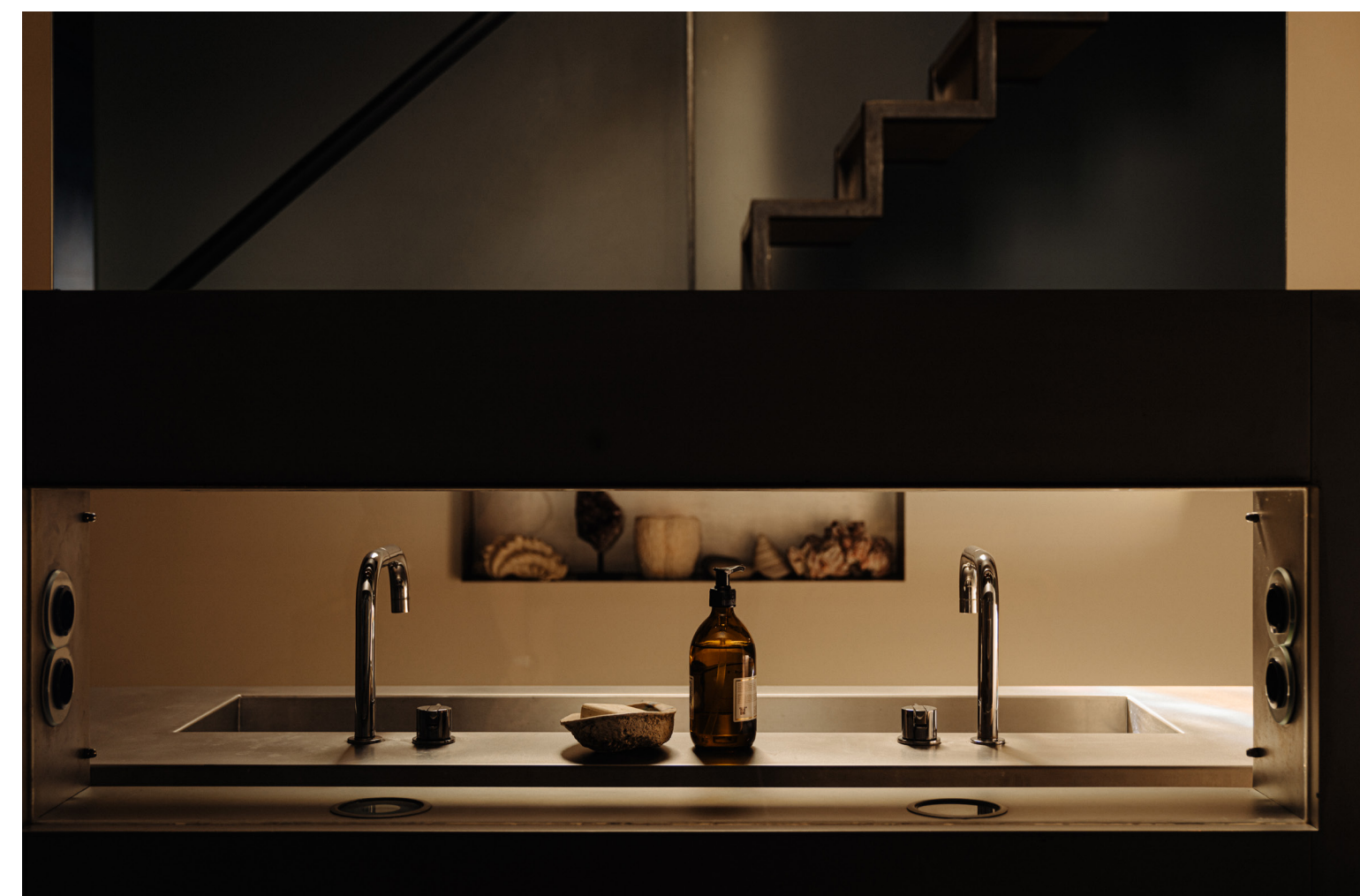
BEDROOM/ BATHROOM/ DRESSING ROOM

The private domain of the lord and lady of the house begins with the bathroom. In the bathroom, a serene atmosphere has been created through the use of various natural materials, a sober color scheme and the beautiful light that is filtered through the stained glass. There is a generous bathtub, double stainless steel vanity, a double walk-in shower and toilet.

The steps in the bathroom lead to an insanely beautiful dressing room. This dressing room feels like a private boutique. The clothes hang and lie in plain sight just like in a boutique, with a bridge that divides the space into his and hers sections. The materials and the (LED) lighting complete the experience; a dream of many a fashionista. Adjacent to the dressing room is the bedroom. This room is glass-enclosed from the rest of the home and from here there is a view of the living room and the indoor terrace. The bedroom is a kind of cinematic glass "box" in an otherwise open space.

The bedroom has air conditioning and the curtains can be closed automatically.

The other two bedrooms are spacious and adjacent to the living room and bathroom. The bedroom next to the indoor terrace can easily be turned into two good-sized bedrooms - please see the alternative floorplan. Of course there is also a second bathroom, fitted with a shower, double vanity and a separate (guest) toilet.

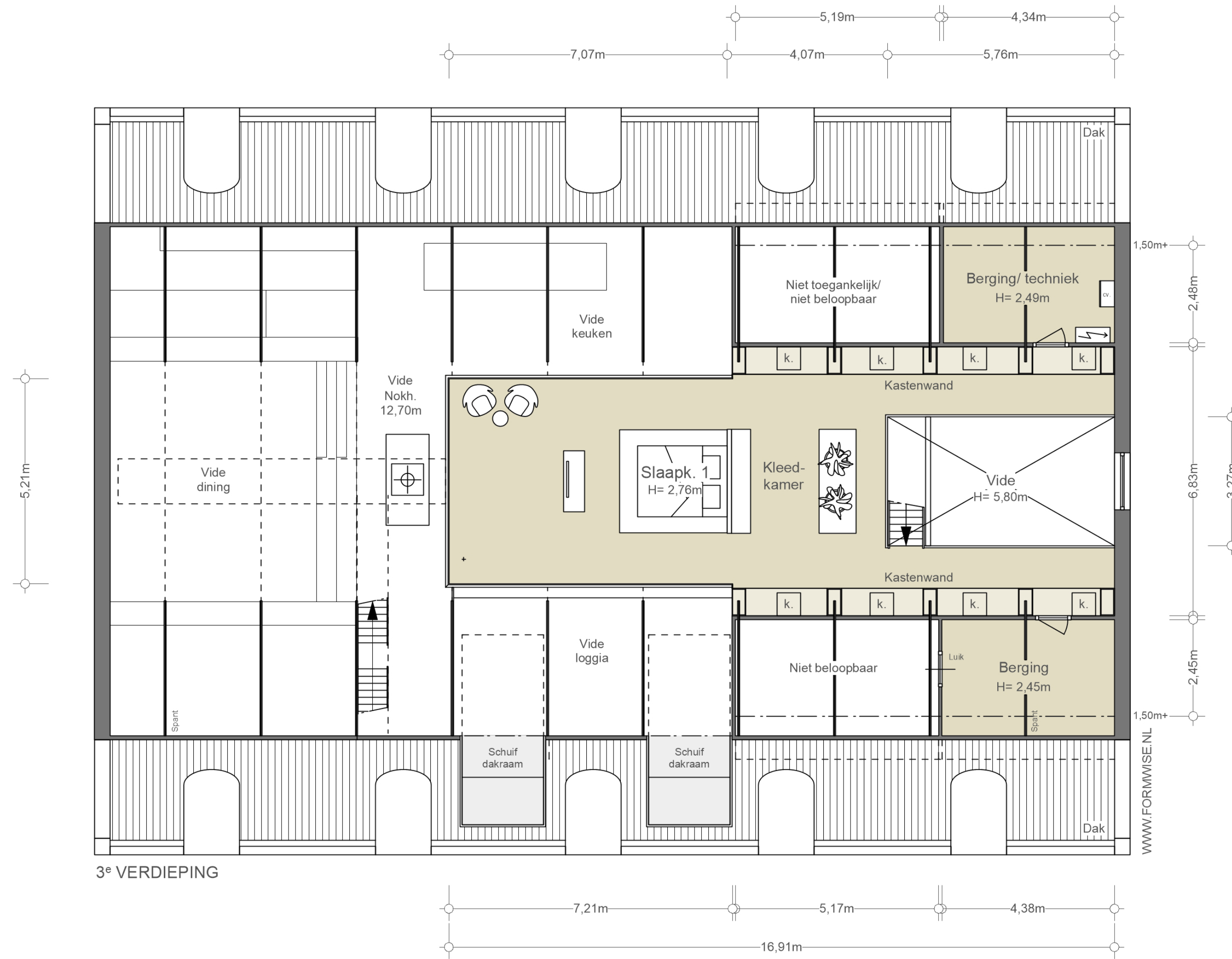










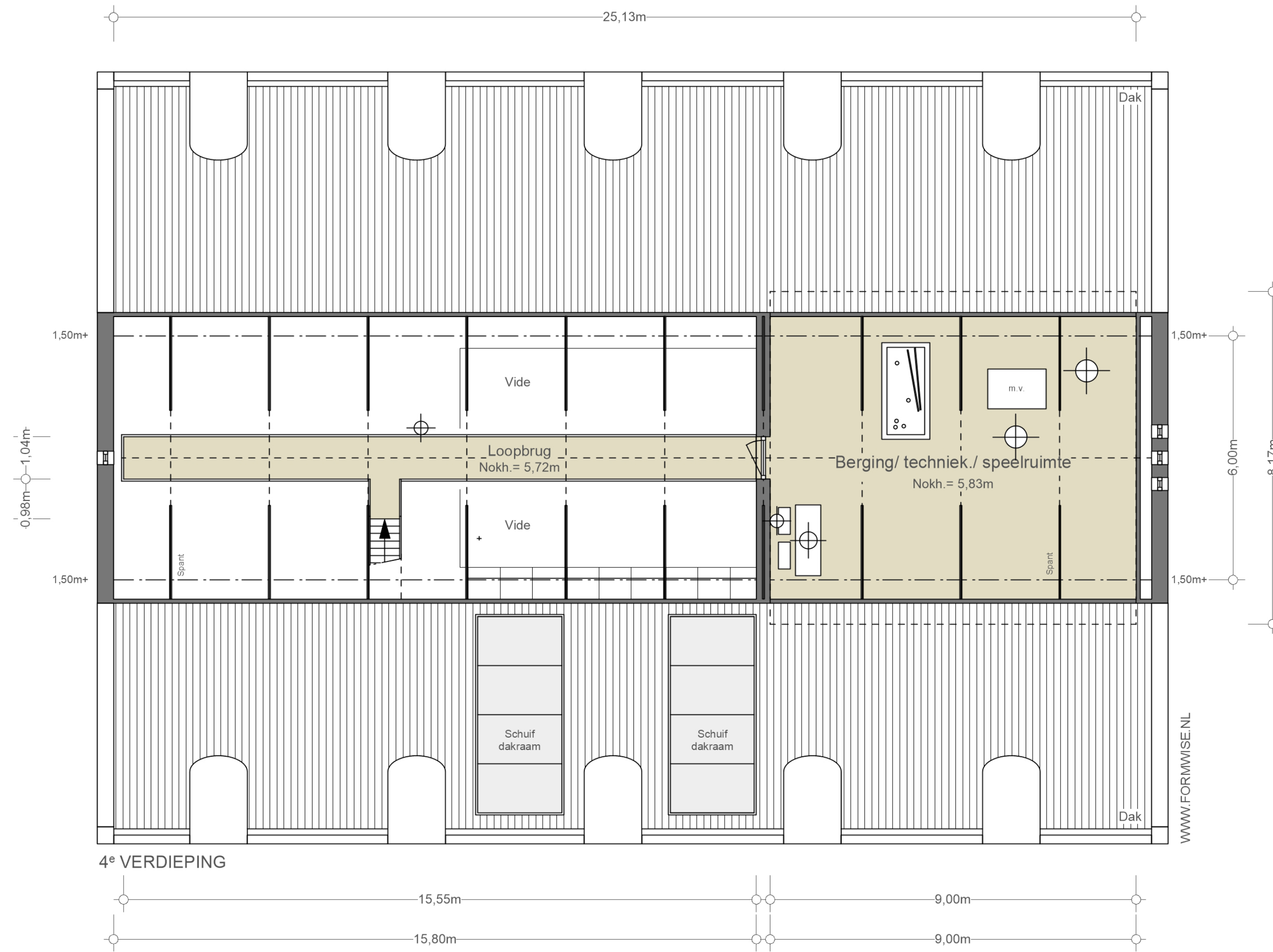


3^e VERDIEPING

NEN2580/ BBMI - NVM

| |
|--|
| Gebruiksoppervlakte wonen 107,34 m ² |
| Overige inpandige ruimte n.v.t. |
| Gebouwgebonden buitenruimte n.v.t. |
| Externe bergruimte n.v.t. |

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



NEN2580/ BBMI - NVM

| | |
|-----------------------------|----------------------|
| Gebruiksoppervlakte wonen | 71,20 m ² |
| Overige inpandige ruimte | n.v.t. |
| Gebouwgebonden buitenruimte | n.v.t. |
| Externe bergruimte | n.v.t. |

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

4^e VERDIEPING

WWW.FORMWISE.NL



OUTDOOR
SPACE

ACCESSIBILITY/ PARKING

The generous outdoor space of approximately 37 sqm is directly connected to the living room and is a true extension of the home. The indoor terrace faces west. Automatic skylights allow a section of the roof to be opened, so that inside suddenly becomes outside. This beautiful space is both the summer and winter garden. Because the terrace was created within the roofline, the rafters have been partially preserved, offering privacy and intimacy. The indoor terrace is truly an indoor-outdoor space.

The apartment has several storage rooms. A lot can be stored in these and two of the rooms house the technical installations. They also serve as ideal hide-outs for children.

Elevator.

Extensive research has been done on the possibility of installing an elevator. This possibility exists and has already been measured. The permit application is in progress and the current owners have already had a quote drawn up.

The current owners themselves have never felt the need for an elevator and have not missed having one. The stairs are easy to walk and there is also a freight elevator for groceries and suitcases. Moreover, climbing stairs is very healthy!





MINERVA
AREA



MINERVA / AREA

The residents of the Minerva district enjoy the distinct urban design architect Berlage left on the neighborhood **1** in the previous century. The avenues, greenery and wide variety of buildings are as stunning as ever. From villas, apartment blocks to mansions: characteristic of this 1930s neighborhood, which is almost entirely surrounded by water, are the spacious homes in the Amsterdam School style. The gable stones and bridge sculptures by Hildo Krop, to whom the honorary title of City Sculptor of Amsterdam was awarded, also lend the neighborhood personality. The neighborhood now has a young and dynamic character thanks to the many shops, coffee bars, lunch spots and restaurants on Beethovenstraat **2** and on Olympiaplein. In addition, Beethovenstraat has a quality selection of bakeries, fish shops, butchers, patisseries and wine shops.

Olympiaplein **3** is home to bakery Le Fournil, cheese shop Fromagerie L'Amuse and, a recent addition, Coffee District. On Marathonweg, just five minutes away, is butcher shop Zikking. On Fridays, Minervaplein **4** hosts an organic market with the purest and fairest products. The wide avenues and greenery of Beatrixpark **5**, with its modern sculptures and historic trees, create a sense of space and are ideal for exercising and relaxing. The neighborhood is known for its good primary and secondary schools and also for its convenient location relative to Amsterdam's beltway and Station Zuid **6**.



ACCESSIBILITY/ PARKING

The main roads to the A2/A4/A10 are very easily accessible. Public transportation is within walking and/or biking distance. Tram 24 and bus N84 stop at Minervaplein, just a few minutes' walk away. Station Zuid is at 5 minutes' cycling distance. This also means that Schiphol Airport is only a short commute away.

Parking is allowed via a permit system, and according to information provided by the municipality of Amsterdam, there is currently no waiting list. In this area residents can apply for two permits. Source: municipality of Amsterdam - May 2023.

Parking spaces are regularly offered for sale or rent in parking garages on Gerrit van der Veenstraat or Minervalaan.



WHAT THE OWNERS WILL MISS

When the church building came on the market in 1997, we knew immediately: this is going to be our NY loft in Amsterdam Zuid. The plan was to create a new living space with a floor area of 400 sqm at 10 meters' height in the 1930s building. With two additional floors of 100 sqm each above that for the primary bedroom and a technical room for climate control and a lifting system. Indeed, we envisioned a spacious indoor terrace that could be opened and closed with tall glass (sliding) facades. Under the inspired creative and constructive leadership of Amsterdam architect George Witteveen, our dream became reality in 1999.

We are now almost 25 years on. And ready for a new phase in our lives, about which more later. What we are going to miss is our un-Dutch, wonderfully spacious house that offers perfect silence. As said: a NY-loft, a freehold property. With nothing to compare. One of a kind. On summer days, the 7.5-meter tall glass facades slide upwards. And thus create the ideal setting for completely private sunbathing on the daybed. Or long dinners in the sun on the terrace. In winter, the warmth and coziness of the fireplace draws us in. Then seating elements are slid across the concrete floor with underfloor heating toward the wood-fired fireplace. To relax, read or enjoy a good glass of wine with friends. The eye-level waving canopy of trees in front of the large round window turns light green in spring and golden yellow in fall. The seasons enter the house beautifully through the skylights, the terrace and the large round window at the front.

Living in this space, in this length-width-height dimension, is like nothing else. It is a sheltered, serene environment that seems to have nothing to do with the chaos of every day. We are going to miss the house which, because of its internal architecture, space and openness, has a tremendously welcoming character. The large kitchen island was the base for countless dinners and get-togethers. The podium at the front of the house often served as a dance floor with a fixed disco ball under the walkway at 10 feet.

We will miss the primary bedroom where you wake up to the birds in the summer. We will miss the bedroom's attached (double) 12-meter-long open wardrobe walls that give you the feeling of a luxury clothing boutique. We will miss the robust base of steel, concrete, wood and glass dressed with walls of recycled "coconut tushes" and woven reeds.

But besides missing it, we are especially grateful to have been able to live in an entirely self-created world for nearly 25 years. The children have left home. A beautiful farm in Friesland is waiting for us, with inflatable boats, sandboxes and swings for a new stage in our lives: grandparenthood. For us - preferably - amidst nature.

AMENITIES

- Extensive modern electrical installation with multiple groups and short circuit protection
- Central heating system with high-performance boiler Remeha Quinta Ace
- Additional hot water boiler
- Videophone
- Underfloor heating (largely)
- Fireplace
- Air conditioning - primary bedroom
- Mechanical ventilation
- Electric roof panels - terrace
- Electric curtains - primary bedroom
- Installation of an elevator is possible

CONDITION

- Internal: good/excellent
- External: good/excellent

FUNDERING

In connection with the requirements for obtaining a division permit, Fugro conducted a survey of the building - January 2022, report available. The foundation met the requirements and standards.

BIJZONDERHEDEN

- Freehold property, unique for Beethoven district
- Transformation based on the design by and under the supervision of George Witteveen
- Energy label C
- Listed national cityscape
- Project notary: Van den Eerenbeemt

DESIGNATED PURPOSE

Designated purpose: residential

BUILT

- 1928
- Renovated in 1997, and 2019
- Division permit 2023

DIMENSIONS

- Usable residential floor area approximately 586 sqm
- Building-related outdoor space approximately 41 sqm

LAND REGISTRY

Municipality: Amsterdam
 Section: Z
 Number: 2234
 Index: 2 (future)

PROPERTY TAXES AND LEVIES

OZB: € 1543.41 per year
 Sewage: € 160.43 per year
 Service charge: To be determined

LISTINGPRICE

- Upon request
- Closing date to be determined

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-

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