

Amsterdam

Nieuwe Amstelstraat 83

Price € 425.000,- k.k.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

NIEUWE AMSTELSTRAAT 83

- English text below -

Licht en ruim 2-kamerappartement met balkon in hartje Amsterdam!

Ben je op zoek naar een sfeervol, licht en ruim appartement midden in het bruisende centrum van Amsterdam? Dan is dit jouw kans!

Dit aantrekkelijke 2-kamerappartement heeft een woonoppervlakte van ca. 50 m² en beschikt over een fijn balkon aan de straatzijde. Gelegen op een unieke locatie, om de hoek van het Waterlooplein en de Amstel, biedt deze woning alles wat je nodig hebt voor comfortabel stadsleven.

Wonen op een toplocatie

Dit appartement maakt deel uit van een goed onderhouden complex uit 1990 en beschikt over een lichte woonkamer met open keuken, een ruime slaapkamer, een nette badkamer en een balkon aan de voorzijde.

Op loopafstand vind je het Waterlooplein met zijn bekende markt (maandag t/m zaterdag van 9:00 tot 17:00 uur), de Stopera, het stadhuis en het Muziektheater. Ook het Rembrandtplein, de Kalverstraat en het Muntplein zijn binnen enkele minuten te bereiken. Voor ontspanning en groen is het Wertheimpark dichtbij, net als de Hortus Botanicus in de gezellige Plantagebuurt.

Qua bereikbaarheid zit je hier perfect: metrostation Waterlooplein (lijnen 51, 53 en 54) ligt om de hoek en ook tramlijn 14 en diverse buslijnen zijn eenvoudig bereikbaar. Ben je op zoek naar een licht appartement met een balkon, midden in het centrum van Amsterdam, waar alles binnen handbereik is, dan is dit je kans!

Indeling:

De algemene entree leidt naar een ruime hal, waar zich ook de gezamenlijke fietsenberging bevindt.

Het appartement ligt op de vierde (bovenste) verdieping. Bij binnenkomst kom je in de hal die toegang geeft tot alle vertrekken. De lichte

woonkamer, gelegen aan de voorzijde, beschikt over een schuifpui naar het balkon. De open keuken is uitgerust met een 4-pits gaskookplaat, vaatwasser, koelkast en een oven/magnetron.

De royale slaapkamer ligt aan de achterzijde en biedt volop rust en privacy. De badkamer is voorzien van een douche, wastafel, toilet en een aansluiting voor de wasmachine. Daarnaast is er een interne berging met de opstelling van de C.V.-ketel.

Bijzonderheden:

- Licht appartement op de vierde (bovenste) verdieping;
- Gelegen op erfpacht (gemeente Amsterdam), tot 15-06-2041. Aanvraag voor afkoop eeuwigdurende erfpacht is gedaan onder gunstige voorwaarden. De afhandeling bij de notaris dient door de koper te worden geregeld;
- Woonoppervlakte ca. 48,9 m²;
- Balkon gelegen op het Noorden, oppervlakte ca. 6 m²;
- Bouwjaar 1990;
- Energielabel B;
- Intercom;
- Eikenhoutenvloer door de gehele woning;
- Verwarming en warm water via C.V.-ketel (Intergas);
- De actieve VvE, professioneel beheerd door Delair Vastgoedbeheer. De maandelijkse servicekosten bedragen € 95,69;
- Parkeren op de openbaar weg, (parkeervergunning mogelijk, informatie hierover vind je op de website van de Gemeente Amsterdam).

Ben je enthousiast geworden? We plannen graag een bezichtiging voor je in!

Aanvaarding in overleg, doch kan spoedig.

___ Bright and Spacious 1-Bedroom Apartment with Balcony in the Heart of Amsterdam!



Are you looking for a charming, bright, and spacious apartment in the vibrant center of Amsterdam? Then this is your chance!

This attractive 1-bedroom apartment has a living area of approximately 50 m² and features a lovely balcony overlooking the street. Situated in a prime location, just around the corner from Waterlooplein and the Amstel, this home offers everything you need for comfortable city living.

Living in a Prime Location

Part of a well-maintained 1990 apartment complex, this home boasts a bright living room with an open kitchen, a spacious bedroom, a modern bathroom, and a balcony at the front.

Within walking distance, you will find Waterlooplein with its famous market (open Monday to Saturday from 9:00 AM to 5:00 PM), the Stopera, City Hall, and the Muziektheater. The Rembrandtplein, Kalverstraat, and Muntplein are just a few minutes away. For relaxation and greenery, the Wertheimpark is nearby, as well as the Hortus Botanicus, located in the charming Plantage neighborhood.

This location is perfectly connected, with Waterlooplein metro station (lines 51, 53, and 54) just around the corner. Additionally, tram line 14 and several bus routes are easily accessible.

Are you looking for a bright apartment with a balcony, right in the center of Amsterdam, where everything is within reach? Then don't miss this opportunity!

Layout:

The main entrance leads to a spacious hallway, which also provides access to the communal bicycle storage.

The apartment is located on the fourth (top) floor. Upon entering, you step into the hallway, which provides access to all rooms. The bright living room, located at the front, features sliding doors that open onto the balcony. The open kitchen is equipped with a 4-burner gas stove, dishwasher, refrigerator, and oven/microwave.

The spacious bedroom is situated at the rear, offering peace and privacy. The bathroom includes a shower, sink, toilet, and a washing machine connection. There is also an internal storage room housing the C.V. boiler.

Details:

- Bright and spacious apartment on the fourth (top) floor;
- Leasehold property (Municipality of Amsterdam), paid off until 15-06-2041. An application for the perpetual leasehold buyout has been submitted under favorable conditions. The finalization at the notary is to be arranged by the buyer;
- Living area approx. 48,9 m² ;
- Balcony facing north, area approx. 6 m²;
- Built in 1990;
- Energy label B;
- Intercom system;
- Beautiful oak wood flooring throughout the apartment;
- Heating and hot water supply by boiler (Intergas);
- Active homeowners' association (VvE), professionally managed by Delair Vastgoedbeheer (€ 95.69 per month);
- Parking available on public streets (permit required, more information can be found on the City of Amsterdam's website).

Interested? We'd love to schedule a viewing for you!

Acceptance in consultation, but can be arranged quickly.



Features

NIEUWE AMSTELSTRAAT 83

1011 PL AMSTERDAM

Construction

Type house Top Floor Apartment

Year of construction 1990

Energy rating B

Areas and capacity

Living area Approx 48.90m²

Capacity Approx 159.29m³

Outdoor space Approx 6m²

Layout

Number of rooms 2

Bedrooms 1

Floors 1

Location

Centre of Amsterdam

Other features

- Communal bike storage







**Woonkamer
met open keuken
en balkon**





**Keuken met
diverse
inbouwapparatuur**





**Ruime
slaapkamer
aan
achterzijde**





**Badkamer
met douche,
wastafel, toilet
en
wasmachine**





**Balkon
aan voorzijde

bergruimte met
cv-ketel**





**Ingang
trappenhuis**

**fietsenberging op
begane grond**

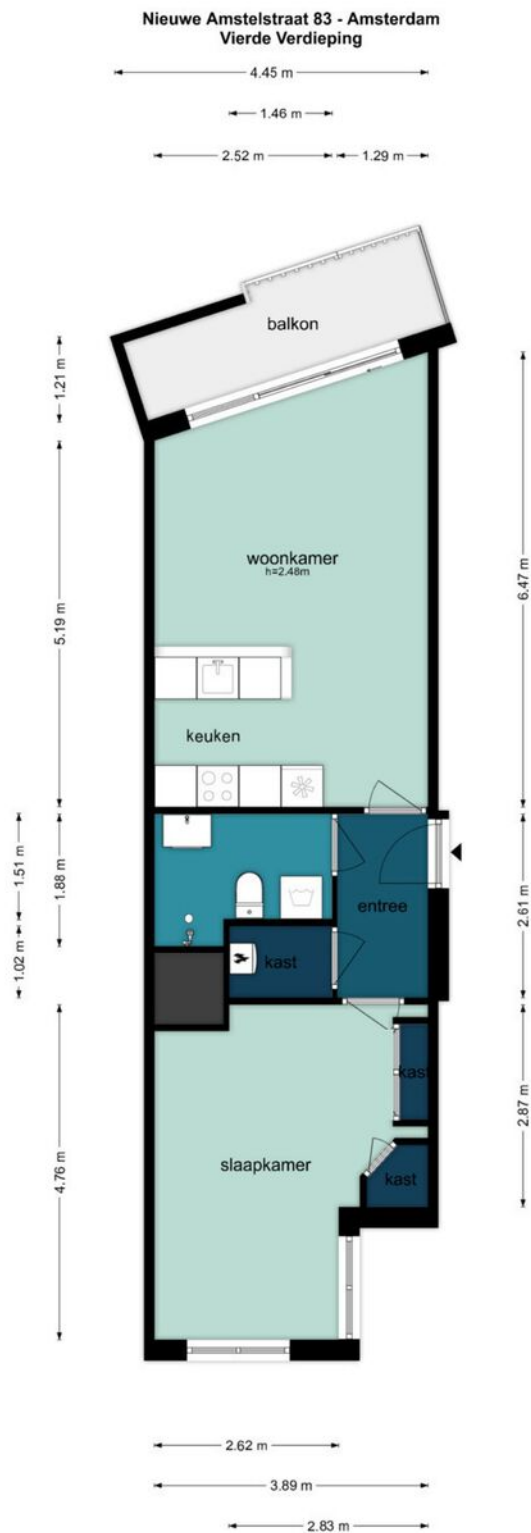






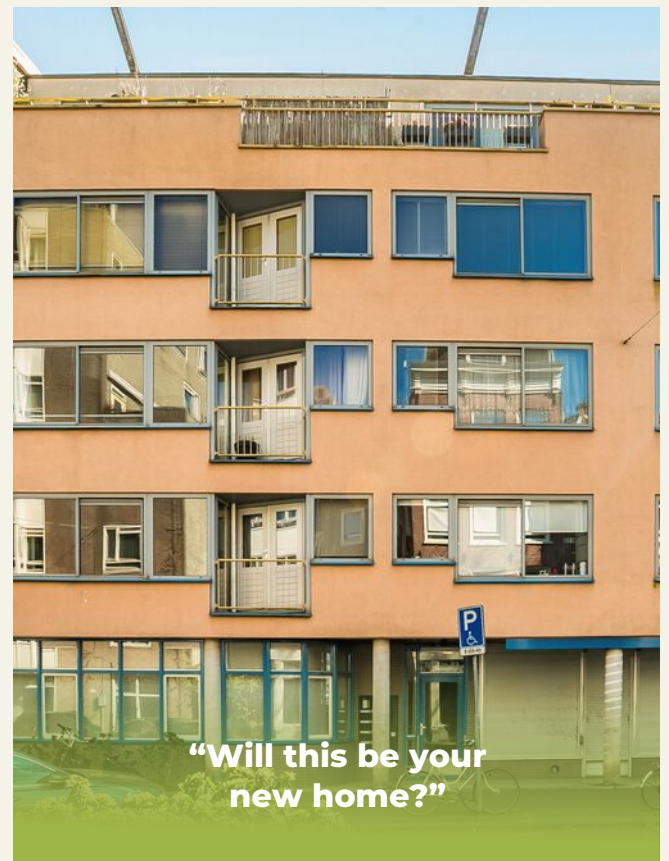
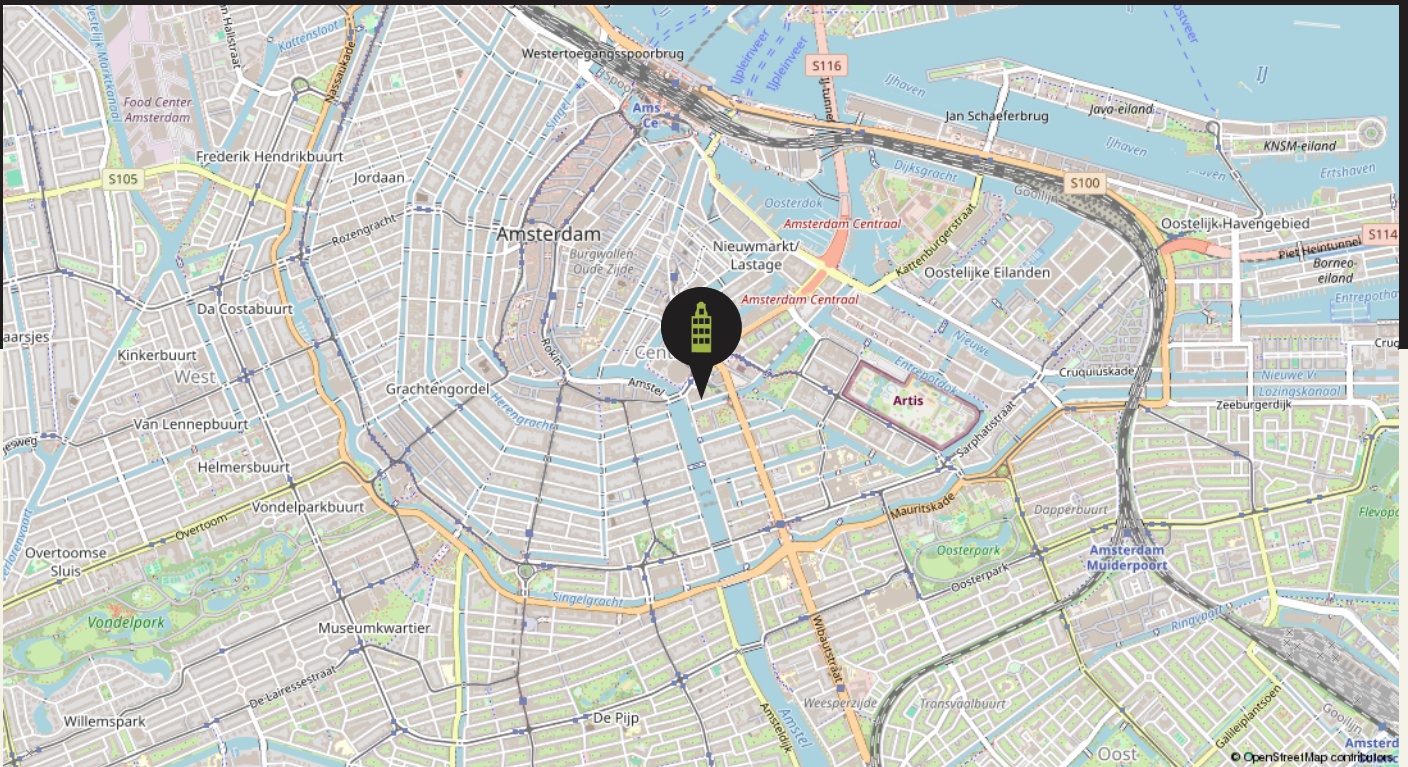
Floorplan

NIEUWE AMSTELSTRAAT 83



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of **NIEUWE AMSTELSTRAAT 83** **1011 PL AMSTERDAM**



Cadastral map

NIEUWE AMSTELSTRAAT 83

Kadastrale kaart

Uw referentie: Mark



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie P

Perceel 306

kadaster

Voor een eensluidend uittreksel, geleverd op 5 maart 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

NIEUWE AMSTELSTRAAT 83

Energie label woningen

Registratienummer
822126722

Datum registratie
23-06-2021

Geldig tot
22-06-2031

Status
Definitief

Deze woning
heeft energielabel

B



Isolatie				Installaties			Hoofdsysteem		Verbetering aanbevolen?	
1	Gevels		+	7	Verwarming		HR-107 ketel		nee	ja
2	Gevelpanelen		n.v.t.	8	Warm water		Combiketel		nee	ja
3	Daken		+	9	Zonneboiler		Niet aanwezig		nee	ja
4	Vloeren		n.v.t.	10	Ventilatie		Natuurlijke toevoer met mechanische afzuiging		nee	ja
5	Ramen		+/-	11	Koeling		Niet aanwezig		nee	n.t.b.
6	Buitendeuren		n.v.t.	12	Zonnepanelen		Niet aanwezig		nee	ja

Deze woning wordt verwarmd via een aardgasaansluiting

Warmtebehoefte
in de wintermaanden



Laag

Gemiddeld tot 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

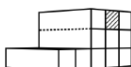
Over deze woning

Adres
Nieuwe Amstelstraat 83
1011PL Amsterdam
BAG-ID: 0363010000755374

Detailaanduiding

Bouwjaar 1993
Compactheid 1,50
Vloeroppervlakte 49 m²

Woningtype
Tussenwoning onder dak



Opnamedetails

Naam
L. Freitas

Examnummer
88181047

Certificaathouder
Duurzaam Energieloket

Inschrijfnummer SKGIKOB.012213
KvK-nummer 65135121

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



Movables

NIEUWE AMSTELSTRAAT 83



INVENTORY OF (SEMI) MOVABLES INCLUDED IN PROPERTY TRANSACTION

Description of property Nieuwe Amstelstraat 83

Date 5-3-2025

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	☐	☐	☐	☐
Outdoor lighting	☐	☐	☐	☐
Timer or twilight switch/Motion detector(s)	☐	☐	☐	☐
Pavilion (garden shed)/Outdoor storeroom	☐	☐	☐	☐
Pond	☐	☐	☐	☐
Greenhouse	☐	☐	☐	☐
Flagpole	☐	☐	☐	☐
Solar panels	☐	☐	☐	☐
Other, please elaborate	☐	☐	☐	☐
Interior				
Alarm system	☐	☐	☐	☐
Satellite dish/aerial	☐	☐	☐	☐
Letterbox (mail slot)	☒	☐	☐	☐
(Main) Doorbell	☒	☐	☐	☐
Smoke detectors	☒	☐	☐	☐
Safety locks and other anti-burglary devices	☐	☐	☐	☐
(Window or door) Screens, please indicate which storey(s) and whether at front or rear	☒	☐	☐	☐
Exterior blinds/awnings, please indicate which storey(s) and whether at front or rear	☐	☐	☐	☐
Interior blinds/awnings, please indicate which storey(s) and whether at front or rear	☒	☐	☐	☐
Insect screens	☐	☐	☐	☐
Other, please elaborate	☐	☐	☐	☐
Window treatments				
Curtain rods and/or rails	☐	☐	☐	☐
Please indicate which storey(s)	☐	☐	☐	☐
Curtains	☐	☐	☐	☐
Please indicate which storey(s)	☐	☐	☐	☐
Roller blinds	☒	☐	☐	☐
Please indicate which storey(s)	☒	☐	☐	☐
Net curtains	☒	☐	☐	☐
Please indicate which storey(s)	☒	☐	☐	☐
Venetian blinds and/or vertical blinds	☒	☐	☐	☐
Please indicate which storey(s)	☐	☐	☐	☐
Other, please elaborate	☐	☐	☐	☐

Movables

NIEUWE AMSTELSTRAAT 83



VBO Vereniging van
makelaars en taxateurs

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

Movables

NIEUWE AMSTELSTRAAT 83



VBO Vereniging van
makelaars en taxateurs

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

Signed in agreement
by the seller(s)

Francis Cumiskey

Name(s):

Signed in

on

by the buyer(s)

Name(s):

Signed in

on

*This "Inventory of (semi) movables included in property transaction" is intended for use by members of VBO.
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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



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

Anna de Groot

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Chief Cuddling Officer

TJ

Contact

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1015 SJ Amsterdam

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✉ 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

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