

Amsterdam

Panamalaan 162

Price € 749.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

PANAMALAAN 162

- English text below -

Licht en modern appartement met royaal dakterras, berging, eigen parkeerplaats, lift en met een energielabel A, gelegen in het populaire Zeeburg.

Ben je op zoek naar een instapklare woning op een toplocatie in Amsterdam met buitenruimte, parkeergelegenheid én extra bergruimte? Dan is dit moderne appartement aan de Panamalaan 162 precies wat je zoekt!

Dit verzorgde appartement, van ca. 125 m², bevindt zich in een goed onderhouden complex en is van alle gemakken voorzien. De woning beschikt over een ruim dakterras – een zeldzame luxe in Amsterdam – waar je de hele dag kunt genieten van de zon en het prachtige uitzicht. Daarnaast beschikt het appartement over een eigen parkeerplaats in de afgesloten parkeergarage en een privéberging in de onderbouw: ideaal voor fietsen, koffers of seizoensspullen. Ook is er gelegenheid om je fiets te stallen in de parkeergarage.

Indeling

Bij binnenkomst op de 4e verdieping kom je in de hal met garderobe, die toegang biedt tot de eerste van de vier slaapkamers. Deze slaapkamer is voorzien van een vaste kledingkast. Tevens bevindt zich op deze verdieping de badkamer met ligbad, douche, wastafelmeubel en toilet.

Op de 5e verdieping vind je de overloop, vanwaar je toegang hebt tot twee andere slaapkamers. Eén van deze slaapkamers heeft een inbouwkast met een geïntegreerde wastafel. Via een trapje in deze kamer bereik je bovendien een extra interne bergruimte. De vierde slaapkamer – momenteel in gebruik als kantoor – bevindt zich eveneens aan deze zijde van de woning.

De moderne open keuken vormt het hart van deze verdieping en is voorzien van een vaatwasser, oven/magnetroncombinatie, keramische kookplaat en is afgewerkt met een natuurstenen aanrechtblad. De woonkamer is gelegen aan de voorzijde van

het complex. Op deze verdieping bevinden zich ook een separaat toilet en een tweede badkamer met douche en wastafel. Tot slot is er een aparte wasruimte met aansluitingen voor wasmachine en droger, evenals een vaste kast.

Vanuit de keuken is er via een vaste trap toegang tot het dakterras. Dit terras is gelegen op het oosten, maar doordat het zich op het dak bevindt, kun je hier de hele dag van de zon genieten.

Bijzonderheden:

- Ruim en licht appartement, ca. 125m²;
- Groot privé dakterras van ca. 21,7m²;
- Eigen parkeerplaats van ca. 12,5m² in de onderbouw;
- Afgesloten berging van ca. 4,2m²;
- Eikenhouten vloer in de gehele woning;
- Lift aanwezig in het gebouw;
- Bouwjaar 2001;
- Energielabel A;
- Verwarming en warm water middels stadsverwarming;
- De actieve en professionele VvE wordt beheerd door NEWOMIJ;
- De maandelijkse servicekosten bedragen € 327,36 (€ 308,11 voor het appartement & € 19,25 voor de parkeerplaats);
- Gelegen op erfpacht (voortdurend), gemeente Amsterdam. De erfpachtcanon is afgekocht tot 28-02-2049;
- Geen zelfbewoningsclausule van toepassing.

Omgeving

Panamalaan 162 ligt in het populaire Zeeburg – een bruisende en veelzijdige wijk in Amsterdam-Oost. Je woont hier op een centrale locatie met de Dappermarkt, het Lloyd Hotel, Oostenburgerpark, Flevopark en de Czaar Peterstraat op loop- of fietsafstand. Er zijn talloze leuke koffiebars, restaurants en speciaalzaken in de buurt. Bovendien ben je met de fiets in ca. 10 minuten in het centrum van Amsterdam.



Ook het openbaar vervoer is uitstekend geregeld: tram 10 en 26 stoppen vlakbij en brengen je snel naar het centrum of station Amsterdam Centraal. Met de auto zit je in no-time op de Ring A10.

Kortom: een ideale woning voor wie comfortabel en stijlvol wil wonen in een levendige stadswijk, met alle voorzieningen binnen handbereik.

Nieuwsgierig geworden? Wij nodigen je graag voor een bezichtiging!

Aanvaarding in overleg, maar kan op korte termijn.

ENGLISH TEXT

Bright and modern 4 bedroom apartment with spacious rooftop terrace, storage, private parking, Lift, an amazing "A" Energy rating, and nicely located in the popular Zeeburg neighborhood.

Are you looking for a move-in-ready home in a prime Amsterdam location with outdoor space, parking, and extra storage? Then this beautiful apartment at Panamalaan 162 is exactly what you're looking for!

This well-maintained apartment, approx. 125m², is part of a well-kept complex and offers all modern comforts. It features a spacious rooftop terrace – a rare luxury in Amsterdam – where you can enjoy the sun and beautiful views all day long. The apartment also includes a private parking space in the secured garage and a private storage unit in the basement, ideal for bikes, luggage, or seasonal items. There is also space to park your bicycle in the garage.

Layout

Upon entering on the 4th floor (via Lift or stairs), you step into the hallway with a wardrobe area that provides access to the first of the four bedrooms. This bedroom includes a built-in wardrobe. This floor also features the bathroom, complete with a bathtub, shower, vanity unit, and toilet.

The 5th floor has a landing that leads to two additional bedrooms. One of these bedrooms has a built-in wardrobe with an integrated sink. A small staircase in this room provides access to an extra internal storage space. The fourth bedroom, currently used as a home office, is also located on this floor.

The modern open kitchen is the heart of this level and comes equipped with a dishwasher, combination oven/microwave, and a ceramic cooktop, all finished with a natural stone countertop. The living room is located at the front of the complex. Also on this floor: a separate toilet, a second bathroom with shower and sink, and a dedicated laundry room with connections for a washing machine and dryer, plus a built-in cupboard.

From the kitchen, a fixed staircase leads to the rooftop terrace. Although the terrace faces east, its rooftop location ensures sun throughout the day.



Details:

- Spacious and bright apartment, approx. 125m²;
- Large private rooftop terrace of approx. 21.7m²;
- Private parking space of approx. 12.5m² in the basement;
- Secured storage unit of approx. 4.2m²;
- Oak flooring throughout the apartment;
- Elevator present in the building;
- Built in 2001;
- Energy label A;
- Heating and hot water via district heating;
- Active and professionally managed VvE, managed by NEWOMIJ;
- Monthly service charges: €327.36 (€308.11 for the apartment & €19.25 for the parking space);
- Leasehold land (continuous), Municipality of Amsterdam. Ground rent paid off until 28-02-2049;
- No owner-occupancy clause applies.

Surroundings

Panamalaan 162 is located in the popular Zeeburg district – a vibrant and diverse neighborhood in Amsterdam East. You'll live in a central location with the Dappermarkt, Lloyd Hotel, Oostenburgerpark, Flevopark, and the Czaar Peterstraat within walking or cycling distance. The area offers countless charming cafés, restaurants, and specialty shops. Plus, the city center is just a 10-minute bike ride away.

Public transport is excellent: tram lines 10 and 26 stop nearby and take you quickly to the city center or Amsterdam Central Station. By car, you're on the A10 ring road in no time.

In short: an ideal home for those looking to live comfortably and stylishly in a lively urban neighborhood with all amenities close at hand.

Curious to see more? We'd be delighted to schedule a private viewing with you!

Acceptance in consultation, but can be arranged quickly.

Surroundings

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Features

PANAMALAAN 162

1019 AZ AMSTERDAM

Construction

Type house	Modern apartment from 2001
Year of construction	2001
Maintenance inside	excellent
Maintenance outside	excellent
Energy rating	A

Areas and capacity

Living area	Approx 125m ²
Capacity	Approx 436.22m ³
Outdoor space	Approx 22m ²
Storage space	Approx 4.2m ² + 12.5m ² PARKING

Layout

Number of rooms	5
Bedrooms	4
Floors	3

Location

Amsterdam	Zeeburg neighborhood
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Other features

- LIFT
- Energy Label A
- Private Parking
- Large private rooftop terrace





Large
and
bright
Living area









Modern
Kitchen



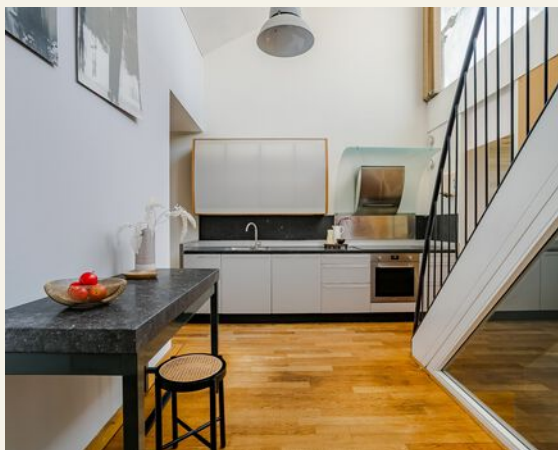


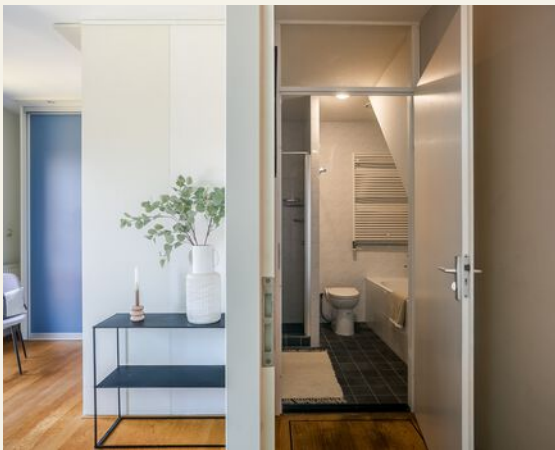
**Numerous
spacious
bedrooms**



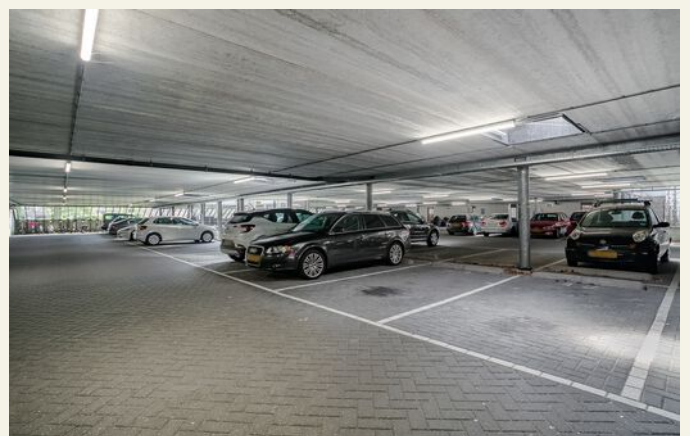












Floorplan

PANAMALAAN 162

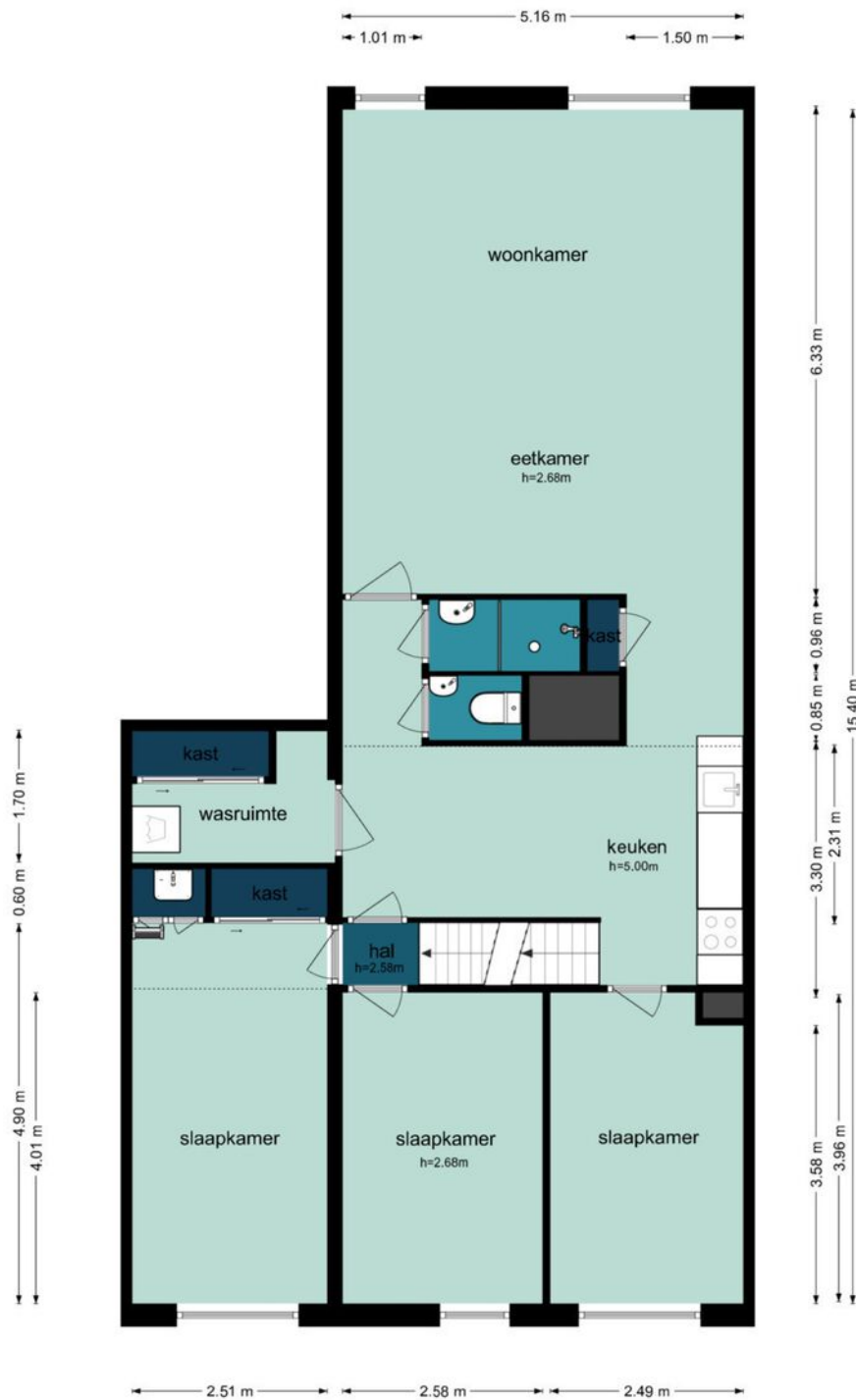


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
(zie www.woningruust.nl)

Floorplan

PANAMALAAN 162

Panamalaan 162 - Amsterdam
Vijfde Verdieping



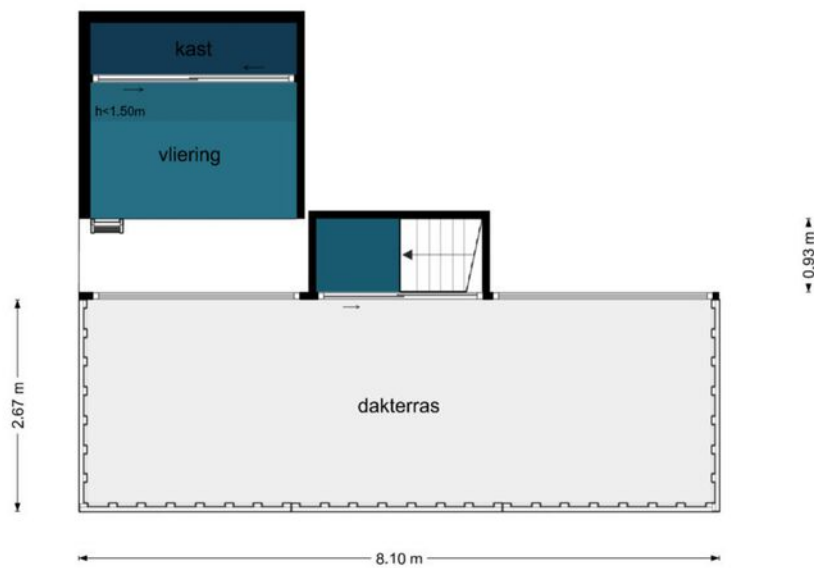
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Floorplan

PANAMALAAN 162

Panamalaan 162 - Amsterdam Zesde Verdieping

1.03 m

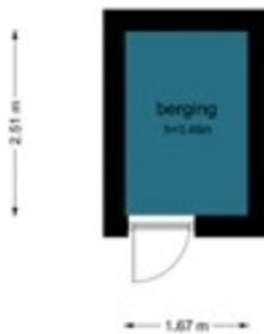


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Floorplan

PANAMALAAN 162

Panamalaan 162 - Amsterdam Berging



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Floorplan

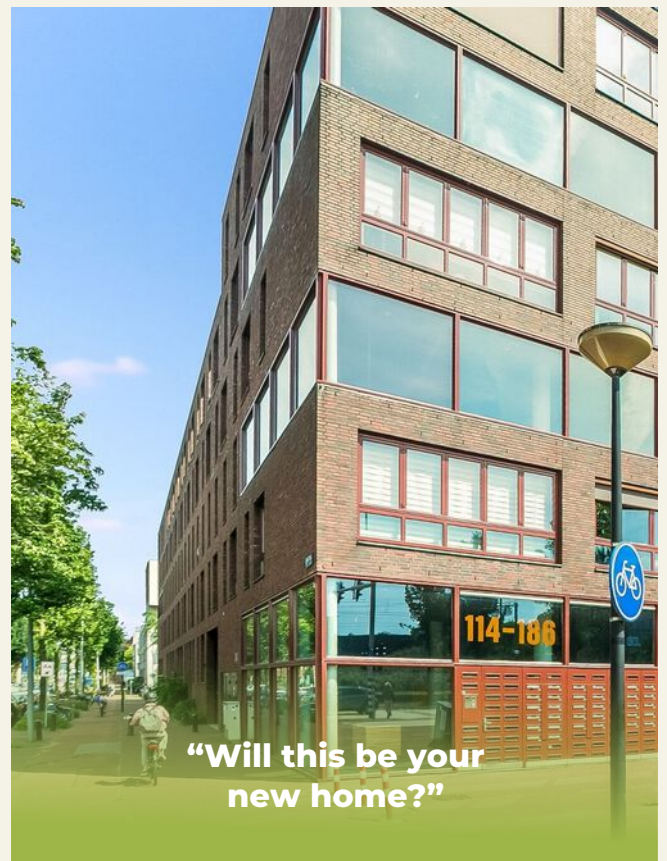
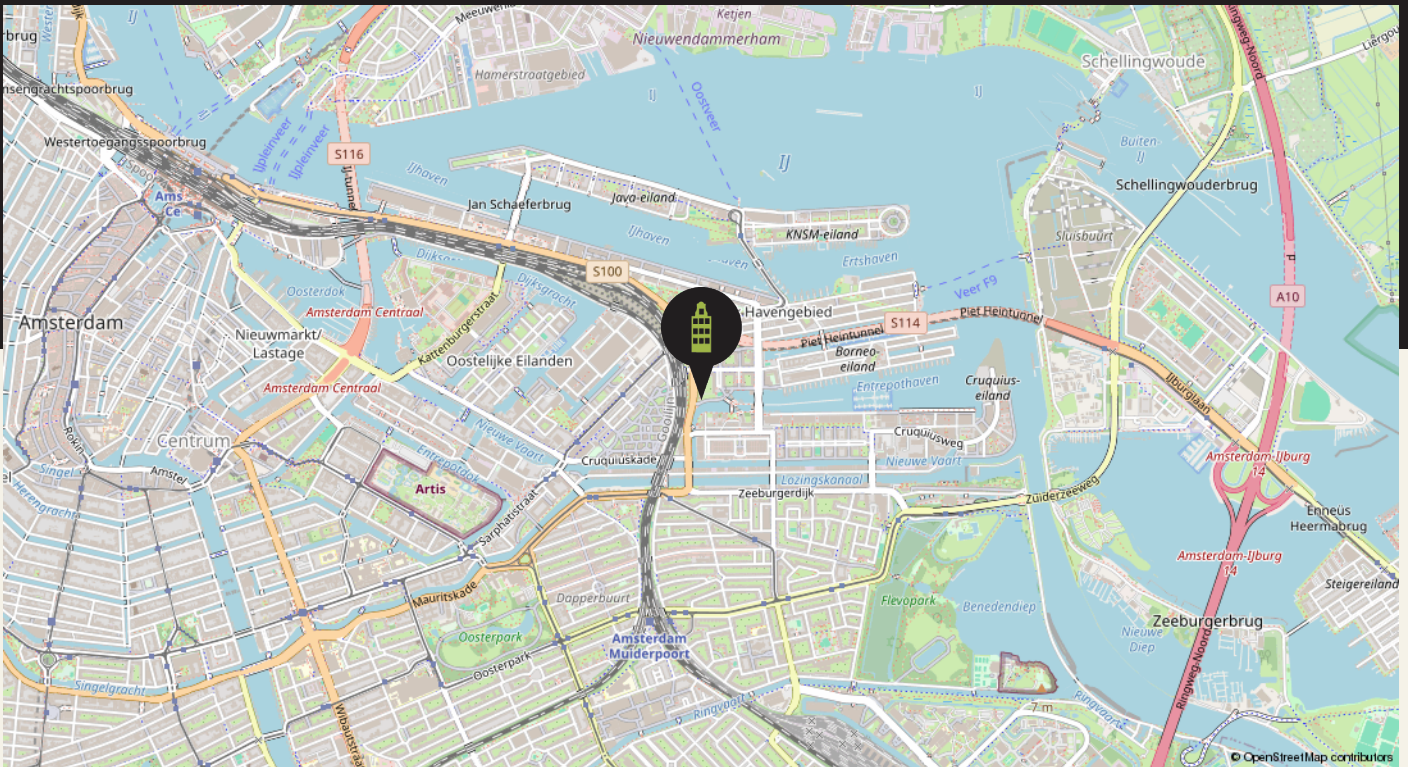
PANAMALAAN 162



The location of

PANAMALAAN 162

1019 AZ AMSTERDAM

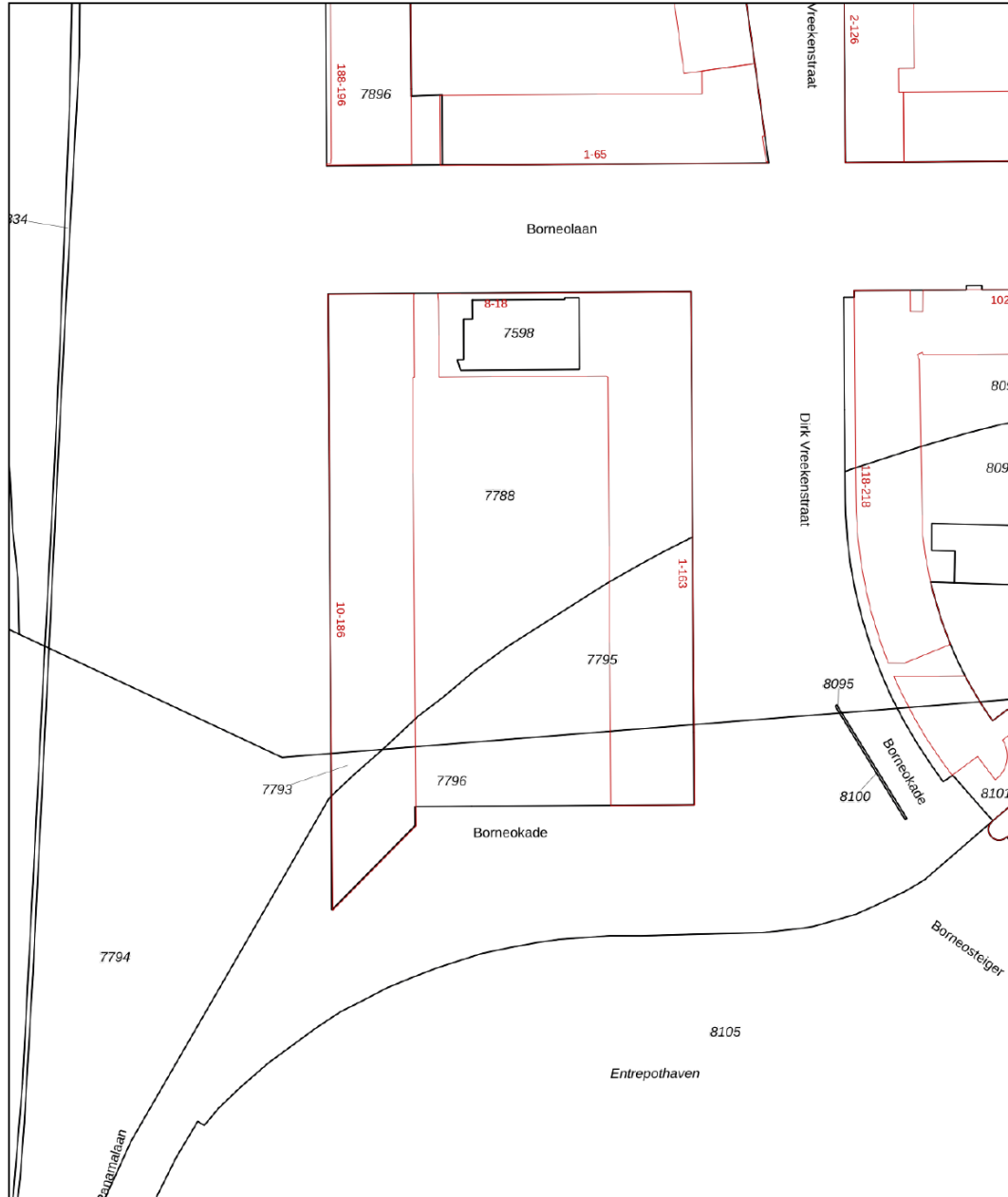


Cadastral map

PANAMALAAN 162

Kadastrale kaart

Uw referentie: Mark



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 19 mei 2025
De bewaarder van het kadaster en de openbare registers

Schaal 1: 1000

Kadastrale gemeente Amsterdam

Sectie A

Perceel 7788

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.

kadaster



Energy label

PANAMALAAN 162

Energie label woningen

Registratienummer
684436991

Datum registratie
25-05-2025

Geldig tot
21-05-2035

Status
Definitief

Deze woning
heeft energielabel

A



Isolatie

1 Gevels	+ ++
2 Gevelpanelen	n.v.t.
3 Daken	+ ++
4 Vloeren	n.v.t.
5 Ramen	+ ++
6 Buitendeuren	n.v.t.

Installaties

7 Verwarming	Warmtenet	
8 Warm water	Warmtenet	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	Verbeteradvies
10 Ventilatie	Natuurlijke toevoer met mechanische afzuiging	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	231 Wp	

Deze woning wordt niet verwarmd via een aardgas aansluiting

Warmtebehoefte
in de wintermaanden



Laag **Gemiddeld** Hoog

Risico op hoge
binnentemperaturen
in de zomermaanden



Laag **Hoog**

Aandeel hernieuwbare
energie



1,9 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

Over deze woning

Adres
Panamalaan 162
1019AZ Amsterdam
BAG-ID: 0363010001000495

Detailaanduiding

Bouwjaar 2001
Compactheid 1,19
Vloeroppervlakte 138m²

Woningtype
Tussenwoning onder dak



Opnamedetails

Naam S. Bektes
Vakbekwaamheidsnummer 1811.6532.2067

Certificaathouder
Duurzaam Energieloket

Inschrijfnnummer 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

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

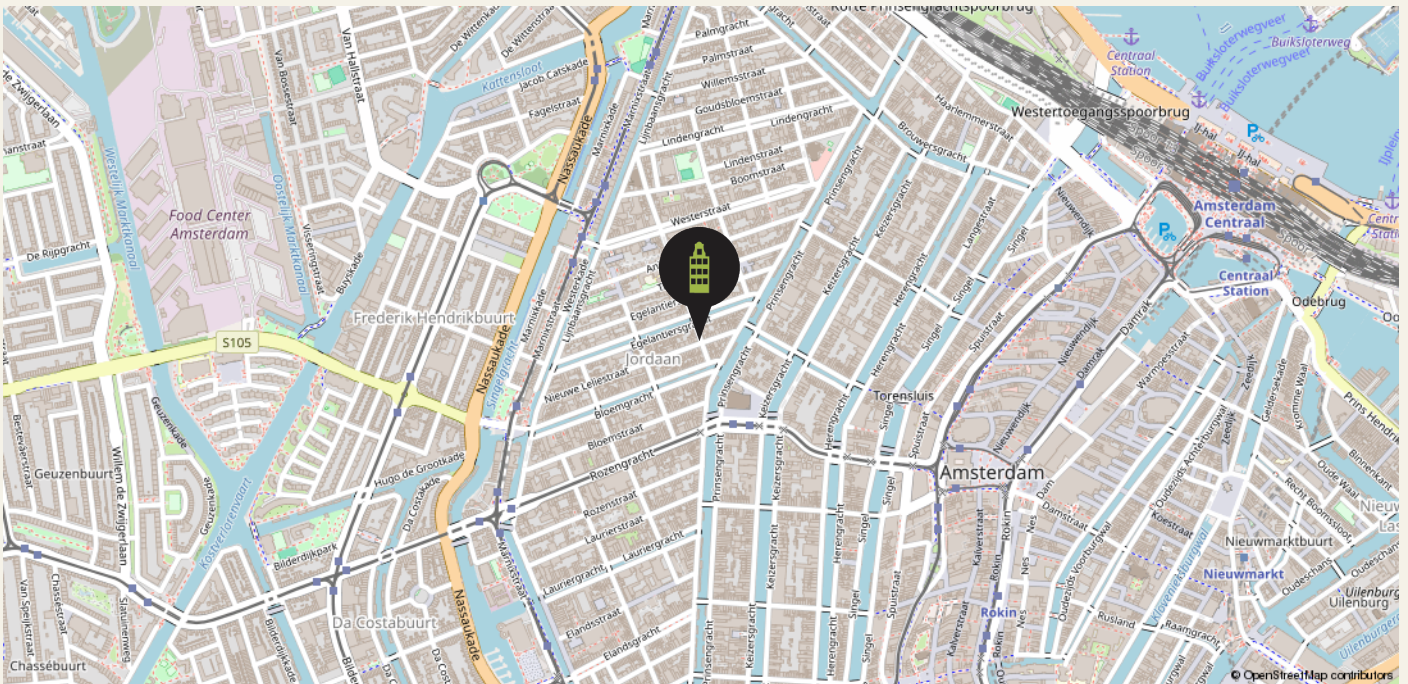
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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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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
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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
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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

[illegible]

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