

serge
schoemaker
architects

AMSTERDAM
ATTIC DUPLEX

Amsterdam Attic Duplex

This spacious canal house, built in 1696, forms part of a “twin” on the Keizersgracht in Amsterdam. We designed an atmospheric loft apartment situated on the top floor and attic of the national monument. The striking wooden roof structure plays an integral role in the loft’s interior architecture.

The canal house serves as a family home in which several family members live under one roof. The loft apartment was designed for the property owner’s son, his wife, and their children. Each family occupies its own section of the house, connected by the monumental staircase and a central patio that separates the front and rear wings.

Behind the canal house’s historic façade, an eighteenth-century hipped roof meets a nine-metre-high rear gable roof, forming a dramatic double roof-scape. The completed loft apartment lies directly beneath these two roof structures. To showcase the massive oak rafters, an open floor plan was created across both levels of the apartment.

On the lower level, a compact volume houses the bathrooms and storage spaces. Corridors on either side ensure a natural and fluid connection between the living and kitchen area at the front and the study at the rear. The rhythm of the exposed rafters lends this floor a distinctive historic character.

During the renovation, a new opening was introduced in the centre of the attic floor to accommodate an open staircase. This vertical void makes the lofty roof structure visually and spatially accessible. At the top of the stairs, visitors arrive in an unexpectedly bright and generous sleeping floor.

The new staircase naturally divides the attic into two zones. The master bedroom, located at the rear, is separated by a glass partition, allowing daylight to flow freely through the space. At the front, beneath the eighteenth-century hipped roof, are two children’s bedrooms. Between their rooms and the roof ridge, a mezzanine has been created — a hidden retreat where the children can play and dream, high above the bustle of the city.

LOCATION	Amsterdam, Netherlands
YEAR	2021-2023
STATUS	Completed
CLIENT	Private
PROJECT TEAM	Serge Schoemaker, Tessa Spoelstra Carmen van den Hoogen
PHOTOGRAPHY	Wiosna Bon









