

Amsterdam

Aldengoor 1

Price € 1.100.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

-- English text below --

Royale hoekwoning met garage, vijf slaapkamers en zonnige tuin in Buitenveldert

Aan een rustige, groene straat in het geliefde Buitenveldert staat deze ruime hoekwoning met garage. De woning beschikt over vijf slaapkamers, een walk-in closet, twee complete badkamers en een lichte, uitgebouwde woonkamer met open haard en eikenhouten vloer. Daarnaast geniet u van veel buitenruimte: twee balkons, een terras en een zonnige voor-, zij- én achtertuin.

Indeling

Begane grond

Via de voortuin met zijtuin en zonneterras bereikt u de entree van de woning. In de hal bevinden zich de meterkast, garderobe, een modern afgewerkt toilet met fonteintje en de trap naar boven. Vanuit hier stapt u de royale woonkamer binnen. Dankzij grote raampartijen en een schuifpui naar de achtertuin is het hier heerlijk licht. De open haard en houten vloer geven de ruimte een warme sfeer. De moderne keuken ligt aan de achterzijde en is voorzien van diverse inbouwapparatuur.

Eerste verdieping

Op deze verdieping zijn twee zeer ruime slaapkamers. De kamer aan de voorzijde – oorspronkelijk twee kamers – geeft toegang tot een balkon. Aan de achterzijde bevindt zich nog een royale slaapkamer. De luxe badkamer is uitgerust met vloerverwarming, ligbad, inloofdouche, wandcloset, dubbele wastafel en handdoekenradiator. Vanuit de overloop bereikt u de walk-in closet.

Tweede verdieping

Hier vindt u nog eens drie slaapkamers: twee grote en één kleinere kamer, ideaal als babykamer of thuiskantoor. De slaapkamer aan de achterzijde heeft toegang tot een balkon. Ook op deze verdieping is een moderne badkamer met vloerverwarming, royale inloofdouche, wandcloset, wastafel en handdoekenradiator. Dankzij een lichtkoepel zijn de overloop en het trapgat aangenaam

verlicht. In een aparte ruimte zijn de cv-ketel en aansluitingen voor wasmachine en droger geplaatst.

Tuin

De woning is omringd door groen. De achtertuin op het oosten is onderhoudsvriendelijk ingericht met een groot terras en leibomen voor privacy. Via een achterpad, dat 's avonds wordt afgesloten, is de tuin ook achterom bereikbaar. De zonnige voortuin biedt extra speelruimte voor kinderen. Een deel van de zijtuin (ca. 48 m²) wordt gehuurd van de Gemeente Amsterdam.

Ligging

De woning ligt in een groene en kindvriendelijke buurt met diverse speeltuinen. In de omgeving vindt u het winkelgebied Buitenveldertselaan, het luxe winkelcentrum Gelderlandplein, (internationale) scholen, sportclubs en recreatiemogelijkheden in het Amsterdamse Bos en het Amstelpark. Ook openbaar vervoer (Station Zuid, tram, metro en bus) en uitvalswegen (A2, A4, A10) zijn uitstekend bereikbaar. Schiphol, de Zuidas en het centrum van Amsterdam zijn binnen handbereik. Parkeren kan voor de deur met een bewonersvergunning.

Bijzonderheden

- Woonoppervlak ca 172 m²
- Perceeloppervlak 172 m²
- Bouwjaar: 1963 (uitbouw 2008)
- Energielabel A
- 14 zonnepanelen (2022)
- Dak vernieuwd en geïsoleerd (2020)
- Vijf slaapkamers, 2 badkamers
- Slaapkamers voorzien van airconditioning (2022, m.u.v. kleinere slaapkamer) en voorzien van rolluiken
- Beide badkamers voorzien van elektrische vloerverwarming
- Kozijnen en ramen hele begane grond en eerste en tweede verdieping aan de voorkant



vernieuwd (2021)

- CV ketel Remeha (2022)
- Alarminstallatie aanwezig
- Jaarlijkse erfpachtcanon bedraagt € 147,02 per jaar tot 29 februari 2036, AB 1955 van toepassing. Er is nog geen aanvraag gedaan voor overstap naar eeuwigdurende erfpacht.
- De hoek van de zij-tuin (ca 48 m²) wordt gehuurd van de Gemeente Amsterdam voor € 288,48,- per jaar.
- Notariskeuze aan koper (mits koopakte conform Model Ring en in Amsterdam)
- Oplevering in overleg

Garage

De bijbehorende garage (grenzend aan de tuin) is apart te koop voor € 65.000 k.k.

- Dak vernieuwd (2019)
- Jaarlijkse erfpachtcanon garage: €31,-

Enthousiast geworden? Bel of mail voor meer informatie of een afspraak voor bezichtiging.

English

Spacious Corner Family Home with Five Bedrooms, Two Full Bathrooms, Numerous Outdoor Spaces including a Huge Sunny Garden, Solar Panels, Airco, and a Private Parking Garage, all nicely situated on a Quiet Street near Amstelpark!

Located on a quiet, green street in the popular Buitenveldert neighborhood of Amsterdam, this generous home with a garage offers an exceptional amount of space and comfort. With five bedrooms, a walk-in closet, two full bathrooms plus 3rd toilet, and a bright extended living room featuring a fireplace and oak flooring, this renovated home is ideal for families. You'll also enjoy ample outdoor space, including two balconies, a terrace, and a sunny front, side, and back garden.

Layout

Ground Floor

A landscaped front and side garden with a sun terrace leads to the entrance of the home. The hallway includes the meter cupboard, a coat area, a modern guest toilet with washbasin, and stairs to the upper floors. Step into the spacious living room, filled with natural light from large windows and sliding doors to the garden. A cozy fireplace and oak flooring create a warm and inviting atmosphere. At the rear, the modern kitchen is equipped with various built-in appliances.

First Floor

This floor features two very spacious bedrooms. The front bedroom—originally two rooms—offers access to a balcony. At the rear, you'll find another generously sized bedroom. The luxurious bathroom includes underfloor heating, a bathtub, walk-in shower, wall-mounted toilet, double sink, and heated towel rack. The walk-in closet is accessible from the landing.



Second Floor

Here you'll find three more bedrooms: two large and one smaller room, perfect for use as a nursery or home office. The rear bedroom also has access to a balcony. A second modern bathroom on this floor is fitted with underfloor heating, a large walk-in shower, wall-mounted toilet, sink, and towel radiator. A skylight brings natural light into the landing and stairwell. There's also a separate space housing the central heating system and laundry connections.

Garden

Surrounded by greenery, the east-facing back garden is low-maintenance and features a large terrace and espalier trees for added privacy. It is also accessible via a secured rear path. The sunny front garden provides extra play space for children. A section of the side garden (approx. 48 m²) is leased from the Municipality of Amsterdam.

Location

This home is situated in a green, family-friendly neighborhood with several playgrounds nearby. You'll find the Buitenveldertselaan shopping area, the upscale Gelderlandplein Mall, international schools, sports clubs, and recreational areas such as the Amsterdamse Bos and Amstelpark all within easy reach. Public transport (Station Zuid, tram, metro, bus) and major highways (A2, A4, A10) are conveniently accessible. Schiphol Airport, the Zuidas business district, and Amsterdam city center are all close by. Parking is available in front of the house with a residential permit.

Features

- Living area: approx. 172 m²
- Plot size: 172 m²
- Year of construction: 1963 (with extension and renovations 2008-2024)
- Energy label A
- 14 solar panels (installed in 2022)
- Roof renewed and insulated (2020)
- Five bedrooms, two bathrooms
- Bedrooms fitted with air conditioning (2022, except smaller bedroom) and shutters
- Both bathrooms have electric underfloor heating
- Window frames and glazing at the front (ground, first, and second floors) replaced in 2021
- Central heating boiler: Remeha (2022)
- Alarm system installed
- Annual ground lease: €147.02 until 29 February 2036, General Provisions 1955 apply
- No application yet submitted for perpetual ground lease conversion
- Part of the side garden (approx. 48 m²) leased from the Municipality of Amsterdam for €288.48/year
- Choice of notary for buyer (provided purchase agreement conforms to Amsterdam model)
- Transfer in consultation

Garage

The adjacent garage (next to the garden) is available for purchase separately for €65,000 (costs for buyer).

- Roof renewed (2019)
- Annual ground lease for garage: €31



Features

ALDENGOOR 1

1083 AK AMSTERDAM

Construction

Type house	Corner House
Year of construction	1963
Maintenance inside	Excellent
Energy rating	A

Areas and capacity

Living area	Approx 172m ³
Capacity	Approx 587m ³
Parcel	Approx 172m ³
Garage	Approx -17m2

Layout

Number of rooms	6
Bedrooms	5
Floors	3

Location

Buitenveldert	Amsterdam
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Other features

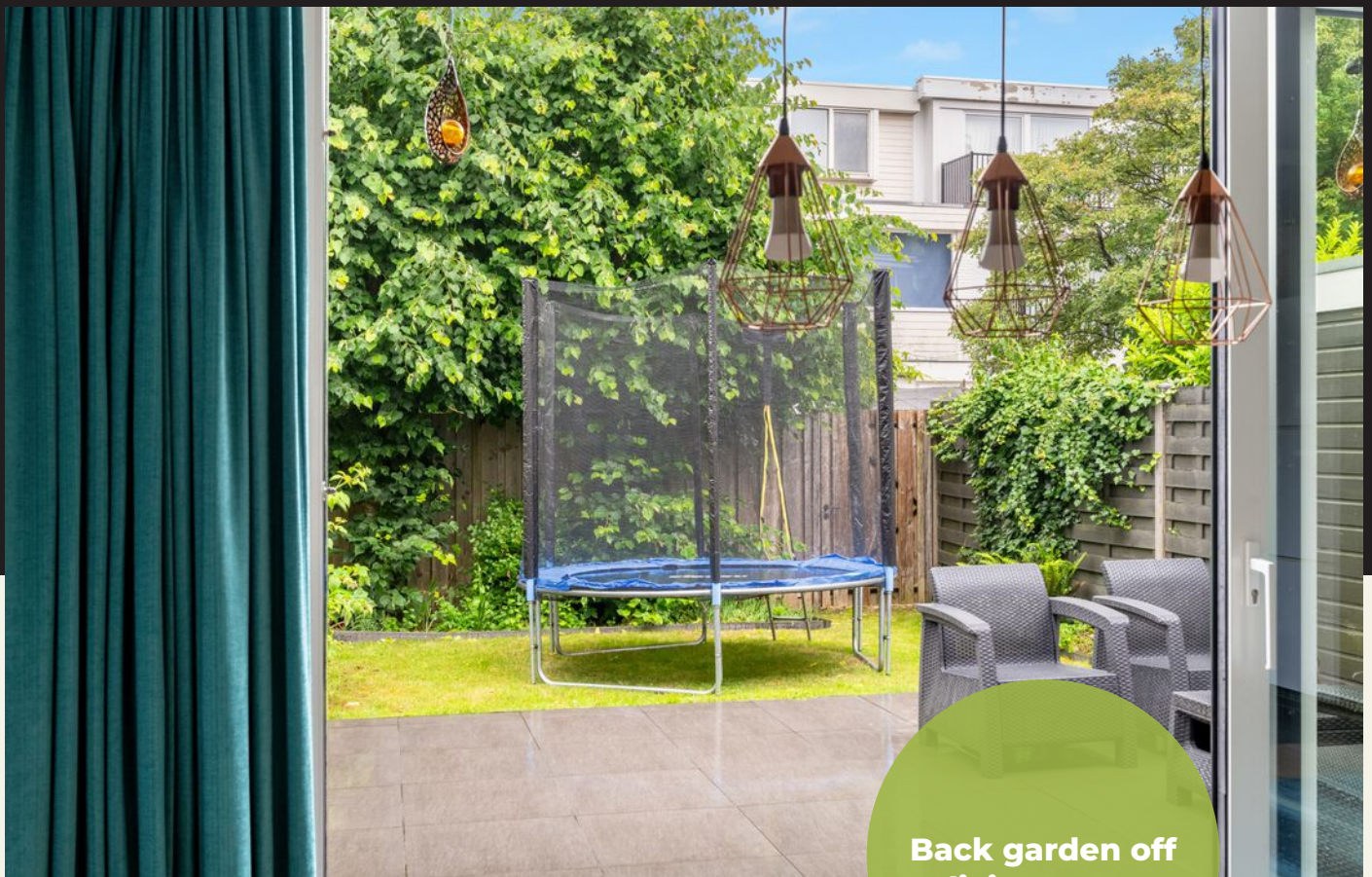
-Energy Label A	-
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**Back garden off
living room**







**Bedroom levels /
Upstairs**

Master Bedroom











Bathroom 1





2
Large Gardens







Floorplan

ALDENGOOR 1

Aldengoor 1 - Amsterdam
Begane Grond



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
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Floorplan

ALDENGOOR 1



Floorplan

ALDENGOOR 1



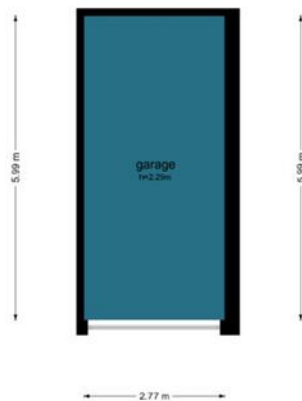
De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

ALDENGOOR 1

Aldengoor 1 - Amsterdam
Garage

2.77 m



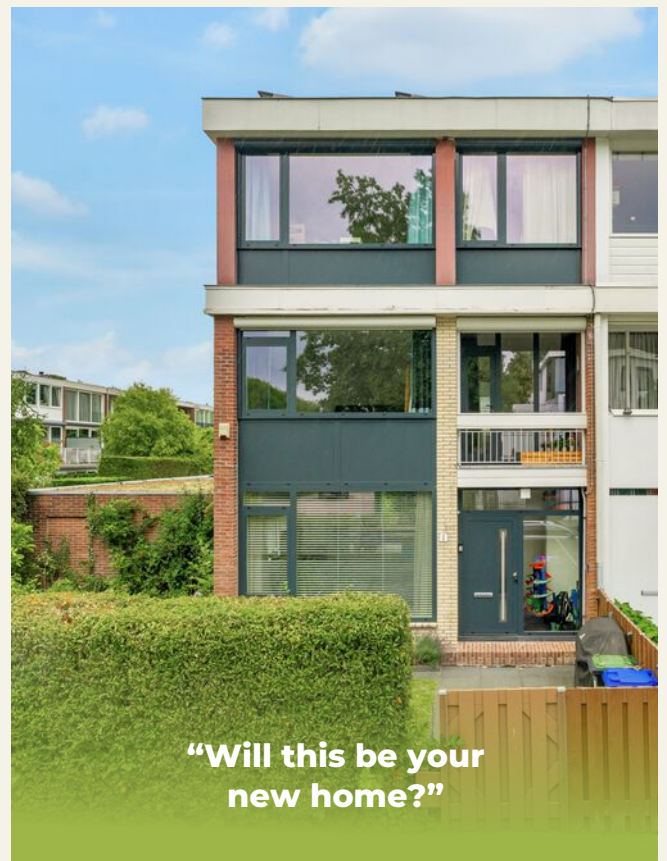
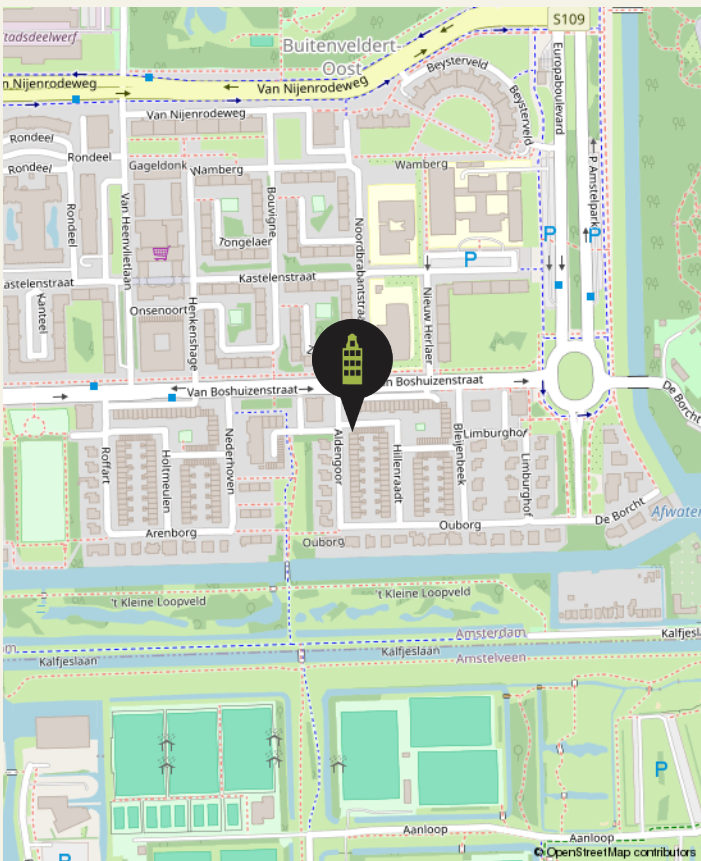
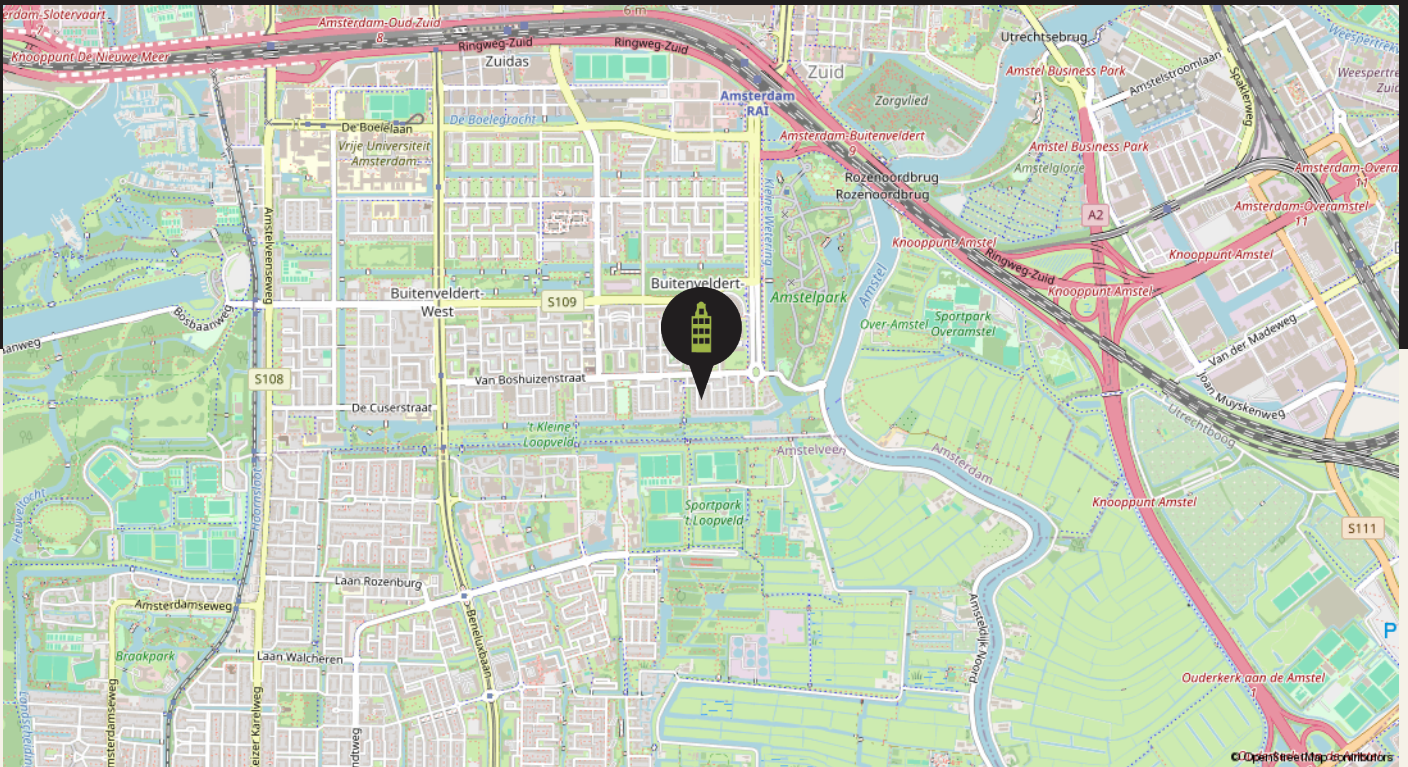
2.77 m

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The location of

ALDENGOOR 1

1083 AK AMSTERDAM



ALDENGGOOR 1

Uw referentie: Mark



Energy label

ALDENGoor 1

Energie label woningen

Registratienummer
918363720

Datum registratie
13-06-2025

Geldig tot
05-06-2035

Status
Definitief

Deze woning
heeft energielabel

A



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 toevoer met mechanische afzuiging	Verbeteradvies
11 Koeling	Koeling aanwezig	
12 Zonnepanelen	4631 Wp	

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



17,4 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

Over deze woning

Adres
Aldengoor 1
1083AK Amsterdam
BAG-ID: 0363010000564786

Detailaanduiding

Bouwjaar 1963
Compactheid 1,69
Vloeroppervlakte 172m²

Woningtype
Hoekwoning



Opnamedetails

Naam T. Gerretsen
Vakbekwaamheidsnummer 55151846

Certificaathouder
BuildingLabel B.V.

Inschrijfnnummer SKGIKOB 013038
KvK-nummer 39090359

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



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

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



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27 HOUSE REAL ESTATE



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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.



Notes AND OBSERVATIONS

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