

Amsterdam

Arubastraat 15-2

Price € 1.150.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

ARUBASTRAAT 15 2

- English text below -

Riant dubbel bovenhuis met dakterras en vrij uitzicht in Amsterdam-West
Op een rustige plek tussen het Vondelpark en het Rembrandtpark, om de hoek van de Hoofdweg, ligt de Arubastraat. De straat onderscheidt zich door de karakteristieke bouwstijl, de statige gevels en het vrije, groene uitzicht aan de achterzijde. Een unieke en geliefde plek om te wonen!

Dit ruime dubbele bovenhuis (ca. 135 m²) combineert authentieke jaren '30-details, zoals een kamer-en-suite, paneeldeuren, sierlijsten en glas-in-loodramen, met modern wooncomfort. De woning beschikt over een royale woonkamer met hoog plafond, een luxe open keuken en drie slaapkamers. Het riante dakterras (ca. 33 m²) met ligging op het zuiden is een heerlijke plek om te ontspannen of gasten te ontvangen.

Uniek aan deze woning is het vrije uitzicht aan de achterzijde, mede dankzij een naastgelegen stuk grond dat eigendom is van een aantal buurtbewoners. Hierdoor geniet je volop van privacy en groen!

INDELING:

Begane grondgrond eigen entree.

Tweede verdieping

Hal met toilet en opbergkast. Royale en lichte kamer-en-suite: aan de voorzijde de woonkamer met erker en vaste kast; aan de achterzijde de eetkamer met openslaande deuren naar het ruime, brede balkon (zuiden). Luxe open keuken met 5-pits gaskookplaat, vaatwasser, koelkast, vrieslades en hete lucht oven. De hele tweede verdieping wordt verwarmd met vloerverwarming.

Derde verdieping

Overloop met volop licht door daklicht. Drie slaapkamers, waarvan de master bedroom en een (kinder)kamer/werkkamer aan de achterzijde, en een ruime slaapkamer aan de voorzijde, elk met toegang tot een balkon. Luxe badkamer met dubbele douche, wastafelmeubel en handdoek radiator en aparte ruimte voor wasmachine. Onder de trap naar de vierde verdieping is extra opbergruimte en een extra aansluiting voor wasmachine.

Vierde verdiepingverdieping

Via vaste trap toegang tot de overloop en het zonnige dakterras. Het dakterras is afgewerkt met hardhouten vlonders en beschikt over een wasbak (warm/koud water), verlichting en elektriciteit.

OMGEVING

De Arubastraat ligt centraal in Amsterdam-West, op korte afstand van zowel het Vondelpark als het Rembrandtpark. In de directe omgeving vind je een breed aanbod aan winkels, horecagelegenheden, sportcentra, basisscholen en kinderopvang. De woning is uitstekend bereikbaar: binnen enkele minuten rijd je de A10 op (afslag S106) en er zijn diverse tram- en bushaltes op loopafstand.

BIJZONDERHEDEN

- Woonoppervlakte: ca. 135 m² (conform NEN2580)
 - Dakterras: ca. 33 m²
 - 3 Balkons
 - Prachtig groen en vrij uitzicht aan de achterzijde
 - Bouwjaar: 1927
 - Energielabel: D
 - Geheel voorzien van HR++ glas
 - Nieuwe cv-ketel (2024)
 - Tweede verdieping voorzien vloerverwarming
 - Luxe open keuken
 - Erfpacht afgekocht t/m 15 januari 2064. Overstap naar eeuwigdurende erfpacht is gedaan onder de gunstige voorwaarden, aanbidding nog niet binnen.
 - Servicekosten VvE: € 193,- per maand
 - Gezonde, kleinschalige VvE (2 appartementsrechten)
 - Ouderdoms- en asbestclausule van toepassing
 - Project notaris: Mol notariaat
 - Oplevering in overleg; kan snel
- Enthousiast geworden? Wij plannen graag een bezichtiging met u in!



ENGLISH

Spacious Double-Upper Apartment with Roof Terrace, 3 balconies, and Open Views in Amsterdam-West!

Located on a quiet street between Rembrandtpark and Vondelpark and just around the corner from Hoofdweg, Arubastraat stands out with its characteristic architectural style, stately facades, and unobstructed, green garden views. A unique and highly sought-after place to live! This generous double-upper apartment (approx. 135 m²) combines authentic 1930s details—such as room en-suite, paneled doors, ornamental moldings, and stained-glass windows—with modern living comfort. It features a spacious living room with high ceilings, a luxurious open kitchen, and three bedrooms. The expansive south-facing roof terrace (approx. 33 m²) is the perfect spot to relax or entertain guests.

What makes this property unique is the unobstructed rear view, thanks in part to an adjacent plot of land owned by several local residents. This provides plenty of privacy and greenery!

LAYOUT

Ground floor: Private entrance directly from street level!

Second floor: Hall with toilet and storage closet. Bright and spacious pocket-door living room: at the front, the living area with bay window and built-in storage; at the rear, the dining area with French doors opening onto the wide, south-facing balcony. A luxurious open kitchen equipped with a five-burner gas stove, dishwasher, refrigerator, freezer drawers, and hot air oven. The entire second floor is heated with underfloor heating.

Third floor:

Bright landing with skylight. Three bedrooms: the master bedroom and a (children's) room/

home office are located at the rear; a spacious bedroom at the front. Each bedroom has access to a balcony. A luxurious bathroom with double shower, vanity unit, and radiator/towel warmer. Separate laundry space. Additional storage and a second washing machine connection are located under the stairs to the top floor.

Fourth floor:

Fixed staircase leads to the landing and the sunny roof terrace. The terrace is finished with hardwood decking and features a sink (hot/cold water), lighting, and electricity.

LOCATION

Arubastraat is centrally located in Amsterdam-West, a short distance from both Vondelpark and Rembrandtpark. The area offers a wide range of shops, restaurants, sports facilities, primary schools, and childcare centers. The property is easily accessible: the A10 ring road (exit S106) is just minutes away, and several tram and bus stops are within walking distance.

FEATURES

- Living area: approx. 135 m² (NEN2580)
- Roof terrace: approx. 33 m²
- 3 balconies
- Beautiful and expansive views of green gardens and trees in back
- Year of construction: 1927
- Energy label: D
- Fully equipped with HR++ glass
- New central heating system (2024)
- Underfloor heating on second floor
- Luxurious open kitchen
- Leasehold land, PAID OFF until January 15, 2064. Transition to perpetual leasehold completed under favorable conditions; official offer not yet received.
- Active and financially healthy, small VvE
- Monthly contribution: approx.. € 193,-
- Old age and asbestos clause apply
- Project Notary – Mol Notariaat



Features

ARUBASTRAAT 15 2
1058 VD AMSTERDAM

Construction

Type house	Upper Floor(s) Apartment
Year of construction	1927
Maintenance inside	Good - Excellent
Maintenance outside	Good - Excellent
Energy rating	D

Areas and capacity

Living area	Approx 135m ²
Capacity	Approx 479m ³
Outdoor space	Approx - 48m ²
Storage space	Approx - 6m ²

Layout

Number of rooms	4-5
Bedrooms	3
Floors	2-3

Location

Amsterdam Old West	West-Indische Buurt, Vondel/ Rembrandtpark
--------------------	--

Other features

- 4 Outdoor spaces with Green Views!
- Large Roof terrace + 3 Balconies
- New central heating system (2024)
- Small and active VvE





**Private
Entrance
from
Street Level**

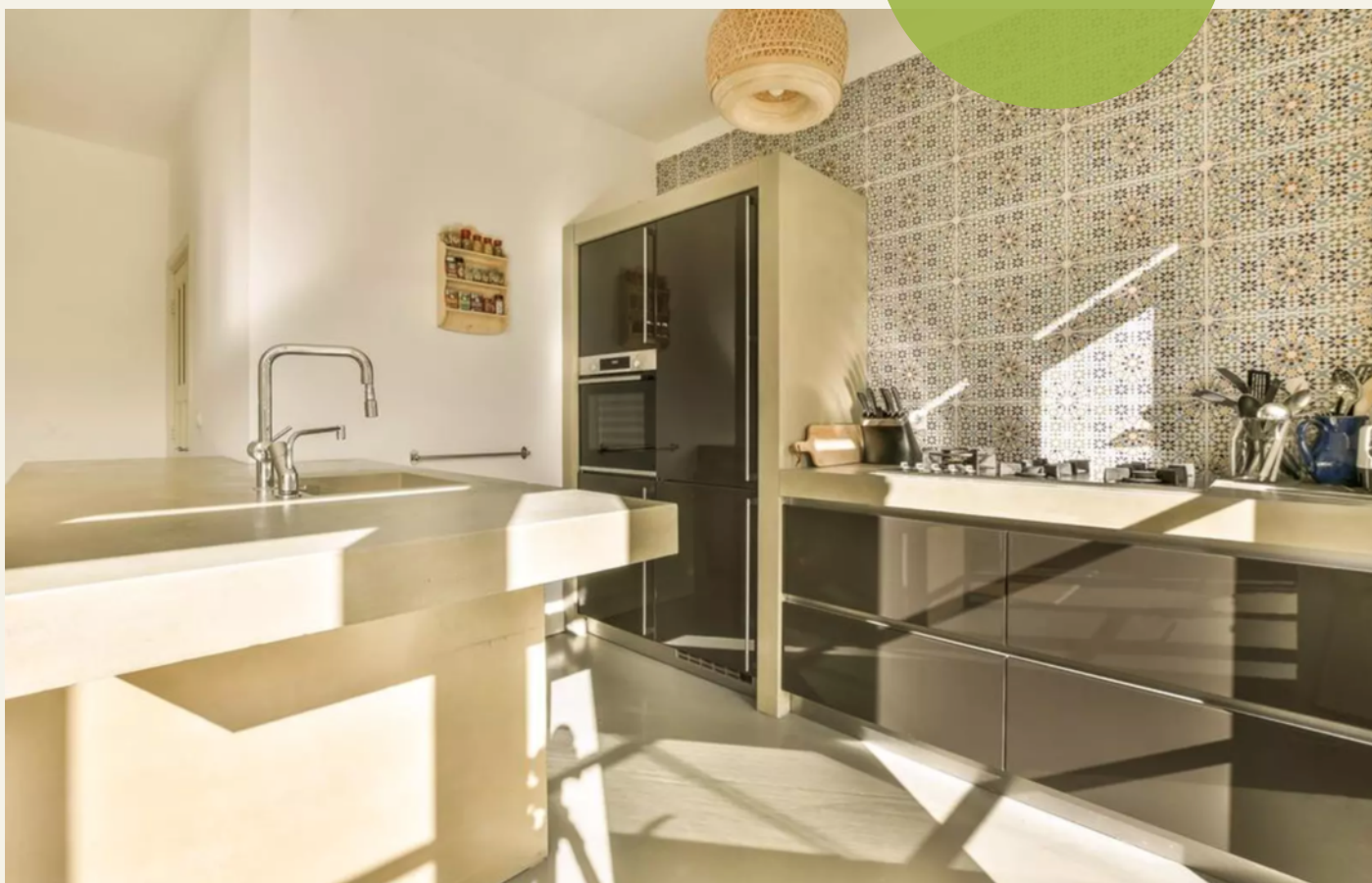








Modern
Open
Kitchen





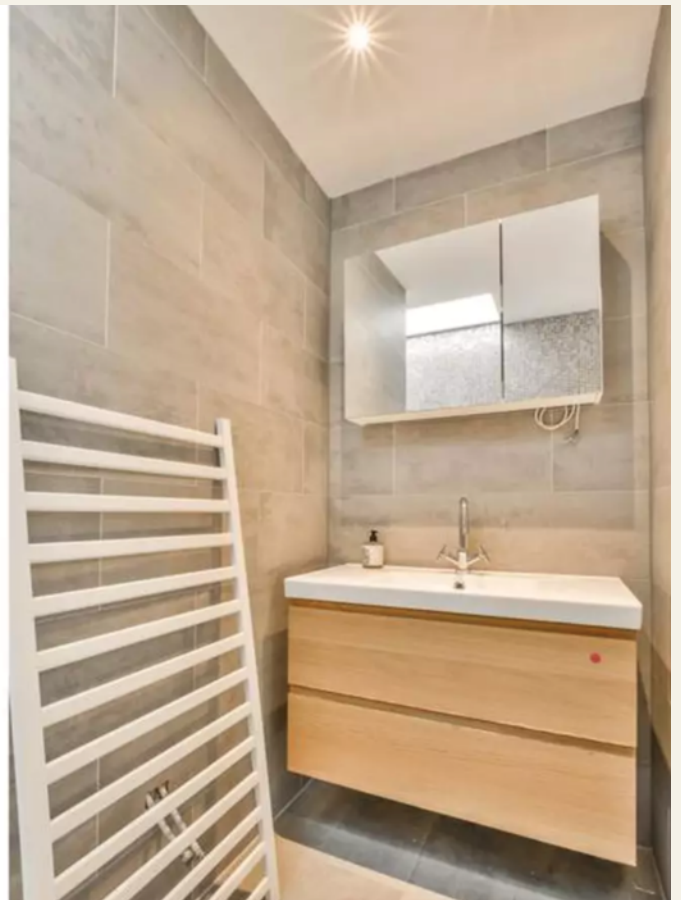


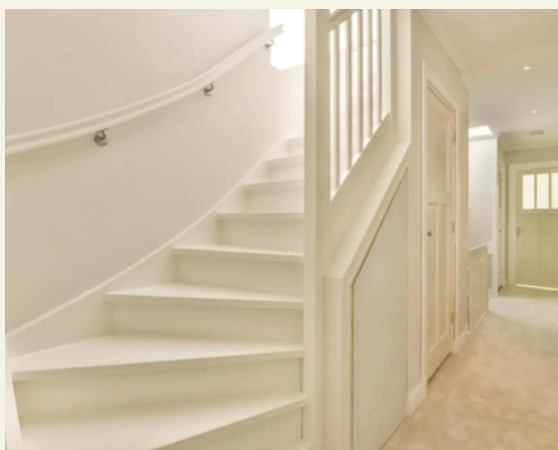
**Open Green
Views
of Trees and
Gardens**









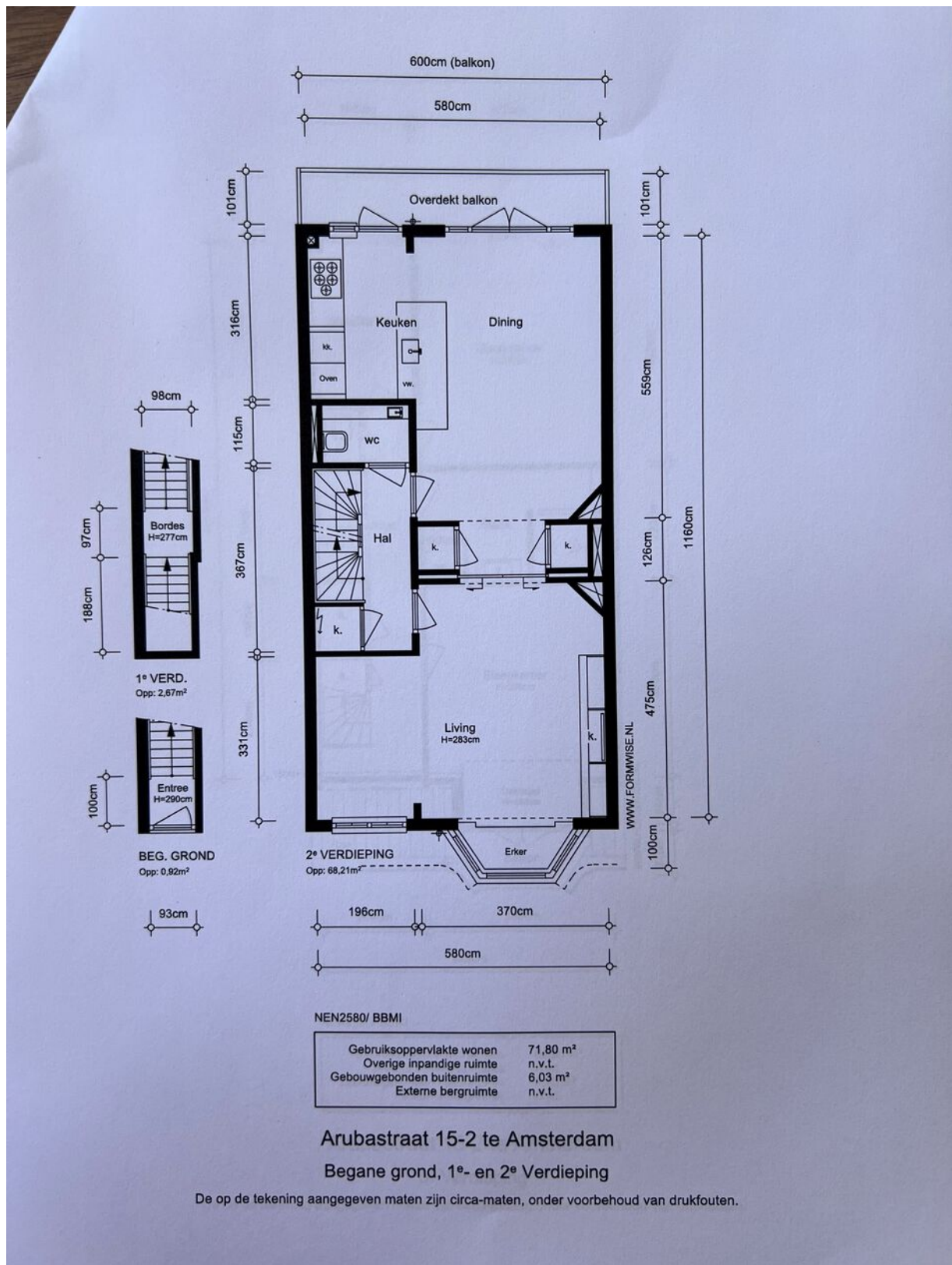






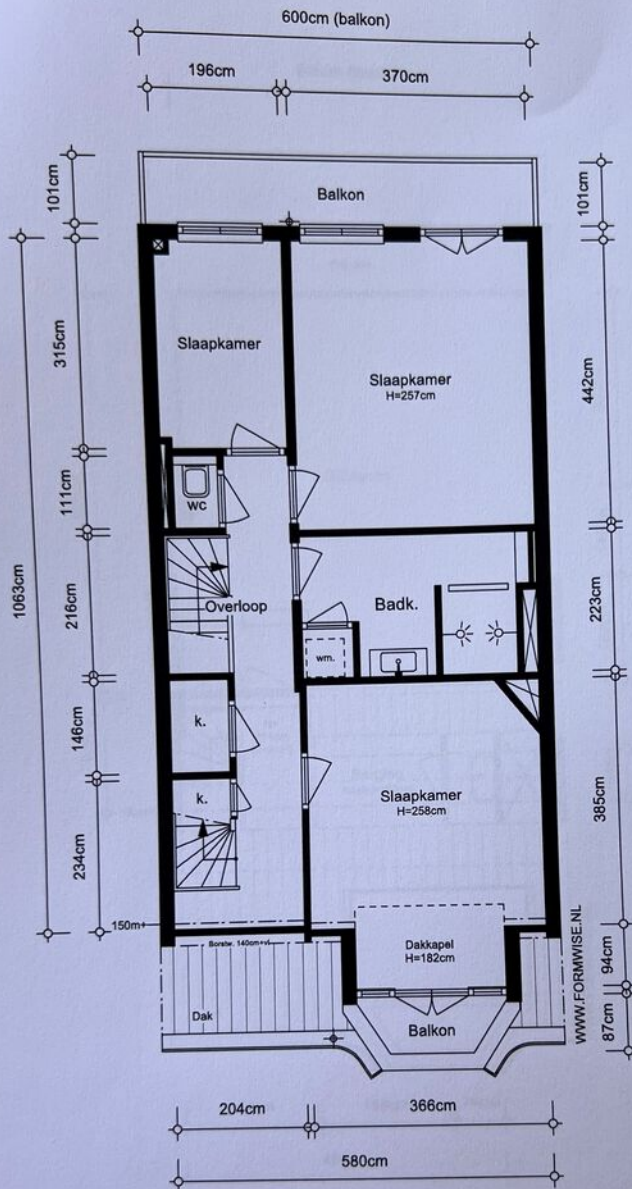
Floorplan

ARUBASTRAAT 15 2



Floorplan

ARUBASTRAAT 15 2



NEN2580/ BBMI

Gebruiksoppervlakte wonen	62,80 m ²
Overige inpandige ruimte	n.v.t.
Gebouwgebonden buitenruimte	7,65 m ²
Externe bergruimte	n.v.t.

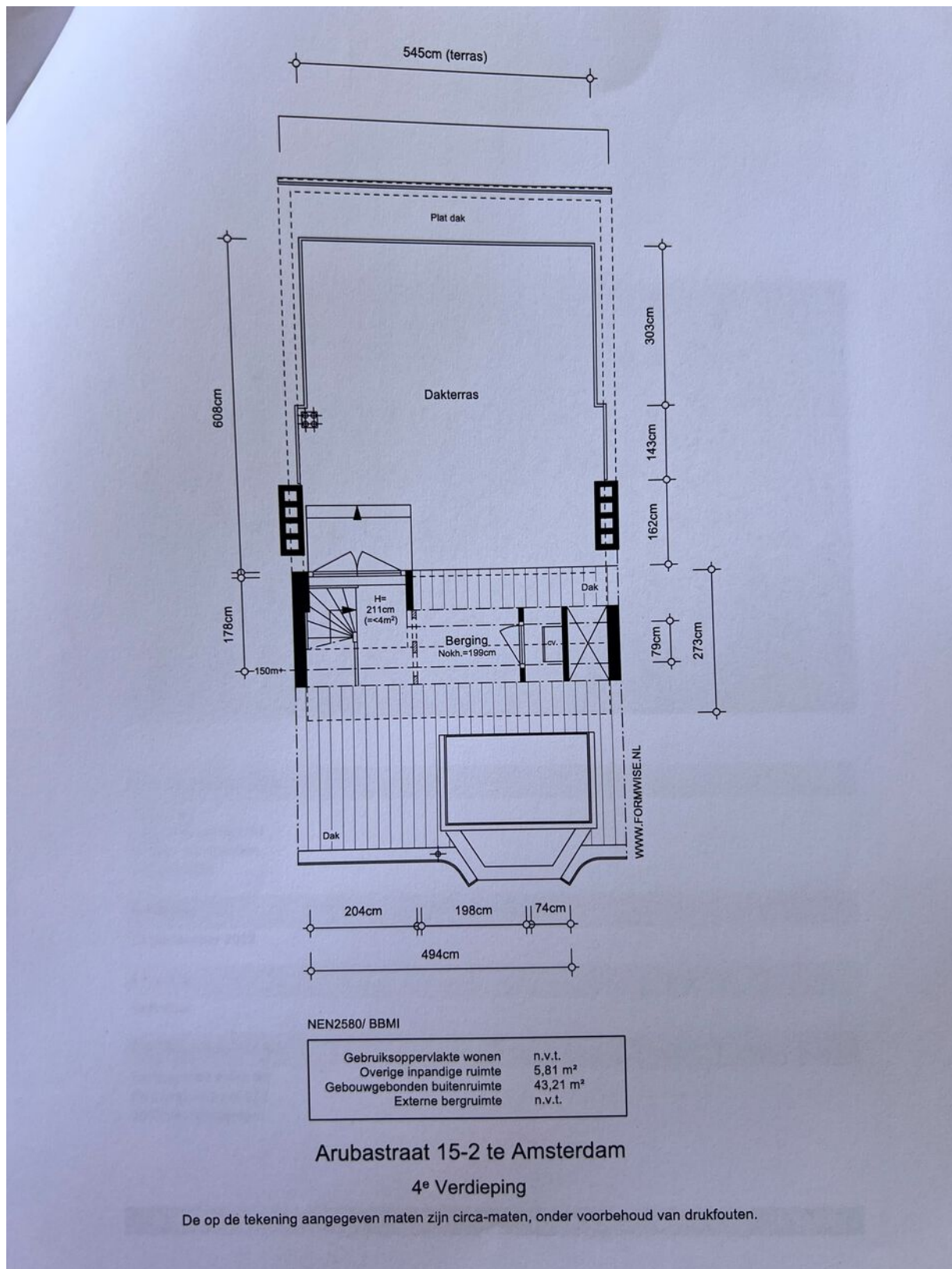
Arubastraat 15-2 te Amsterdam

3^e Verdieping

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

Floorplan

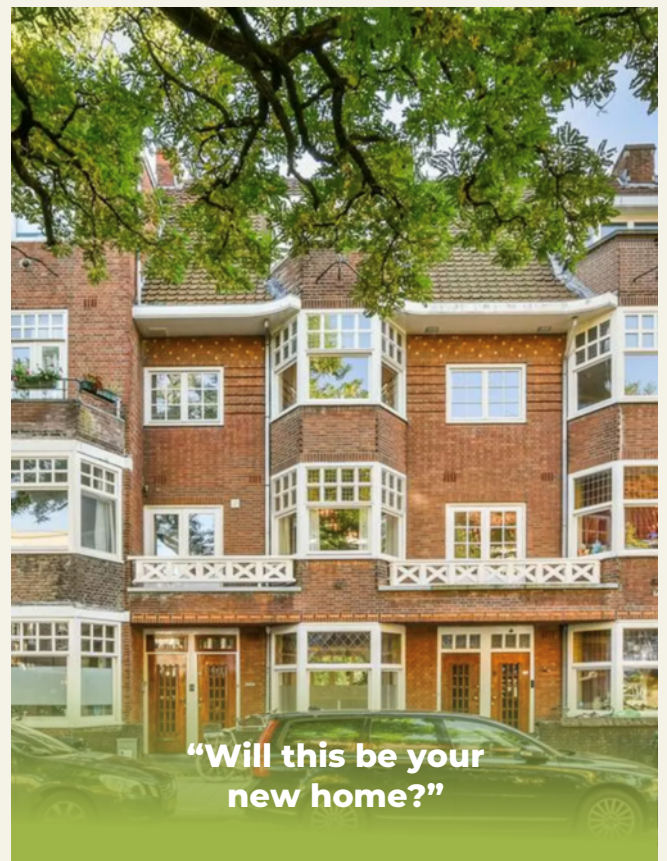
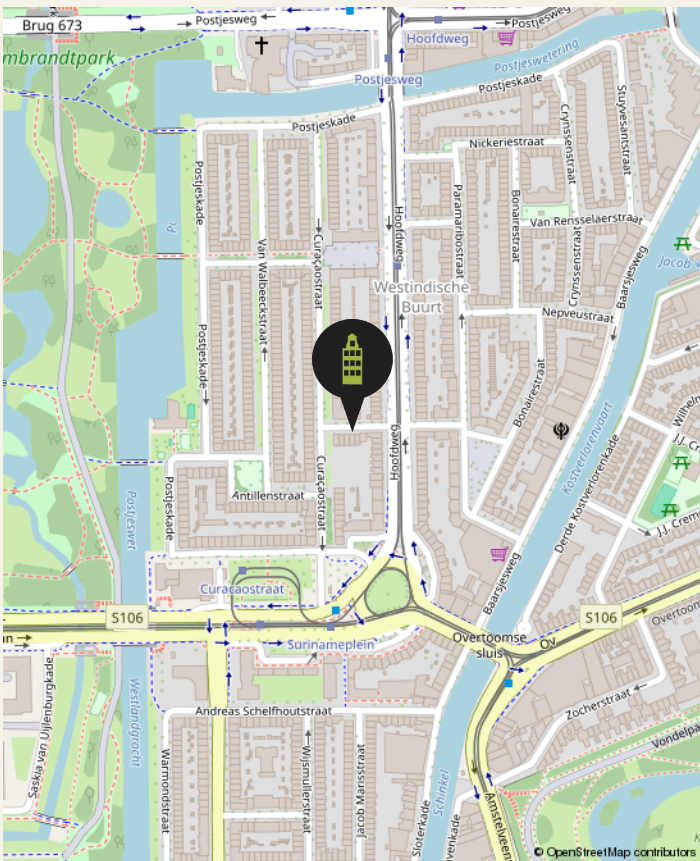
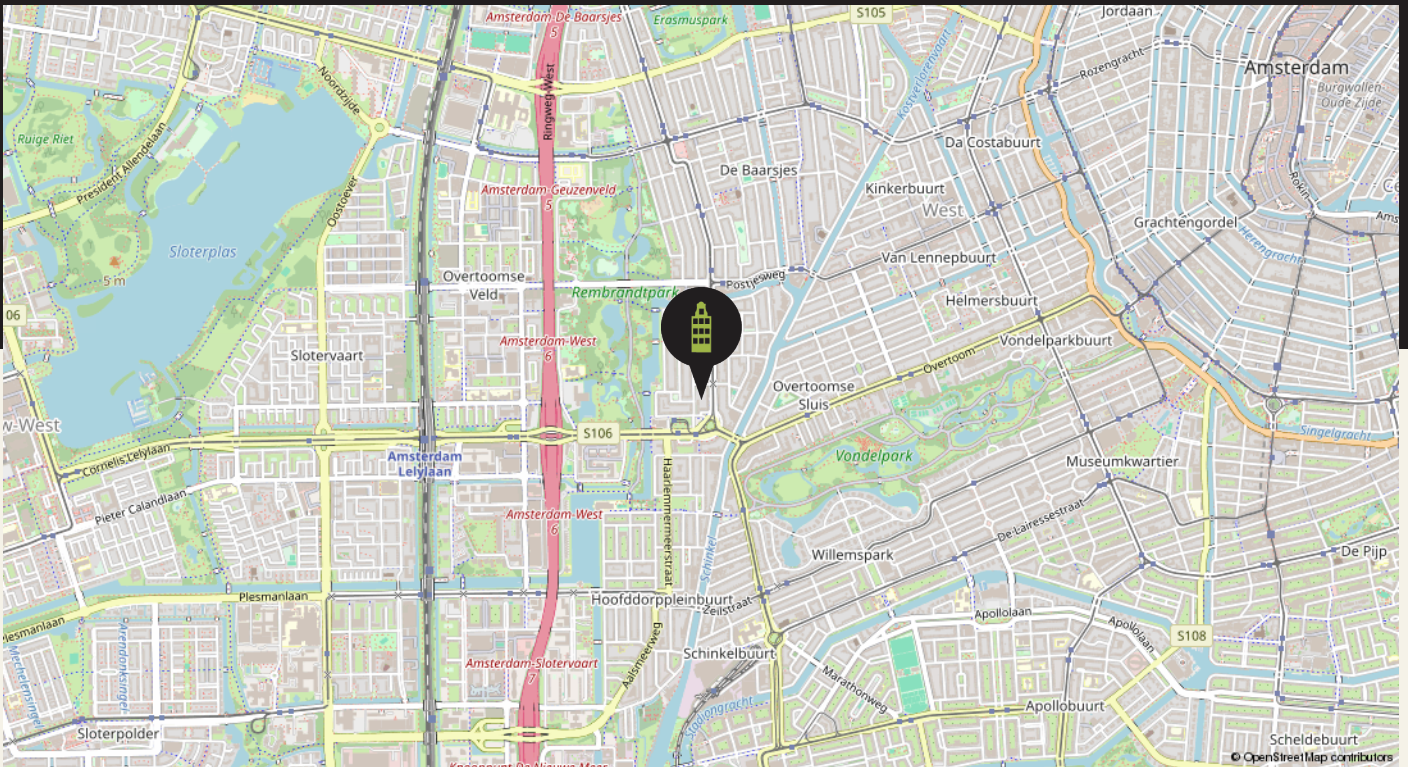
ARUBASTRAAT 15 2



The location of

ARUBASTRAAT 15 2

1058 VD AMSTERDAM



12345

25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente

Sectie

Perceel

Sloten Noord-Holland

M

1255

kadaster



Voor een eensluidend uittreksel, geleverd op 21 januari 2025

De bewaarder van het kadaster en de openbare registers

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.

Energy label

ARUBASTRAAT 15 2



Rijksoverheid

Energie label woning

Arubastraat 15 2
1058VD Amsterdam
BAG-ID: 0363010000572929

Veel besparingsmogelijkheden



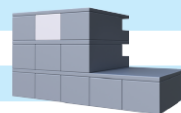
Energie label D

Registratienummer 102043668
Datum van registratie 01-10-2018
Geldig tot 01-10-2028

Weinig besparingsmogelijkheden

Overzicht woningkenmerken

1.	Woningtype	Appartement met meerdere woonlagen - Tussen dak
	Bouwperiode	vóór 1946
	Woonoppervlakte	121 t/m 140 m ²
2.	Glas woonruimte(s)	Dubbel glas
	Glas slaapruimte(s)	Dubbel glas
3.	Gevelisolatie	Gevel niet extra geïsoleerd
4.	Dakisolatie	Dak extra geïsoleerd
5.	Vloerisolatie	Niet van toepassing
6.	Verwarming	Individuele CV-ketel, geïnstalleerd in of na 1998
7.	Aparte warmtapwatervoorziening	Geen apart toestel
8.	Zonne-energie	Geen zonnepanelen en geen zonneboiler
9.	Ventilatie	Geen mechanische afzuiging



Wilt u besparen op uw energierekening? Overweeg dan de volgende mogelijke maatregelen:

Een zonneboiler voor het verwarmen van uw tapwater
(Extra) isolatie van uw buitenmuren
Zonnepanelen voor het opwekken van elektriciteit
HR++ glas in de woonruimte(s)
HR++ glas in de slaapruimte(s)

Als de besparingsmogelijkheden HR107-ketel, HR107-combiketel en/of warmtepomp tegelijk op uw energielabel verschijnen, dan is slechts één van deze maatregelen zinvol om uit te voeren. U kunt hieruit dus een keuze maken.

Goedgekeurd door:

Naam Arthur Ratering
Examennummer 7386
KvK nummer 63317621

Afgegeven conform de regeling energieprestatie gebouwen, welke onderdeel is van de Europese richtlijn EPBD

Dit energielabel is afgegeven door Rijksdienst voor Ondernemend Nederland.

Dit energielabel kunt u altijd verifiëren op www.energielabelvoorwoningen.nl of www.energielabel.nl/woningen/zoek-je-energielabel/.

Disclaimer

Dit energielabel bevat maatregelen om de energieprestatie van uw woning te verbeteren. De maatregelen die op dit energielabel genoemd worden zijn maatregelen die op dit moment kosteneffectief zijn of dit naar verwachting binnen de geldigheidsduur van het energielabel worden, gebaseerd op een gemiddeld energiegebruik van de woning.

Als uw gebruik afwijkt van het gemiddeld gebruik kunnen de terugkerende tijden zoals vermeld op dit energielabel afwijken.

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.

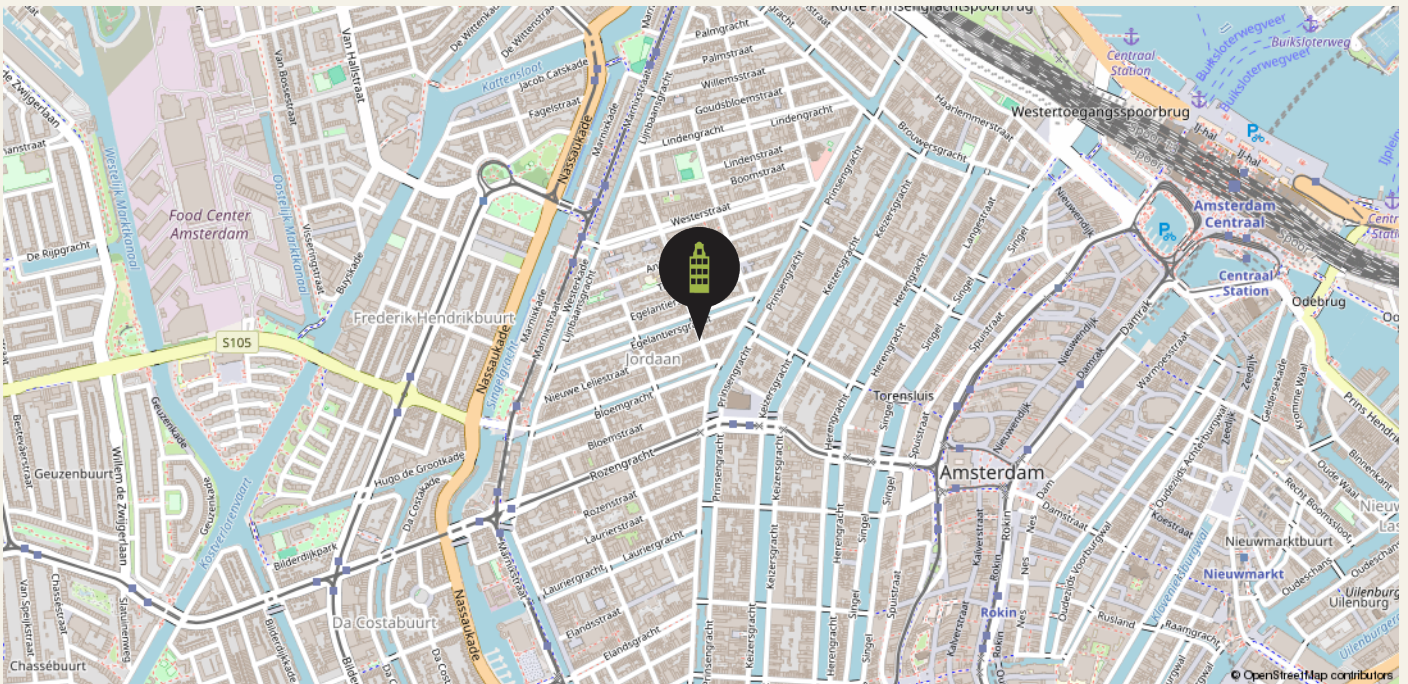
In the news

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



Managing Director

Charles Grayson

charles@27huis.nl



KRMT Agent

Yvonne van Luijk

yvonne@27huis.nl



Rental Team Lead & Buying Agent

Roos Pham

roos@27huis.nl



RM Agent

Mark Zweers

mark@27huis.nl



Buying & Selling Agent

Anna de Groot

anna@27huis.nl



Chief Cuddling Officer

TJ

Contact

📍 27 Huis Makelaars
Nieuwe Leliestraat 27 HS
1015 SJ Amsterdam

☎ 020 - 428 07 21
✉ info@27huis.nl
🌐 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

