

# BARBERA

GUESTHOUSE  
HOTEL & APARTMENTS





[www.Booking.com](https://www.booking.com)

# Welcome to Barbera Guesthouse, where history meets hospitality

Tucked away on the charming Jansstraat, right in the heart of Haarlem, you'll find a building with a quiet but remarkable past. Today it's home to Barbera Guesthouse a peaceful and stylish place to stay, but centuries ago, it echoed with the footsteps of women devoted to care and kindness.

This very building once housed the Barbera Gasthuis, a charitable women's hospice dating back to the 15th century. Long before hospitals were common, the Gasthuis provided shelter and care to the poor and the sick, run by religious women with a deep sense of purpose. The name refers to Saint Barbara, the patron saint of the sick, of those in need, and fittingly, of travellers too.

Though the hospice closed long ago, the spirit of calm, comfort, and quiet dedication still lingers. You can sense it in the thick walls, the timeless architecture, and the gentle stillness that fills each room. At Barbera Guesthouse, we honour that legacy, not with rituals or rules, but simply by offering you a warm welcome, a place to rest, and the sense that you're somewhere with a story.





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# Why You Choose Us?

Set in a beautifully restored 15th-century building that once served as a women's hospice, we offer a stay filled with quiet charm, historical soul, and modern comfort.

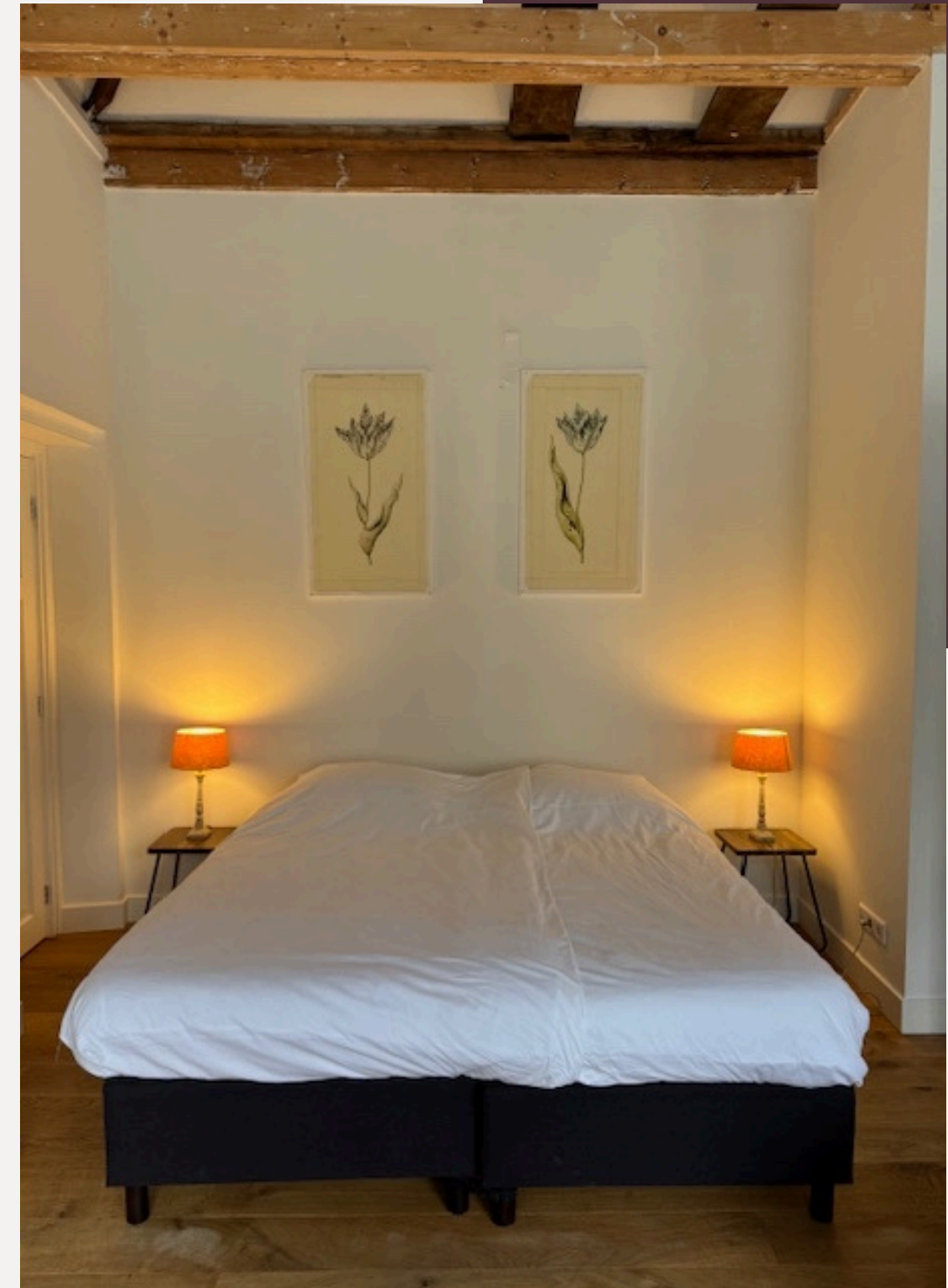
Our apartments are exceptionally spacious, with high ceilings, natural light, and a luxurious feel that's far beyond what you'd expect from a typical hotel. Each unit includes a private kitchen, washing machine, and carefully chosen design elements that make your stay feel both elegant and effortless.

## Hotel advantages 01

You'll find us in one of Haarlem's most charming streets, just steps from the city's best museums, cafés and cultural spots – yet tucked away in peaceful calm. Whether you're here for a romantic escape, a slow weekend, or a longer stay: Barbera is where space, soul, and style come together.

## Hotel advantages 02

Freshly made beds, fluffy towels, and thoughtful details greet you on arrival and with the freedom of an apartment and the hospitality of a boutique stay, Barbera offers the best of both worlds.





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# Our Hotel Vision

## Vision 01

A Place with Soul; We believe that buildings with history offer more than just shelter, they offer a sense of belonging. At Barbera, every stay connects guests to centuries of quiet care and calm.

## Vision 03

Spacious, Serene Luxury; Our apartments are designed to feel generous, elegant and warm. With high ceilings, natural light, and refined finishes, we offer more than just a hotel room, we offer space to breathe.

## Vision 05

Right in the Heart of Haarlem; We're in a quiet, historic street just steps from Haarlem's best museums, markets, and cafés. The city is at your doorstep, but peace remains inside.

## Vision 02

Independent, But Cared For; We give our guests freedom: private kitchens, washing machines, no rigid schedules. But we're always nearby if you need us, discreet, thoughtful, and ready to help.

## Vision 04

Effortless Comfort; Freshly made beds, fluffy towels, strong Wi-Fi, a ready-to-use TV setup, we take care of the details, so you can simply enjoy your stay without stress.

## Vision 06

A Stay You'll Remember; We aim to offer more than comfort, we aim to offer character. A feeling of warmth and inspiration that stays with you long after check-out.





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# Our Hotel Mission

## Hotel Mission 01

To offer our guests a peaceful and inspiring stay in a historic setting, where comfort, beauty, and authenticity come together. We want you to feel at home, not just in a physical sense, but emotionally. Every apartment is designed to feel calming, elegant and personal, within a building full of stories.

## Hotel Mission 02

To combine the freedom of a private apartment with the warmth and care of thoughtful hospitality. From self-check-in to small personal touches, we aim to give you space to be yourself but always with the feeling that someone's looking out for you, just in case you need us.







# Hotel Service



## Service 01

**Free Use of Washing Machine & Detergent**  
Each apartment comes with its own washing machine, ideal for longer stays or after a day at the beach. We've also provided detergent, so you can pack light and feel at home, with fresh clothes whenever you like.



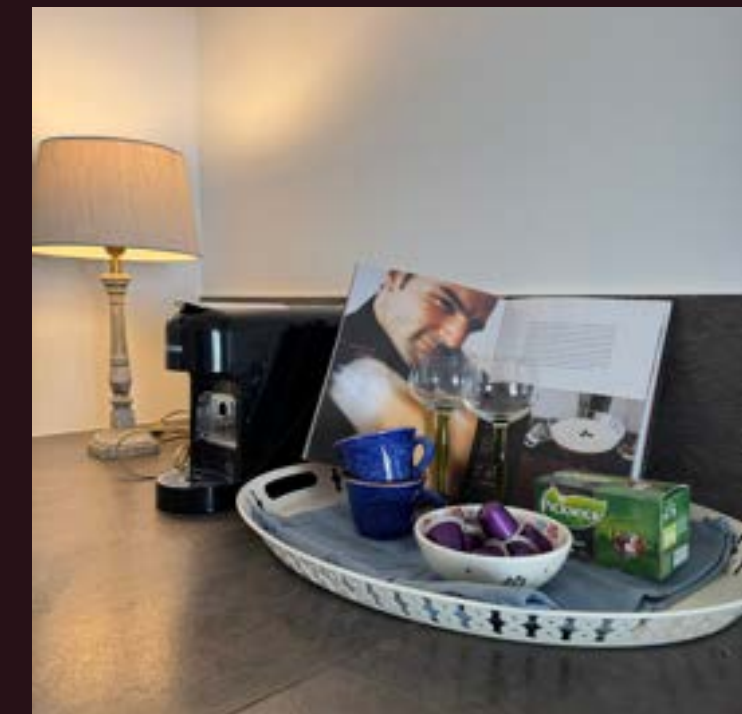
## Service 02

**Complimentary Fresh Towels**  
Every guest receives a set of clean, soft towels upon arrival. You're free to wash them in your apartment during your stay or if you'd like a fresh set delivered, just let us know.



## Service 03

**Optional Mid-Stay Cleaning**  
Need a refresh during your stay? We offer a full mid-stay cleaning service with fresh bed linen and towel change. Prices range from €75 to €125 depending on your apartment. Just contact us at check-in or during your stay.



## Service 04

**Fully Equipped Kitchen with Coffee & Tea**  
All our apartments feature a well-equipped kitchen, so you can cook, relax and enjoy your own rhythm. We provide a selection of coffee and tea, so you can start your mornings your way with something warm in hand, at your own pace.



# Special Offers

## DISCOUNT 15-30% OFF

We love it when guests stay a little longer and to make that even more attractive, we offer generous discounts:

- Stay 7 nights or more and receive 15% off your total stay
- Stay 30 nights or more and enjoy a 30% discount

Perfect for slow travellers, workations or anyone who wants to settle in and truly experience Haarlem. The longer you stay, the more it feels like home.







# Our Hotel

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# Advantages



## 1. Spacious, Stylish Apartments

Far more than a standard hotel room, our apartments are large, bright, and beautifully designed, offering comfort, elegance, and space to truly relax.

## 2. Historic Charm with Modern Comfort

Housed in a 15th-century former hospice, Barbera blends centuries of history with today's conveniences, like strong Wi-Fi, smart self check-in, and luxurious interiors.

## 3. Prime Location in the Heart of Haarlem

Step outside and you're in one of the city's most beautiful historic streets, just minutes from museums, markets, shops and cafés, but tucked away in peaceful calm.

## 4. Independent Living with Personal Touches

Enjoy full privacy with your own kitchen, washing machine, and living space, while still benefiting from clean towels, coffee, tea, and warm support when needed.

## 5. Special Discounts for Longer Stays

Stay a week and get 15% off. Stay a month and save 30%. Perfect for slow travellers, digital nomads, or anyone in need of a stylish short-term home.





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# Choose Your Room!

At the moment, three of our apartments are open and welcoming guests, each one with its own charm, space, and quiet elegance. We're currently preparing a fourth apartment, which will soon be ready to receive guests as well. Just like the others, it will be thoughtfully designed and full of character, true to the Barbera experience. We grow slowly and with care, to make sure every space feels just right.

## Room 01

**€ 150 p.n**

Sleeps 2 | Front of the building | View & terrace

A bright and elegant apartment, perfect for two. Enjoy a beautiful view of the Palace of Justice through large front-facing windows, and step onto your private mini terrace for morning coffee or evening light. The space feels open, peaceful, and full of character, ideal for couples or solo travellers looking for something special.

## Room 02

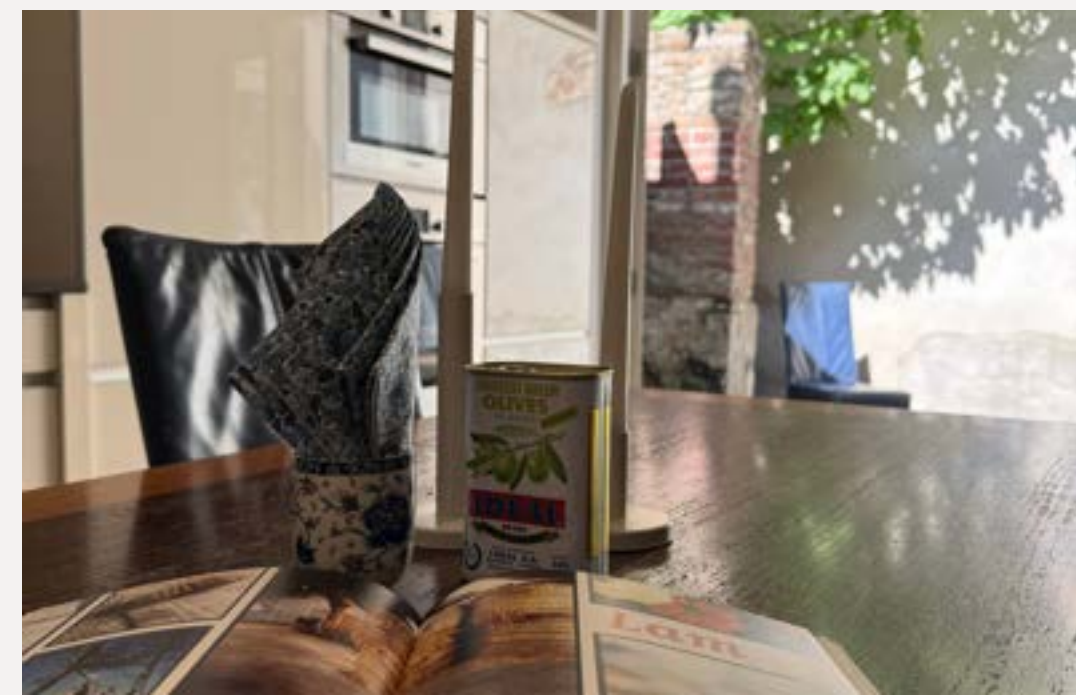
**€275 p.n.**

Sleeps 4 | Two bedrooms | Rooftop terrace  
Spacious and perfect for families or friends. This apartment features two separate bedrooms and a generous living space, ideal for both relaxing and sharing. Step outside onto the large private rooftop terrace and enjoy a unique view of the iconic St. Bavo Church, especially magical at sunset. Comfort, space and a rare city view, all in one.

## Room 03

**€295 p.n.**

Sleeps 6 | Two bedrooms | Spacious living & patio. Our largest apartment, ideal for families or groups. It features two comfortable bedrooms, a very spacious open-plan kitchen and living area, and a private patio that brings in light and air. Perfect for cooking, relaxing, and spending time together in comfort and style. Generous, bright, and thoughtfully designed, a true home in the city.







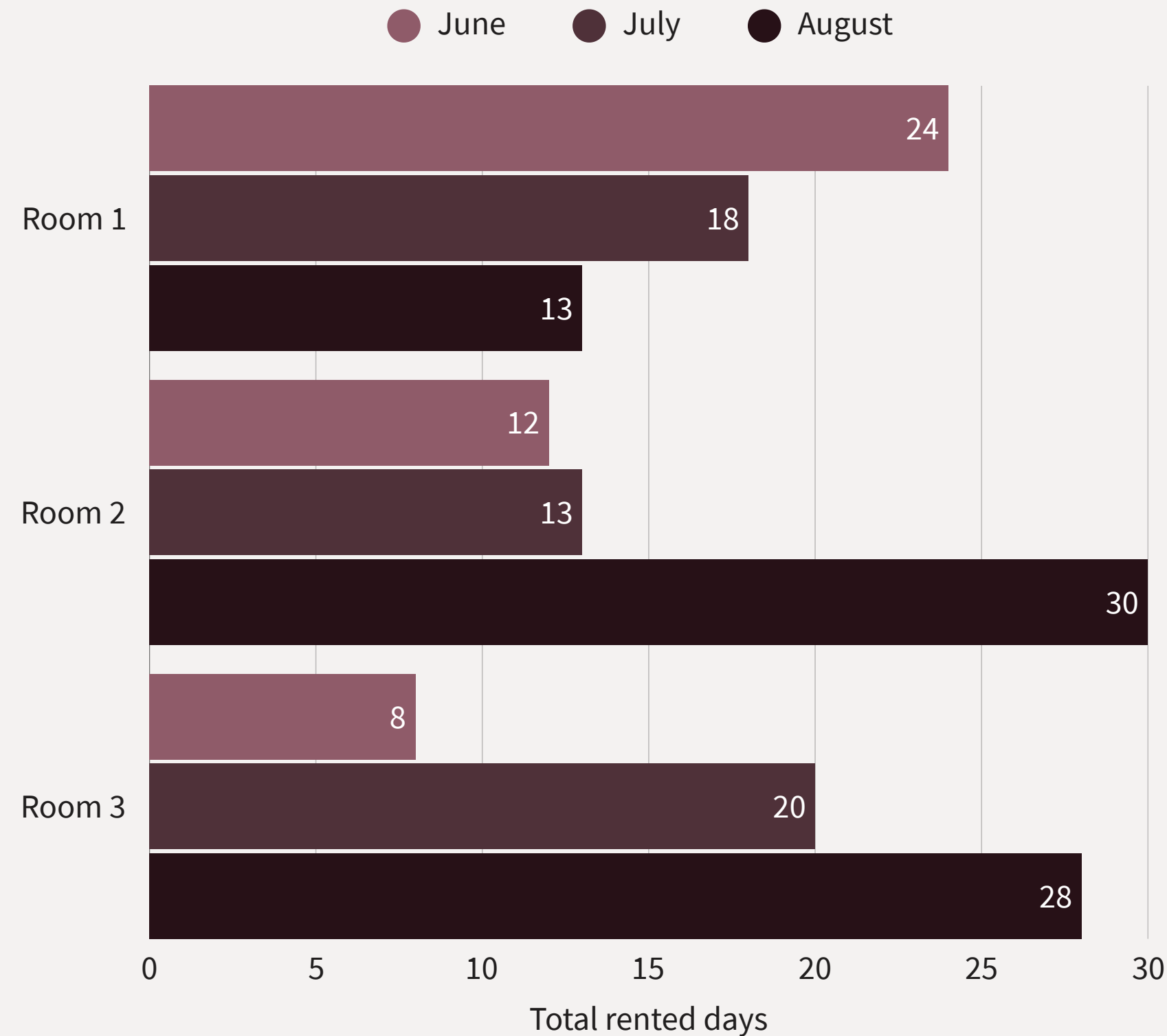
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# Our Portfolio

Barbera Guesthouse offers spacious, stylish apartments in a beautifully restored 15th-century building. Located in the heart of Haarlem's historic centre, yet quietly surrounded by greenery, it's the perfect balance of city life and serenity. With thoughtful design, privacy, and a touch of luxury, every stay feels like home.







# Sales Data

- 01.** In the first three months after opening, room 1 has generated a total of €6271.80 in sales. With an average occupancy rate of around 60%, this shows strong early interest and clearly leaves room for further growth as the calendar fills up. A promising start, with plenty of potential ahead.
- 02.** In the first three months, this apartment generated a total of €16,582.90 in sales. With 8 nights in June, 13 in July, and 30 in August, the average occupancy rate comes to 59,6%. A strong start, especially with August fully booked showing great potential for the months ahead.
- 03.** With a total of €16,886.11 in sales over the summer period, this apartment shows solid performance. It was rented out for 8 nights in June, 20 in July, and 28 in August, resulting in an average occupancy rate of 60.5%. Strong bookings in high season reflect the apartment's spacious layout and group-friendly appeal.

All figures are based on booking data as of June 9. Availability and occupancy are subject to change as new reservations are made.





# Thank You

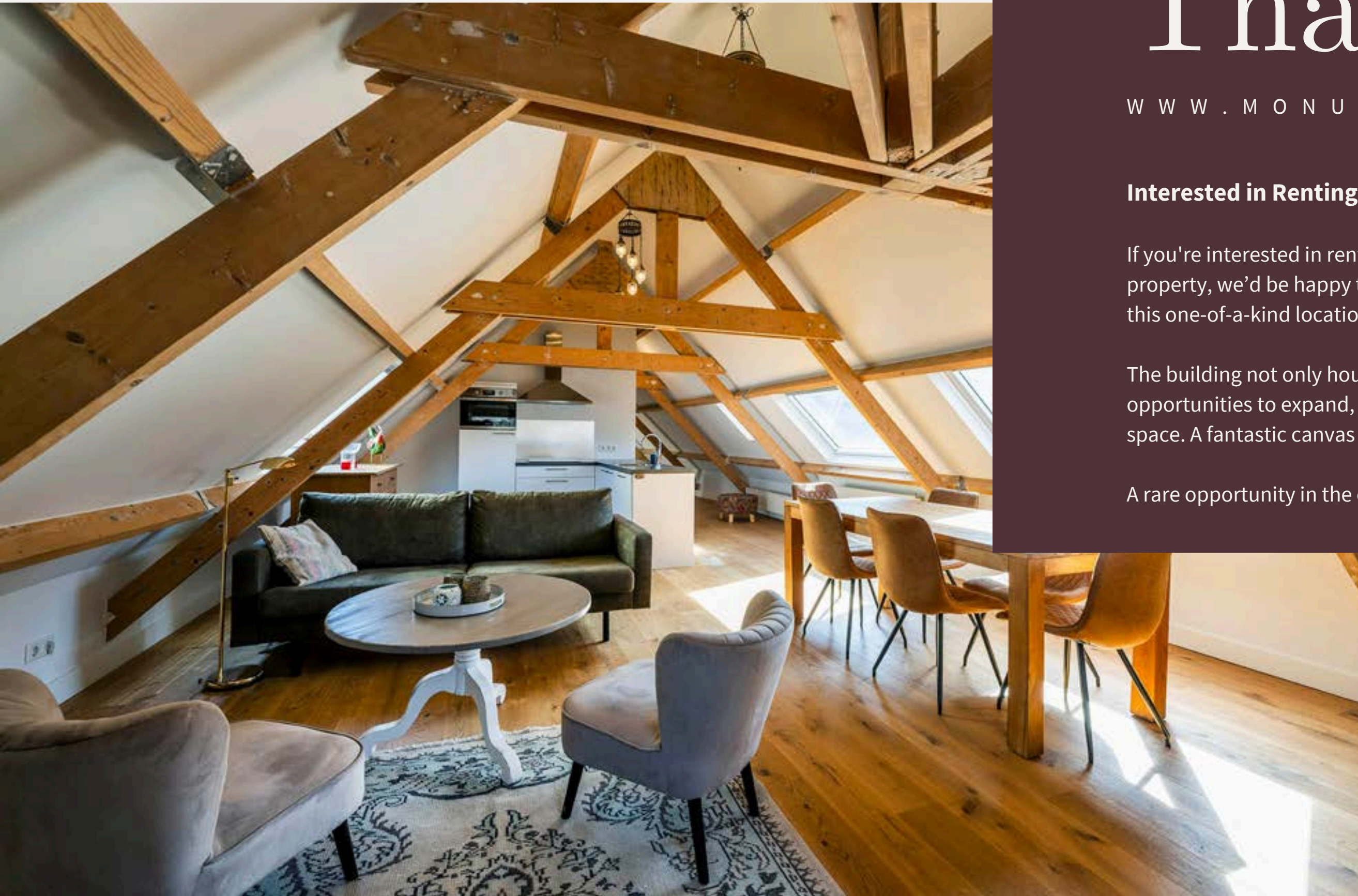
WWW.MONUMENTHUREN.NL

## Interested in Renting or Purchasing Barbera Guesthouse?

If you're interested in renting Barbera Guesthouse or discussing the purchase of the property, we'd be happy to connect with you. We're proud to show what we've created in this one-of-a-kind location in the historic heart of Haarlem.

The building not only houses a beautifully developed guesthouse, but also offers exciting opportunities to expand, especially through the activation of the ground floor hospitality space. A fantastic canvas for those ready to bring their own vision to life.

A rare opportunity in the old city centre, full of charm, character and potential.





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# Our Contact

More than forty years ago, we started with a single historic building on the canals of Amsterdam, shop downstairs, home upstairs. What began as a chance quickly became a mission: to restore and rent out unique monuments to tenants who bring life to the city. Today, our portfolio spans Amsterdam's canal belt and beyond, with over 95% of our properties holding official monument status. We believe in craftsmanship, both in restoring historic buildings and in building long-term relationships with involved, passionate tenants.

Whether you're an entrepreneur, shop owner or resident: if you add value to the city, we'd love to hear from you.



020 - 638 10 10



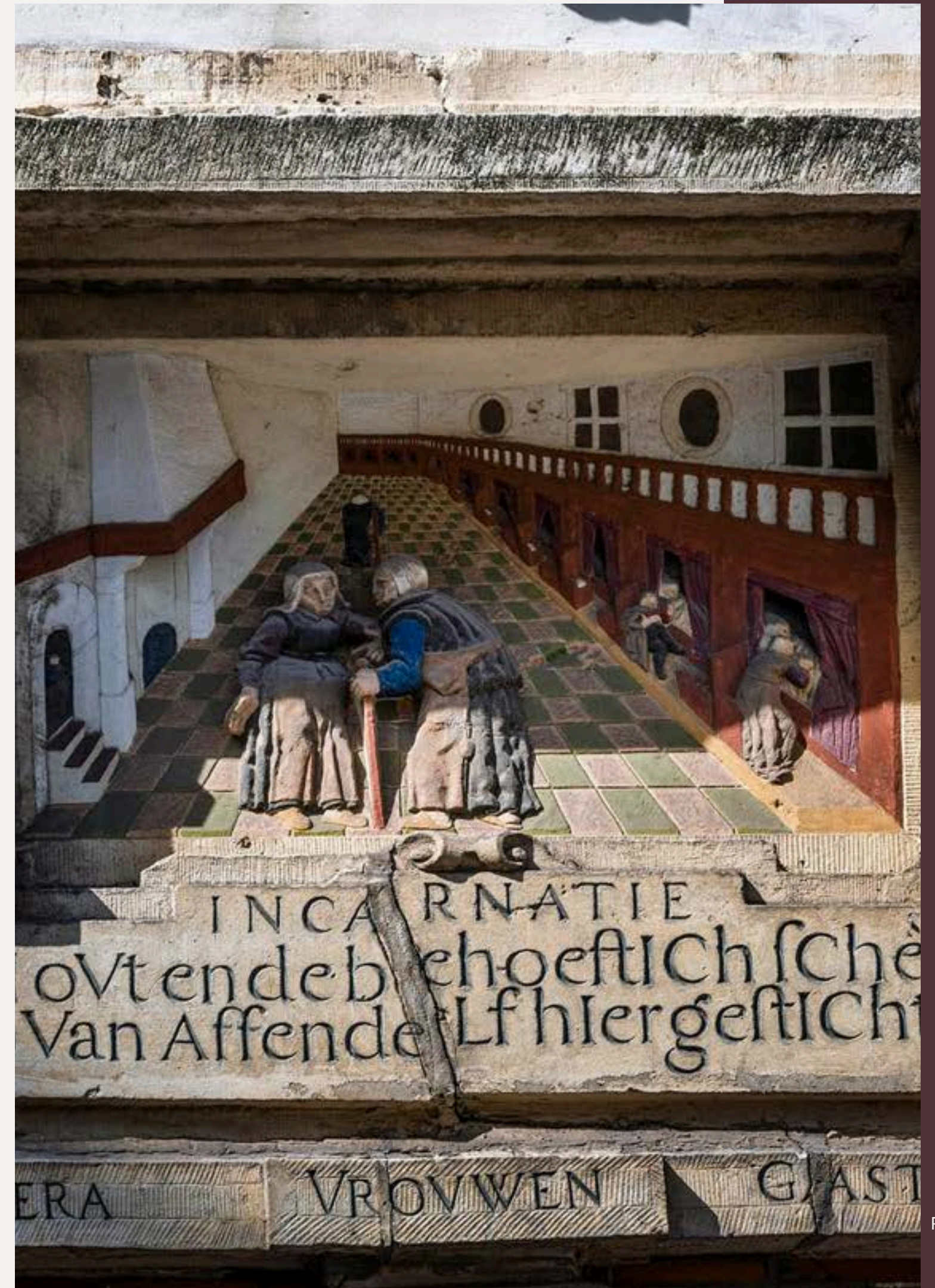
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# Full architectural layout of the property

