

Amsterdam

Kinkerstraat 1A - 3

Price € 649.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



BUY. SELL. RENT. HELPING YOU MAKE ALL THE RIGHT MOVES.

About

KINKERSTRAAT 1A - 3

- English text below -

Ontdek deze charmante bovenwoning met een vrolijke twist, gelegen aan de rand van de Jordaan, in de geliefde Da Costabuurt. Met een royaal woonoppervlak van ongeveer 90m² en met maar liefst twee balkons en een heerlijk ruim dakterras, biedt dit huis een levendige leefruimte die uitnodigt tot ontspanning en vertier.

Stap binnen in de doorzon woonkamer met een gezellige half open keuken. Twee comfortabele slaapkamers, een verfrissende badkamer, en niet één maar twee balkons, op elke verdieping, maken dit huis bijzonder en stijlvol. Bovendien pronkt er een adembenemend dakterras met kleine opbouw, waar je kunt genieten van zonnige dagen en zwoele zomeravonden.

De locatie is simpelweg perfect. De buurt ligt in het stadsdeel Oud-West, tegen de Jordaan aan; dus aan de rand van het centrum.

Op loopafstand bevindt zich enerzijds de Kinkerstraat met een diversiteit aan winkels, de populaire Ten Katemarkt voor dagelijkse versproducten en het food- en cultureel centrum De Hallen. Aan de andere zijde de Jordaan met haar trendy winkels en diverse uitgaansmogelijkheden.

De tram- en bushaltes bevinden zich op loopafstand, terwijl belangrijke snelwegen zoals de A10 gemakkelijk bereikbaar zijn. Het Centraal Station is ook snel te bereiken. Het Vondelpark is op slechts 10 minuten fietsafstand en ook het populaire Westerpark is maar enkele minuten fietsen verwijderd.

Kortom, deze woning biedt niet alleen een fantastische leefruimte, maar ook een ongeëvenaarde levensstijl in een van de meest gewilde buurten van de stad.

Indeling:

Welkom in deze charmante woning, waar de entree op de 3e verdieping je leidt naar de woonkamer aan de voorzijde, terwijl aan de achterkant de half open keuken is gelegen en een van de balkons die uitnodigt tot ontspanning. De keuken is compleet met inbouwapparatuur, zoals een vaatwasser, koelkast, oven / magnetron en gaskookplaat. De C.V.-ketel, waar zich ook de

wasmachine aansluiting bevindt, is gelegen in een kast naast het toilet met fontein.

Op de 4e verdieping biedt de overloop toegang tot twee slaapkamers, waarvan beide voorzien zijn van handige kledingkasten. De badkamer, voorzien van een douche, ligbad, wastafel en handdoekenradiator, straalt luxe uit. De slaapkamer aan de achterzijde geeft toegang tot het tweede ruime balkon.

Het dakterras, bereikbaar via een kleine opbouw, verwelkomt je met een waanzinnig uitzicht.

Dit is jouw kans om te genieten van een licht en goed onderhouden appartement, compleet met twee balkons en een zonovergoten dakterras. Gelegen in het bruisende hart van de Da Costabuurt, biedt deze woning alles wat je nodig hebt binnen handbereik. Mis deze kans niet!

Bijzonderheden:

- Woonoppervlakte ca. 88m²;
- Dakterras ca. 26m²;
- Twee balkons op het zuidoosten ca. 9.2m²;
- Energielabel D;
- Houten kozijnen voorzien van dubbele beglazing;
- In de gehele woning ligt een eikenhouten lamelparketvloer;
- C.V.-ketel, type Intergas Kombi compact HR22, is jaarlijkse onderhouden, bouwjaar 2005;
- Fundering vernieuwd in 2002;
- De actieve VvE bestaat uit 4 appartementenrechten en wordt in eigen beheer gevoerd;
- Er zijn recent onderhoudswerkzaamheden aan de buitengevels uitgevoerd;
- De maandelijkse servicekosten bedragen € 200,-;
- Gelegen op particuliere erfpacht, jaarlijkse erfpachtcanon € 1.067,34. Algemene bepalingen voortdurende erfpacht 1994 van toepassing met een 5-jaarlijkse indexering, eerstvolgende vind op 16-05-2026 plaats. Notariële opinie erfpacht is aanwezig en afsluiten hypotheek is mogelijk;
- Project notaris - Hartman LMH;
- Niet zelfbewoningsclausule is van toepassing.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!



ENGLISH TEXT

Discover this bright and charming 2 bedroom, top-floor apartment with a cheerful twist, 3 outdoor spaces, and located on the edge of the Jordaan, in the beloved Da Costabuurt. With a generous living space of approximately 90m² and two deep balconies and a wonderfully spacious rooftop terrace, this home offers a lively living space that invites both relaxation and entertainment.

Step into the bright, open "doorzon" living room with a cozy semi-open kitchen. Two comfortable bedrooms, a refreshing bathroom, and deep balconies on each floor make this home special and stylish. Additionally, there is a breathtaking rooftop terrace with a handy indoor room (ideal for a fridge/wet bar and/or storage for cushions), perfect for enjoying sunny days and warm summer evenings with a view over the city.

The location is simply perfect. The neighborhood is part of the Oud-West district, right next to the Jordaan, on the edge of the city center. Within easy walking distance, you'll find a nice offering of diverse shops, cafes and restaurants, the popular Ten Katemarkt for fresh daily products, and the food and cultural hub De Hallen. On the other side, the trendy Jordaan district offers unique shops and a range of nightlife options. Tram and bus stops are within walking distance, while major highways like the A10 are easily accessible. Central Station is also quickly reachable. The Vondelpark is just a 5-minute bike ride away, and the popular Westerpark is also easily reachable. Amsterdam West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy."

In short, this home not only offers fantastic living space both inside and out, but also an unparalleled lifestyle in one of the city's most sought-after neighborhoods.

Layout: Welcome to this charming home, where the entrance on the 3rd floor leads you to the living room at the front, while the semi-open kitchen is situated at the rear, along with one of the balconies, inviting you to relax. The kitchen is

fully equipped with built-in appliances, such as a dishwasher, refrigerator, oven/microwave, and gas hob. The central heating boiler, which also houses the washing machine connection, is located in a cupboard next to the toilet with a small sink.

On the 4th floor, the landing provides access to two bedrooms, both of which feature convenient wardrobes. The bathroom, equipped with a shower, bathtub, sink, and towel radiator, exudes luxury. The rear bedroom offers access to the second spacious balcony.

The rooftop terrace, accessible via an easy/fixed staircase up to a small extension/room, welcomes you with sun and a stunning view.

This is your chance to enjoy a bright and well-maintained apartment, complete with two balconies and a sun-drenched rooftop terrace. Located in the vibrant heart of the Da Costabuurt, this home offers everything you need within arm's reach. Don't miss out on this opportunity!

Details:

- Living area approx. 88m²;
- Roof terrace approx. 26m²;
- Two balconies on the Southeast approx. 9.2m²;
- Energy label D;
- Wooden window frames with double glazing;
- Throughout the house, there is an oak wooden floor;
- Central heating boiler, Intergas Kombi kompakt HR22, yearly maintained, built in 2005;
- Foundation renewed in 2002;
- The active VvE (Homeowners Association) consists of 4 apartment rights and is self-managed;
- Recent maintenance work has been carried out on the exterior façades;
- The monthly service costs amount to €200;
- Located on private leasehold land, annual leasehold fee € 1,067.34. General provisions perpetual leasehold 1994 apply with a 5-yearly indexation, next one will take place on 16-05-2026. Notarial opinion is available and taking out a mortgage is possible;
- Project notary - Hartman LMH;
- Non-owner-occupancy clause applies.



Features

KINKERSTRAAT 1A - 3
1053 DB AMSTERDAM

Construction

Type house Top floor apartment

Year of construction 1883

Areas and capacity

Living area Approx 88m²

Capacity Approx 285.63m³

Layout

Number of rooms 3

Bedrooms 2

Floors Top 2 floors

Location

Amsterdam Oud West In Popular Da Costabuurt

Other features

Roof Terrace

Two Balconies

Oak Wooden Floor

Great Location



Highlights
KINKERSTRAAT 1 A3
1053 DB AMSTERDAM

- Living area approx. 88m²
 - Roof terrace approx. 26m²
 - Two balconies on the Southeast
 - 3 sunny outdoor spaces!
 - Wooden window frames with double glazing
 - Lovely oak wooden floors
-
- Foundation renewed in 2002
 - Active VvE (Homeowners Association)
 - Recent maintenance work has been carried out on the exterior façades
-
- Amsterdam West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy."





Kinkerstraat 1A - 3

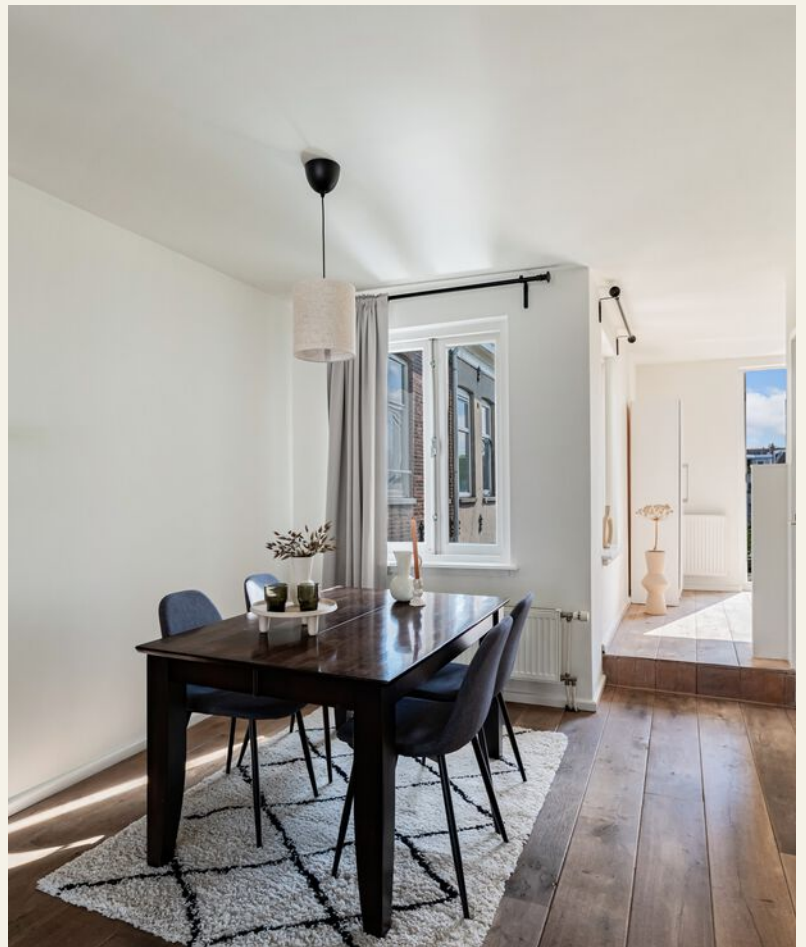




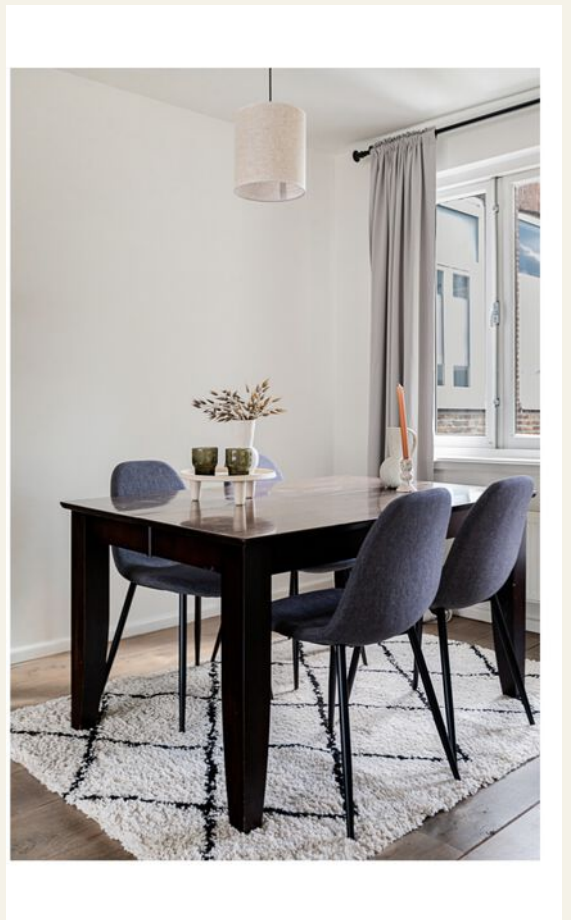
Living and Dining Room

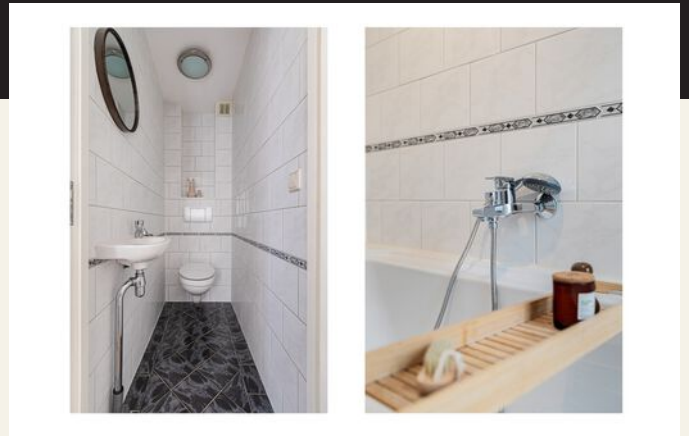
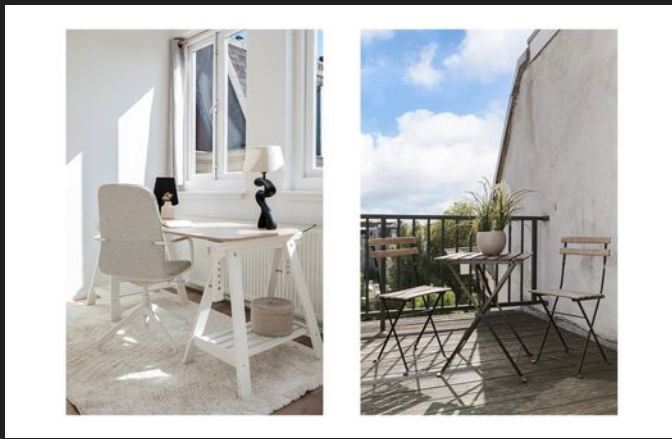








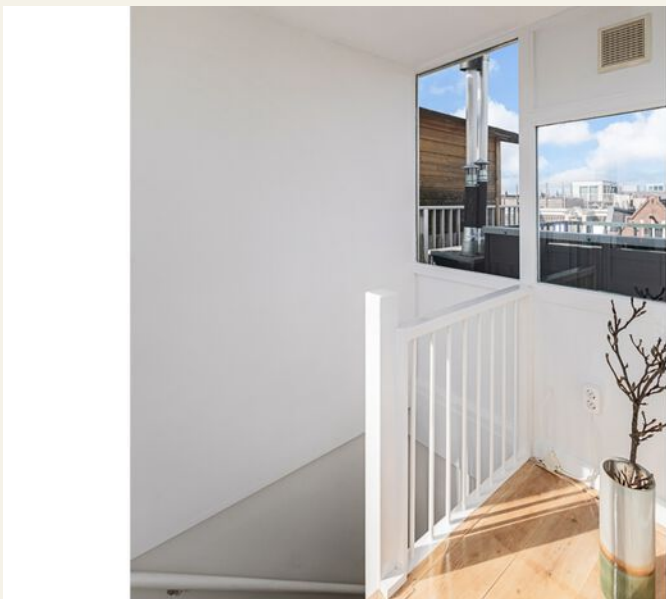






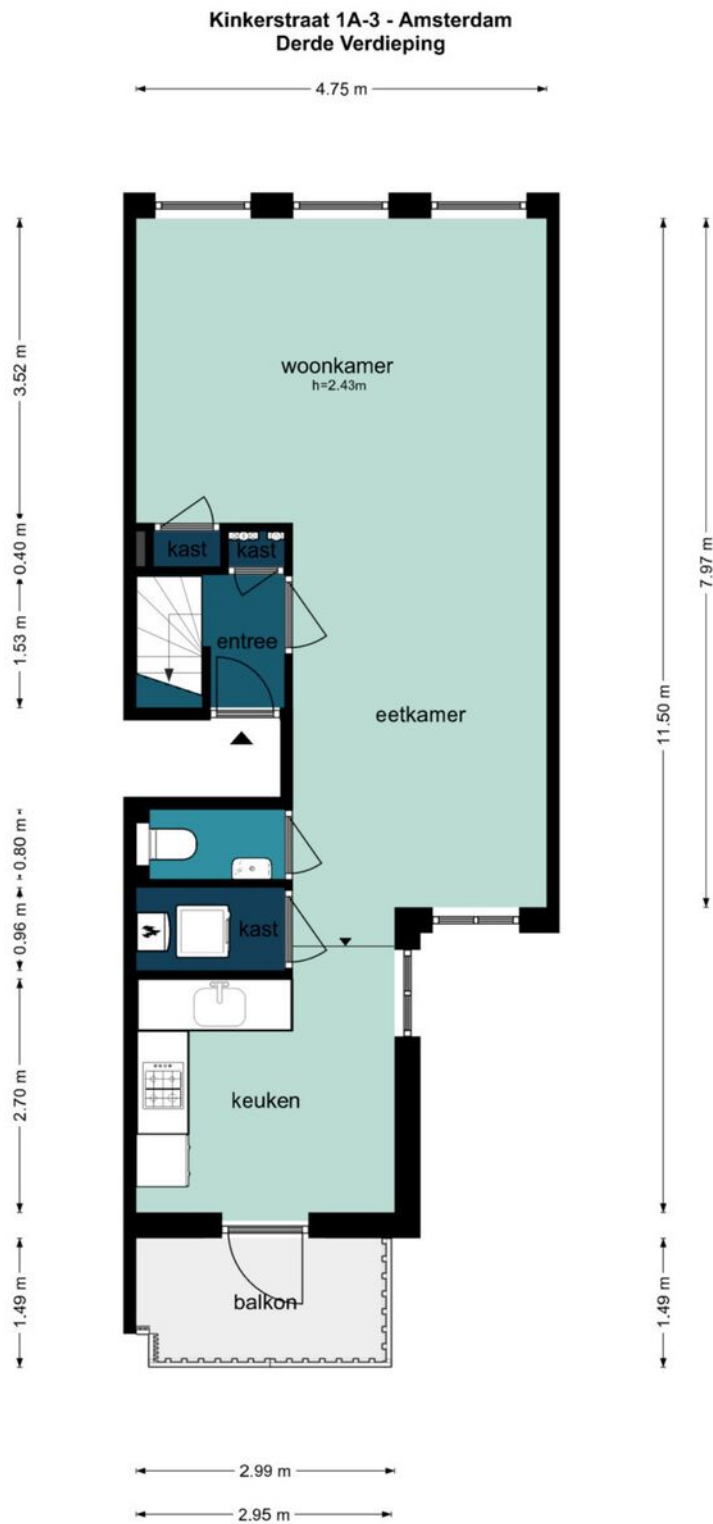
Roof Terrace





Floorplan

KINKERSTRAAT 1 A3

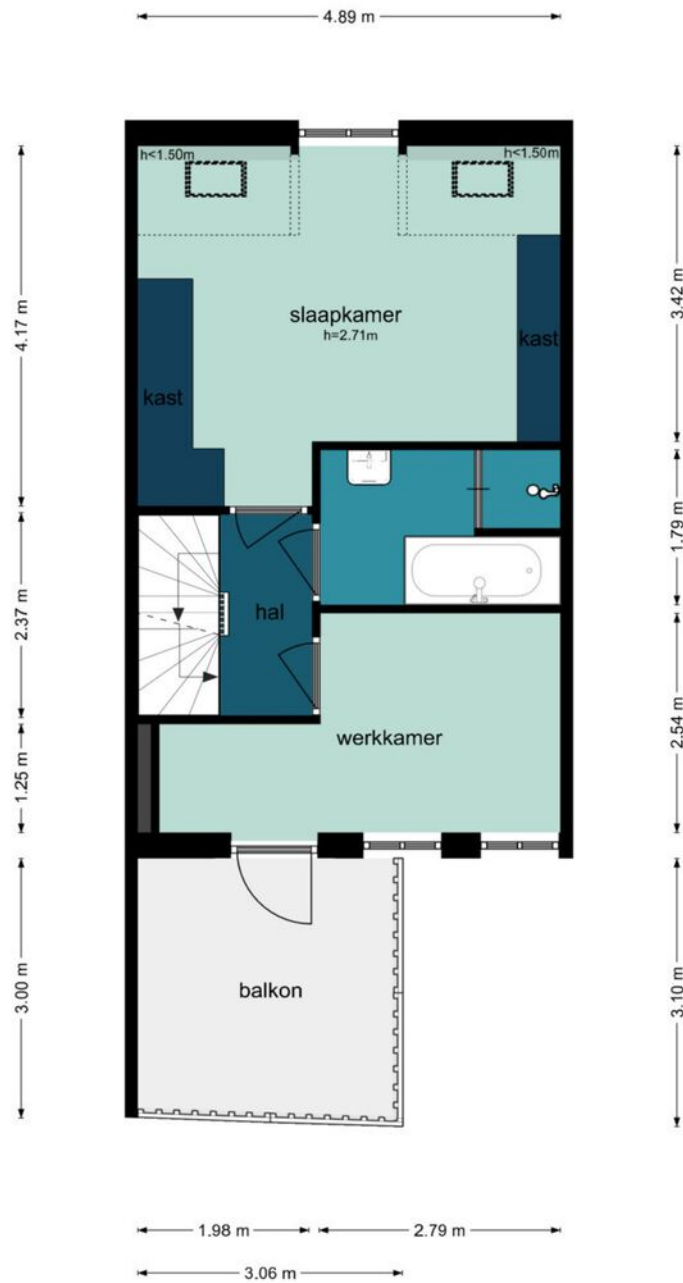


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Floorplan

KINKERSTRAAT 1 A3

Kinkerstraat 1A-3 - Amsterdam
Vierde Verdieping

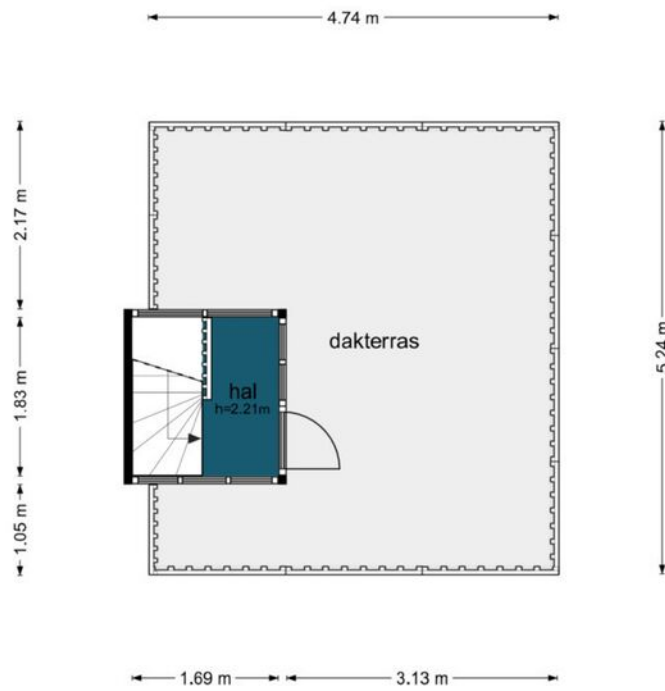


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Floorplan

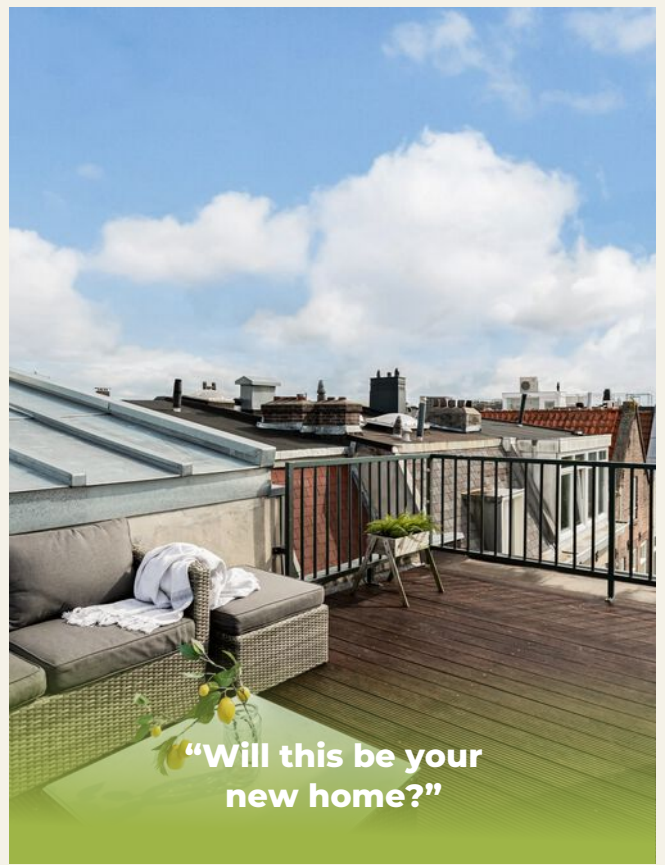
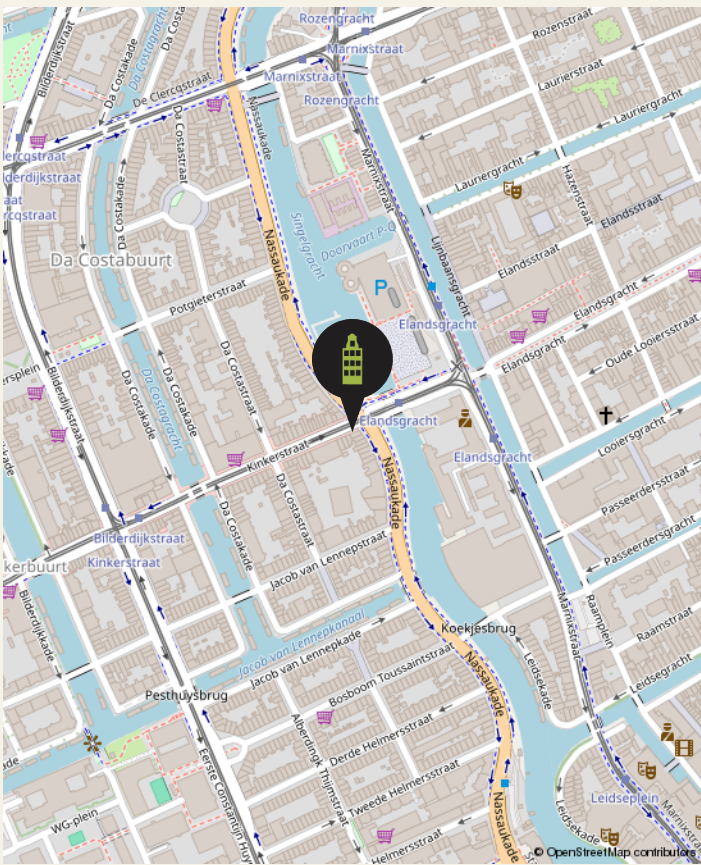
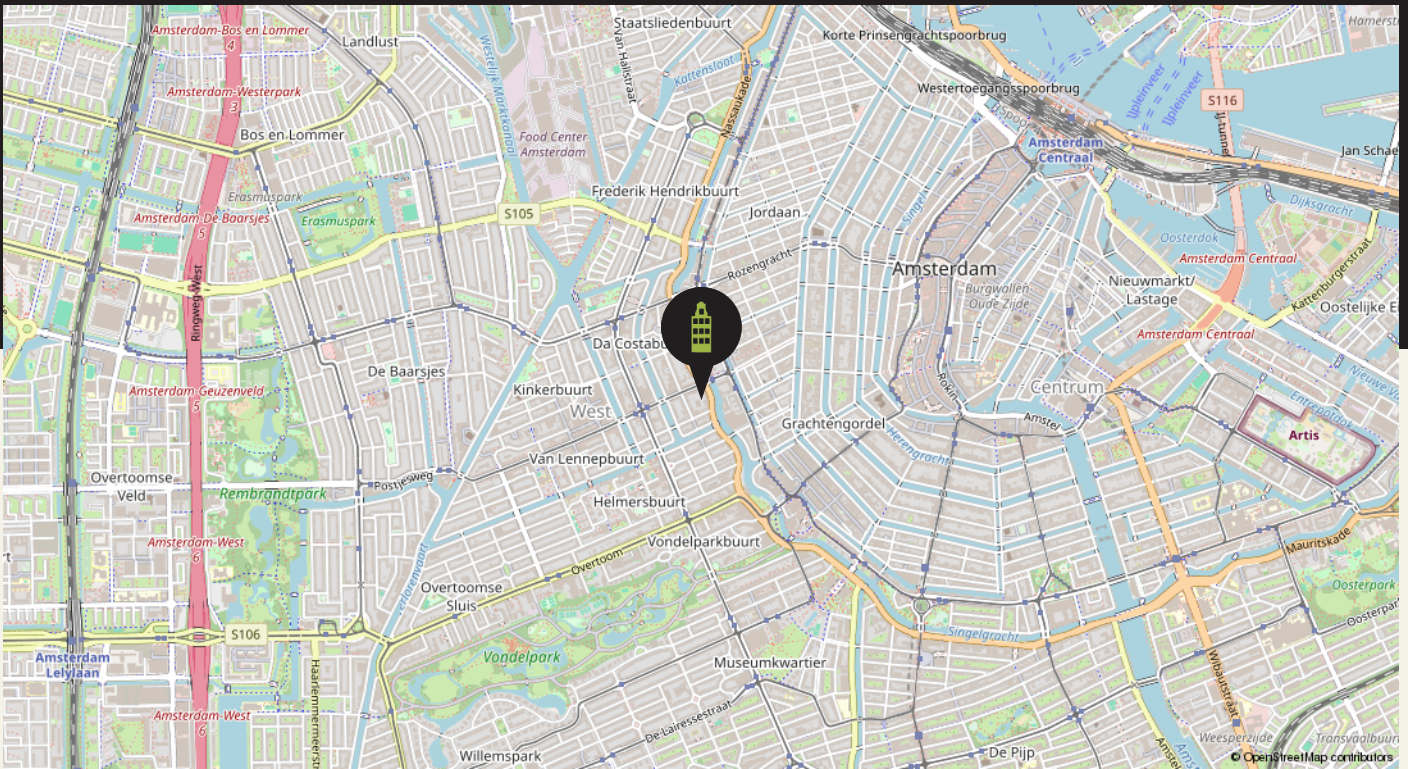
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Kinkerstraat 1A-3 - Amsterdam Vijfde Verdieping



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The location of KINKERSTRAAT 1A - 3 1053 DB AMSTERDAM



Cadastral map


KINKERSTRAAT 1A - 3

Kadastrale kaart

Uw referentie: Mark



0 5 10 15 20 25m

<p>12345 25</p> <p>Deze kaart is noordgericht</p> <p>Perceelnummer</p> <p>Huisnummer</p> <p>Vastgestelde kadastrale grens</p> <p>Voorlopige kadastrale grens</p> <p>Administratieve kadastrale grens</p> <p>Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 20 augustus 2024 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Amsterdam</p> <p>Sectie Q</p> <p>Perceel 1774</p> <p>Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend. De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.</p>	
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Energy label

KINKERSTRAAT 1 A3

Energie label woningen

Registratienummer
182403014

Datum registratie
27-09-2024

Geldig tot
20-09-2034

Status
Definitief

Deze woning heeft energielabel

D



Isolatie

1 Gevels	-	+/-	+	++
2 Gevelpanelen	+/-	+	++	
3 Daken	+/-	+	++	
4 Vloeren	-	+/-	+	++
5 Ramen			+	++
6 Buitendeuren	+/-	+	++	

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	Verbeteradvies
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	Verbeteradvies

Deze woning wordt verwarmd via een aardgas aansluiting

Warmtebehoefte
in de wintermaanden



Laag Gemiddeld **Hoog**

Risico op hoge
binnentemperaturen
in de zomermaanden



Laag **Hoog**

Aandeel hernieuwbare
energie



0,0 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

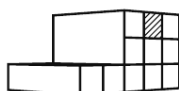
Over deze woning

Adres
Kinkerstraat 1 A-3
1053DB Amsterdam
BAG-ID: 0363010000705121

Detailaanduiding

Bouwjaar 1883
Compactheid 1,69
Vloeroppervlakte 87m²

Woningtype
Tussenwoning onder dak



Opnamedetails

Naam S. Bosman **Examennummer** 109755

Certificaathouder
Duurzaam Energieloket

Inschrijfnummer SKGIKOB 012213 **KvK-nummer** 65135121

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

Movables

KINKERSTRAAT 1 A3



INVENTORY OF (SEMI) MOVABLES INCLUDED IN PROPERTY TRANSACTION

Description of property: Kinkerstraat 1A-3, Amsterdam

Date: 18-09-2024

This inventory of (semi) movables indicates which items may or may not remain behind in the property. In case the agreements are unclear or when there are no agreements at all, the movables will be taken by the seller.

	TO STAY	TO GO	ON OFFER	N/A
Exterior				
Landscaping/planting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timer or twilight switch/Motion detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavilion (garden shed)/Outdoor storeroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flagpole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior				
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Satellite dish/aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Letterbox (mail slot)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Main) Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety locks and other anti-burglary devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Window or door) Screens, please indicate which storey(s) and whether at front or rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior blinds/awnings, please indicate which storey(s) and whether at front or rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior blinds/awnings, please indicate which storey(s) and whether at front or rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insect screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window treatments				
Curtain rods and/or rails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Roller blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Net curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Venetian blinds and/or vertical blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estate agency name: _____ Seller's initials: _____ Buyer's initials: _____
 Object: Kinkerstraat 1A-3, Amsterdam



Movables

KINKERSTRAAT 1 A3



	TO STAY	TO GO	ON OFFER	N/A
Floor treatments				
Flooring/linoleum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Parketvloer/laminaat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please indicate which storey(s)				
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot water supply/Central heating				
(Hybrid) Central heating unit and fillings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close-in (kitchen) boiler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanische ventilatie/luchtbehandeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boiling water tap (Quooker)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace, wood-burning stove				
(Voorzet) open haard (with or without accessories, please elaborate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-fuel stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Integrated) Kitchen appliances				
Kitchen cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Dual-purpose) Microwave oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas hob/Ceramic hob/Induction hob/Cooker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dish washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extractor (exhaust) hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator/Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Tumble) Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting				
Recessed lighting/Dimmer switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-recessed lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Freestanding) Wardrobes/cupboards and/or shelving				
Freestanding wardrobe(s)/cupboard(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Book shelves/storage shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work bench in shed or garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estate agency name:

Object: Kinkerstraat 1A-3, Amsterdam

Seller's initials:

Buyer's initials:

Movables

KINKERSTRAAT 1 A3



VBO Vereniging van makelaars en taxateurs

	TO STAY	TO GO	ON OFFER	N/A
Integrated workstation (desk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mirror walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary ware				
Bathroom accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Hand) Basin(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lavatory accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine safety switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine aqua stop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/Steam room (with or without accessories, please elaborate)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone/cable system(s)				
Telephone Handset(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary glazing/Radiator reflector roll				
Radiator fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous				
Picture hanging system(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, please elaborate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional comments

This includes all items in the apartment not including items provided by the stylist during the sale of the property.



Our Office

27 HOUSE REAL ESTATE



At your service

We pride ourselves on providing end-to-end service with a personal touch. Whether you're searching or selling, our team of local experts is here to help you make all the right moves.

In the news

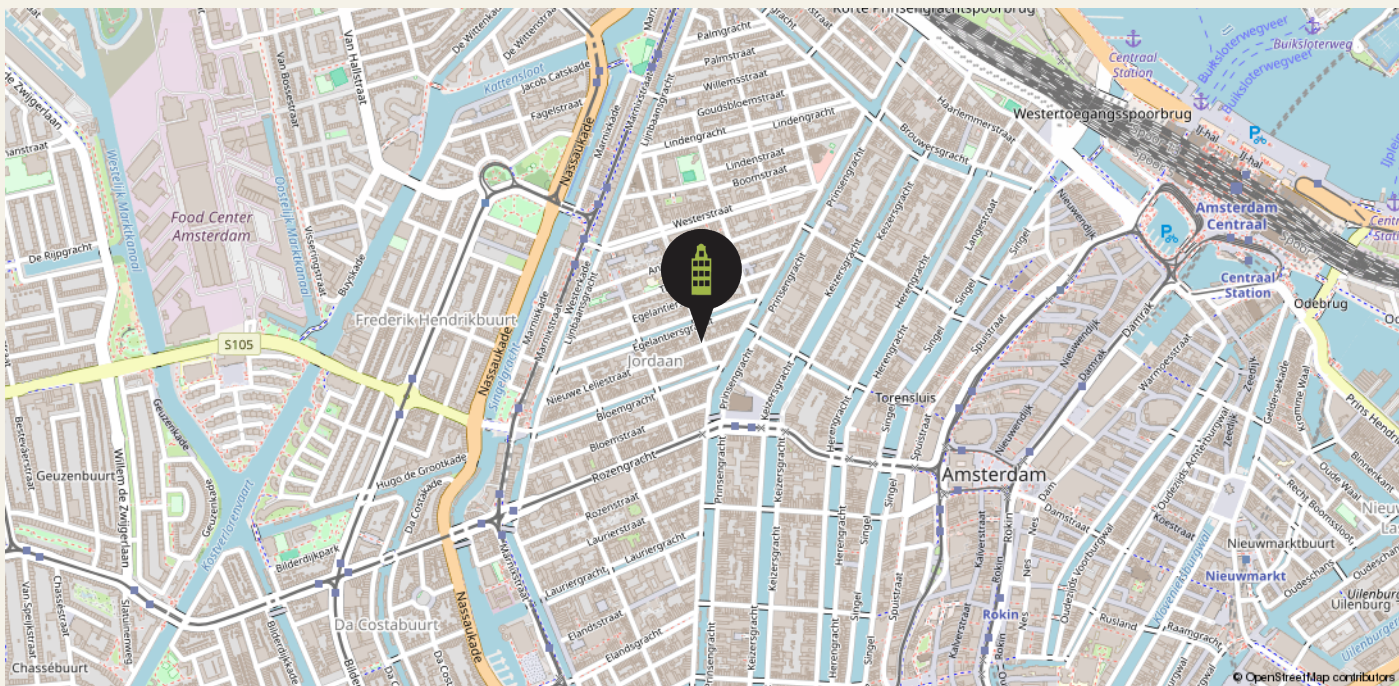
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- House Hunters International (HGTV)
- Live Here, Buy This (HGTV)
- The New York Times
- Financial Times
- Bloomberg News
- TimeOut Amsterdam
- Het Parool
- De Telegraaf
- AT5 Nieuws
- BRAM Radio



Our Office Location

27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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Rental Team Lead & Buying Agent

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RM Agent

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Buying & Selling Agent

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Chief Cuddling Officer

TJ

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🌐 www.27huis.nl

27 House
Makelaars
Real Estate



Client TESTIMONIALS

We take great pride in that fact that most of our business comes through referrals from satisfied clients. Here's what they have to say about us.

BUYING

9,8

SELLING

9,7

LETTING

10



We have worked with Charles and the 27 Huis Team since 2005. They helped us buy our first home and since then helped with renting it out and later selling and buying another one! It's always been very professional and reassuring to work with them. They really care about the clients and always go the extra mile... available outside 9-5 tot help as needed. Plus, they know the market so well that the advice they give on homes is from solid experience. Always wanting to make sure you find the right place. They are a unique agency in this market. Highly recommended!!!

Asiya & Theo
November 2024

Charles, Anna and the whole team made buying our home stress-free from start to finish. The hunt, the offer, the mortgage, the contracts, the paperwork... they were there for us through every hurdle with knowledge, insights, and much needed reassurance. Simply a pleasure to work with!

Robbie & Chris

October 2024



Scan the **QR code** to read even more testimonials



Our BUYING SERVICES

BUYING

There's more to buying a home than love at first sight. We keep your best interests at heart to make sure you find the right place, at the right price, in the right location for you.

HOW WE WORK

01

INTERVIEW

A non-binding introduction to get to know each other, understand your needs, and answer your questions.

02

ENGAGEMENT

We work for commission only: no cure, no pay. If we don't find your dream home, there's no cost to you.

03

SELECTION

We keep a close eye on the market and share new properties that match your search in real time.

04

VIEWING

We visit properties together, so you get the full benefit of our trained eyes and local experience.

05

OFFER

When you're ready to make an offer, we provide a detailed market analysis and personal advice.

06

ACCEPTANCE

Once your offer is accepted, we arrange an architectural evaluation or appraisal, if necessary.

07

INTERVIEW

We work with you and the seller to define terms and arrangements that suit your needs.

08

INSPECTION

Before closing, we do a detailed inspection of the property to ensure everything is in order.

09

CLOSING

All that's left is to sign the Deed of Delivery — and the keys to your new home are yours!



Our SELLING SERVICES

SELLING

Every home is unique. From strategy and marketing to negotiation and closing, we offer comprehensive, personal service to make the most of your home sale.

HOW WE WORK

01

INTAKE

A no-obligation consultation to meet you and your home, explain the process, and answer your questions.

02

ADVICE

We collaborate closely with you to craft a custom sales plan, including marketing and pricing strategies.

03

LAUNCH

We work with trusted photographers, stylists, and cleaners to present your home in its very best light.

04

VIEWINGS

We offer relaxed, personal viewings for potential buyers and provide you insightful feedback.

05

NEGOTIATIONS

We advise you on next steps and counter-offers to help you get you the price and terms you want.

06

CLOSING

We manage contract signing, final inspection, and handover to ensure you fulfill your obligations.



27 House
Makelaars
Real Estate



BUY. SELL. RENT. HELPING YOU MAKE ALL THE RIGHT MOVES.



Our RENTAL SERVICES

RENTAL

Need help finding the right rental in a crowded market? We listen to your needs, explain everything step by step, and offer exclusive properties before they hit the market.

HOW WE WORK

01

INTAKE

A chance to meet you, explain the process, and answer your questions in person, via phone, or video call.

02

SELECTION

We'll show you all the options on the market — and some that haven't been listed yet.

03

VIEWING

We'll visit properties together, or arrange video viewings, if you're searching from abroad.

04

NEGOTIATION

We negotiate on your behalf to lock in the best lease terms for your requirements.

05

LEASE

We verify that all rental conditions are correctly stated and conform to Dutch law.

06

CHECK IN / OUT

We represent you at check in/out to ensure the property is delivered and returned as agreed.

07

UTILITIES

We can advise and assist to get you signed up for gas, electricity, water, TV, internet and more.

08

HELP

We're here for you throughout the rental period to answer any questions you have.



Our LETTING SERVICES

LETTING

Own a property that you'd like to rent out? We find tenants you can trust and deal with everything from contracts and credit checks to a very thorough and smooth check-in/key handover, as well as

HOW WE WORK

01

INTAKE

A chance to meet you and your home, explain the process, and answer your questions.

02

EVALUATION

We'll discuss local regulations, rents, and how to deliver a property to a tenant.

03

LEASES

We'll explain the different types of leases under Dutch law and see which one suits you best.

04

MARKETING

In addition to advertising in numerous places, we draw on our network of corporate clients and relocation agents to find tenants you can trust.

05

VIEWING

We offer the possibility of virtual visits (by video call) for expats relocating to Amsterdam.

06

NEGOTIATION

We negotiate on your behalf to define the best rental conditions.

07

VERIFICATION

We work with Huurcheck Nederland for background, credit and ID checks before you hand over the keys.

08

CHECK IN / OUT

We conduct a highly detailed inspection at the beginning and end of the rental period.



Terms & CONDITIONS

The data and dimensions on the floorplans and in the brochure are indicative. Although the information has been carefully composed, it is not excluded that some information about time is outdated or no longer correct. The information listed on the floorplans and in the brochure can therefore in no way be legally binding. 27 House Real Estate accepts no liability for incorrect or incomplete real estate information or for any damages as a result of your visit to our website or other websites that are accessible through links from the website of 27 House Real Estate. 27 House Real Estate accepts no liability for any external parties.

The living area dimensions is measured in accordance with the NEN2580 measurement instructions. The NEN2580 measurement instructions are intended to apply a more consistent and unambiguous way of measuring

for giving an indication of the surface of use but does not completely exclude differences in measurement outcomes, for example due to differences in interpretation, rounding or limitations when measuring. All specified sizes and surfaces are therefore indicative.

Prospective buyers are expressly invited to do the following: to measure the surface and/or to look at the possibilities of giving your own desired interpretation to the property dimensions and/or hire your own professional company to take measurements. The selling party can give no guarantees on the measurement report.

Please see our website for full terms of our VBO realtor association.



27 House Makelaars Real Estate

