

Amsterdam

Nassaukade 109 3

Price € 1.195.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

NASSAUKADE 109 3

--- English text see below ---

Opzoek naar een karakteristieke dubbele bovenwoning op een unieke locatie met eigen grond? Lees dan snel verder. Wonen aan de prachtige Nassaukade met gevelornamenten? Dat kan in deze prachtige woning vol karakter, licht en ruimte. Met vanuit de woonkamer en master bedroom uitzicht op de iconische Westertoren en de schilderachtige gracht, stijlvolle plafonddetails en de mogelijkheid tot het creëren van een dakterras, is dit een bijzonder pareltje aan de Nassaukade die zelden op de markt komt!

Indeling

Via je eigen entree op de tweede verdieping kom je in de ruime gang binnen met voldoende garderoberuimte. Via de trap is er toegang tot de goede hal, die naar meerdere vertrekken leidt. Over de gehele verdieping is er een visgraatparket met vloerverwarming aanwezig. Er is een apart toilet aanwezig in de hal. Ook is er toegang tot de moderne woonkeuken vanuit de hal die van alle gemakken voorzien is, waaronder een kookplaat met inductie en wokfunctionaliteit, stoomoven, afzuigsysteem, koelkast en wijnkoeler. Vanaf hier is er ook toegang tot het charmante balkon met openslaande deuren waar heerlijk genoten kan worden in de zon onder genot van een drankje met uitzicht op de rustige binnentuin. Vanaf het balkon is er ook toegang tot de royale luxe woonkeuken. Op het originele sierplafond van de lichte aangrenzende woonkamer met grote raampartijen zijn prachtige unieke details te vinden. Vanaf hier kijk je uit op het water en de recent prachtig aangelegde wandelboulevard. Hier zijn ook stijlvolle inbouwkasten voor extra bergruimte en een gezellige zithoek aanwezig. De combinatie van karakter en comfort maakt dit echt een bijzondere leefruimte. Via een trap in de hal kom je op de vierde verdieping waar zich de master bedroom bevindt, afgescheiden met zwart stalen glazen schuifdeuren en een gordijn, wat ideaal is voor privacy en lichtbehoud.

Deze kamer biedt veel kastruimte en een schitterend openslaand raam met uitzicht op de Westertoren. Op het trappetje voor het raam kun je 's morgens genieten van een kopje koffie. Aan de andere kant van de schuifdeuren is er ruimte voor een goede werkplek. Via hier is er ook een trap welke het dak bereikt, hier kan een dakterras gerealiseerd worden, er is hiervoor al toestemming van de VvE. En wie wil er nou niet een dakterras op zo'n prachtige locatie! Verder zijn er op deze verdieping nog twee goede slaapkamers aanwezig die als kinderkamer of werkplek kunnen worden gebruikt. Ook is er een aparte kast voor een wasmachine en droger aanwezig. De stijlvolle boutique stijl badkamer met Portugese tegels bevindt zich ook op deze verdieping voorzien van een vrijstaand ligbad op pootjes, een inloofdouche met regendouche, een toilet, een luxe wasmeubel en een dakraam.

Omgeving

Een uitzonderlijke locatie met uniek uitzicht op de Westertoren en de gracht, gelegen op het mooiste deel van de Nassaukade. Dichtbij de Jordaan met de geweldige 9 Straatjes. Vlakbij het Tweede Marnixplantsoen en ook in de buurt van het Hugo de Grootplein waar volop leuke cafés en gezellige restaurants aanwezig zijn. Het openbaar vervoer is dichtbij en met de auto zit je zo via diverse uitvalswegen op de ring A10. Deze woning in de Frederik Hendrikbuurt is perfect voor wie op zoek is naar een sfeervolle, ruime woning met karakter in het hart van Amsterdam. Instapklaar en uniek in zijn soort!



Details:

- Gelegen op eigen grond, dus geen erfpacht;
- Woonoppervlakte ca. 155,70m²;
- Balkon van 7,80m², op het Westen aanwezig;
- Mogelijkheid tot creëren van een dakterras, hiervoor is al toestemming aanwezig van de VvE en er is een vaste trap naar boven;
- Unieke sierplafonds en gevelornamenten aanwezig;
- C.V.-ketel uit 2014;
- Houtenvloer door het gehele appartement;
- VvE in eigen beheer;
- De maandelijkse servicekosten bedragen €166,67;
- Uitzicht op de gracht en op de Westertoren;
- Gehele pand is in 2004 gesplitst;
- Balkon geplaatst in 2017;
- Renovatie derde verdieping in 2018: keuken, vloer, vloerverwarming en schilderwerk;
- Renovatie boven verdieping in 2019: badkamer, vloer en schilderwerk;
- Parkeren kan met een parkeervergunning in de nabij gelegen singelgrachtgarage, op minder dan 100m lopen van de woning;
- Ouderdomsclausule van toepassing;
- Oplevering in overleg.

Nieuwsgierig geworden? Wij nodigen je graag voor een bezichtiging!

Looking for a bright, characteristic and well-maintained 3 bedroom, double top floor apartment in a unique location with private land (no land lease!), outdoor space(s), and canal view?

This beautiful home features a wonderful combination of old world charm and modern living. Original details include soaring ceilings (ca. 3m) with detailed mouldings on the living level and cozy exposed beams up on the bedroom level as well as exquisite ornamental details outside on the façade. In addition, you will find leaded glass doors, black marble fireplace mantels, large windows and intricate

woodwork. Updates include a modern kitchen and bathroom, glass and steel internal doors, built-in storage, paintwork, wide balcony floor, stately herringbone wood floors and spiral steel stairway to the roof where you have the possibility of creating an enormous roof terrace.

There is a magnificent view of the iconic Westertoren, lovely trees and the wide canal from the front, and the quiet gardens on the back. Just across the Nassaukade canal you find yourself in the lively Jordaan neighborhood of Amsterdam Centrum.

Layout

Through your own entrance on the 2nd floor you enter the hallway with sufficient wardrobe space. Via the stairs there is access to the spacious hall, which leads to all the rooms on the living level as well to the separate toilet off the hall. Throughout the entire floor, there is elegant herringbone parquet flooring combined with underfloor heating. The modern kitchen is fully equipped, including an induction cooktop with wok functionality, steam oven, extractor system, refrigerator, wine cooler fridge and ample storage. From here there is also access to the wide and charming balcony with French doors where you can enjoy the sun while enjoying a drink with a view of the quiet courtyard.

The spacious, luxurious kitchen-diner is also accessible from the balcony. From there you can access the bright living room, which features large windows, the original decorative ceiling showcases beautiful and unique details. From here you look out over the water and the recently beautifully landscaped pedestrian boulevard. Here you will also find stylish built-in wardrobes for additional storage and a cozy sitting area. The combination of character and comfort makes this a truly special living space.



Via a staircase in the hall you reach the fourth floor where the master bedroom is located, separated by black steel sliding glass doors and a curtain, which is ideal for privacy and light retention. This room offers plenty of closet space and a beautiful casement window with a view of the Westertoren. On the steps in front of the window you can enjoy a cup of coffee in the morning. On the other side of the sliding doors there is space for a functional office/workplace.

There is also a sturdy steel staircase from which you can reach the roof and where a roof terrace could be realized (permission has already been given for this by the VvE). And who wouldn't want a roof terrace in such a beautiful location! perfect for those looking for an attractive, spacious house with character in the heart of Amsterdam. Ready to move in and unique in its kind!

Furthermore, there are two additional good bedrooms on this floor that can be used as a children's room or workspace. There is also a separate closet for a washing machine and dryer. The stylish boutique style bathroom with Portuguese tiles is also located on this floor and has a freestanding bathtub on legs, a walk-in shower with rain shower, a toilet, a luxury washbasin and a skylight.

Surroundings

An exceptional location with a unique view of the Westertoren and the canal, located on the most beautiful part of the Nassaukade. Close to the Jordaan with the great 9 Straatjes. Close to the Tweede Marnixplantsoen and also near the Hugo de Grootplein where there are plenty of nice cafes and cozy restaurants. Public transport is close by and by car you can reach the A10 ring road via various arterial roads.

This house in the Frederik Hendrikbuurt is perfect for those looking for an attractive, spacious house with character in the heart of Amsterdam. Ready to move in and unique in its kind!

Amsterdam's WEST/Oud 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." Jordaan around the corner!

Details:

- Situated on private land, so no leasehold;
- Living area: 155,70 sqm;
- Balcony of 7,80 sqm, facing West;
- Possibility to create a roof terrace, permission for this has already been obtained from the VvE and there is a fixed staircase to the top;
- Unique decorative ceilings and facade ornaments present;
- C.V. boiler from 2014;
- Wooden floor throughout the whole apartment;
- VvE in own management;
- Monthly service costs amount to €166.67;
- View of the canal and the Westertoren;
- Entire building was split in 2004;
- Balcony installed in 2017;
- Renovation of the third floor in 2018: kitchen, flooring, underfloor heating and painting;
- Renovation of the upper floor in 2019: bathroom, flooring and painting;
- Parking is available with a parking permit in the nearby Singelgracht garage, less than 100 meters walking distance from the residence;
- Old age clause applies;
- Delivery in consultation.

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



Features

NASSAUKADE 109 3

1052 CZ AMSTERDAM

Construction

Type house	Appartement Bovenwoning
Year of construction	1881
Maintenance inside	Good
Maintenance outside	Good
Energy rating	D

Areas and capacity

Living area	Approx 155.70m ²
Capacity	Approx 553.51m ³

Layout

Number of rooms	4
Bedrooms	3
Floors	2

Location

Location	Nassaukade, Amsterdam
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Other features

- Eigen grond (No Land Lease!)
- Canal view







**Modern Open
Kitchen**





Bright Livingroom







Master Bedroom





Second Bedroom





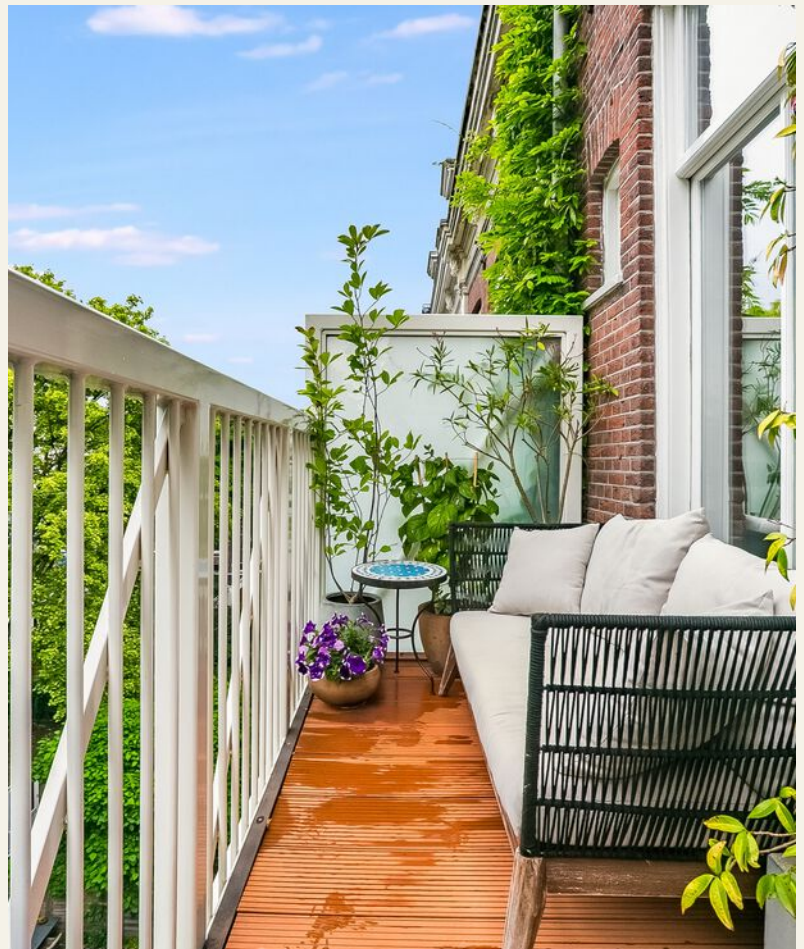
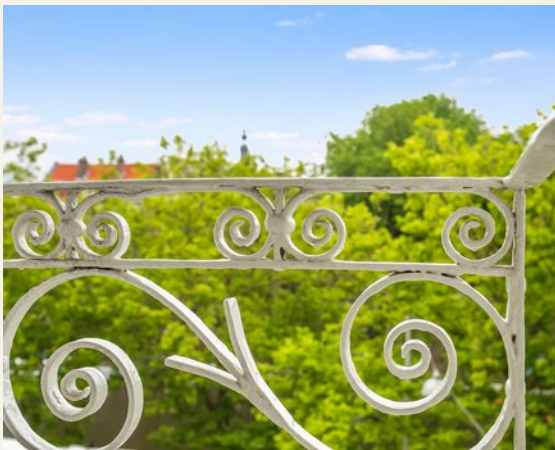
Third Bedroom





Modern Bathroom









**Charming
Neighborhood**



Floorplan

NASSAUKADE 109 3

Nassaukade 109-3 - Amsterdam
Derde Verdieping



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

NASSAUKADE 109 3

Nassaukade 109-3 - Amsterdam
Vierde Verdieping

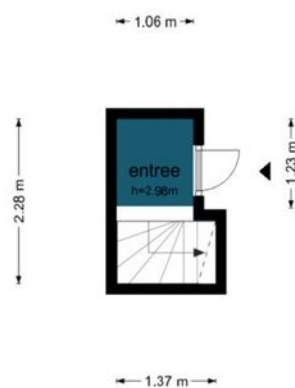


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Floorplan

NASSAUKADE 109 3

Nassaukade 109-3 - Amsterdam Tweede Verdieping

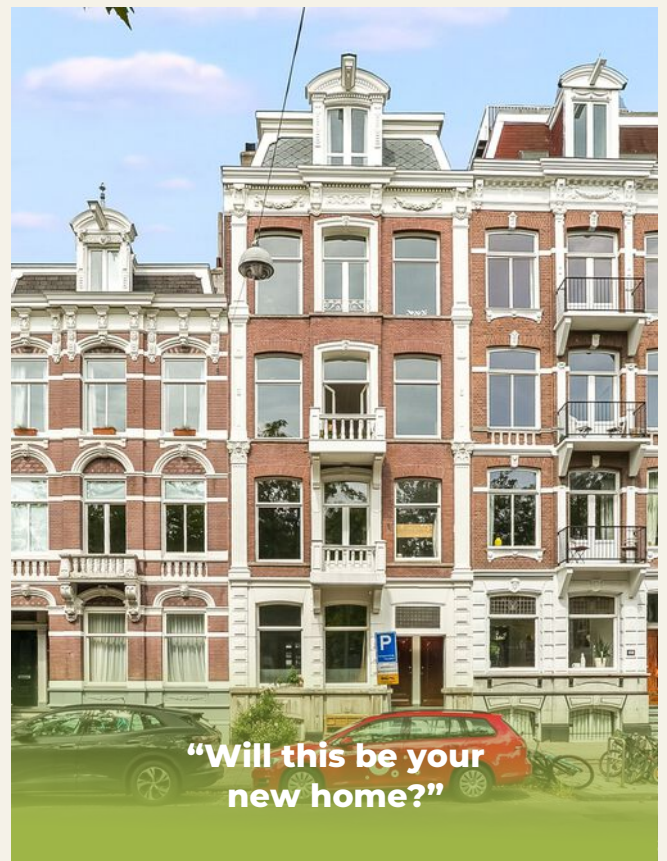
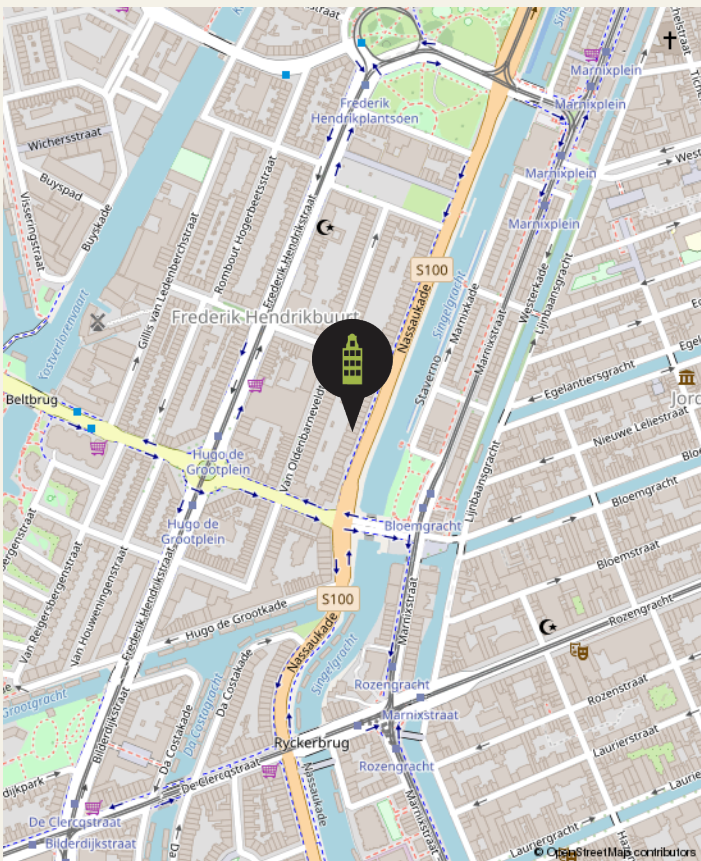
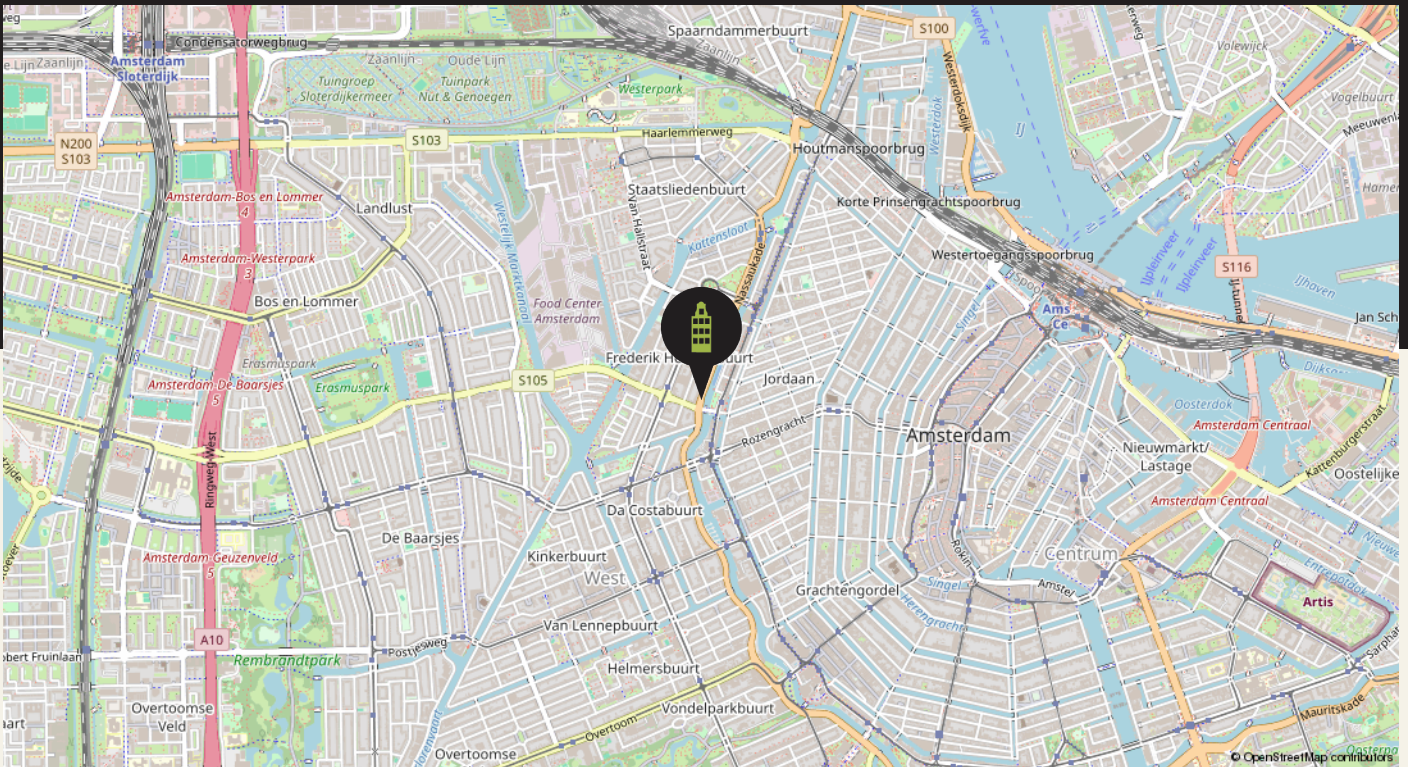


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The location of

NASSAUKADE 109 3

1052 CZ AMSTERDAM

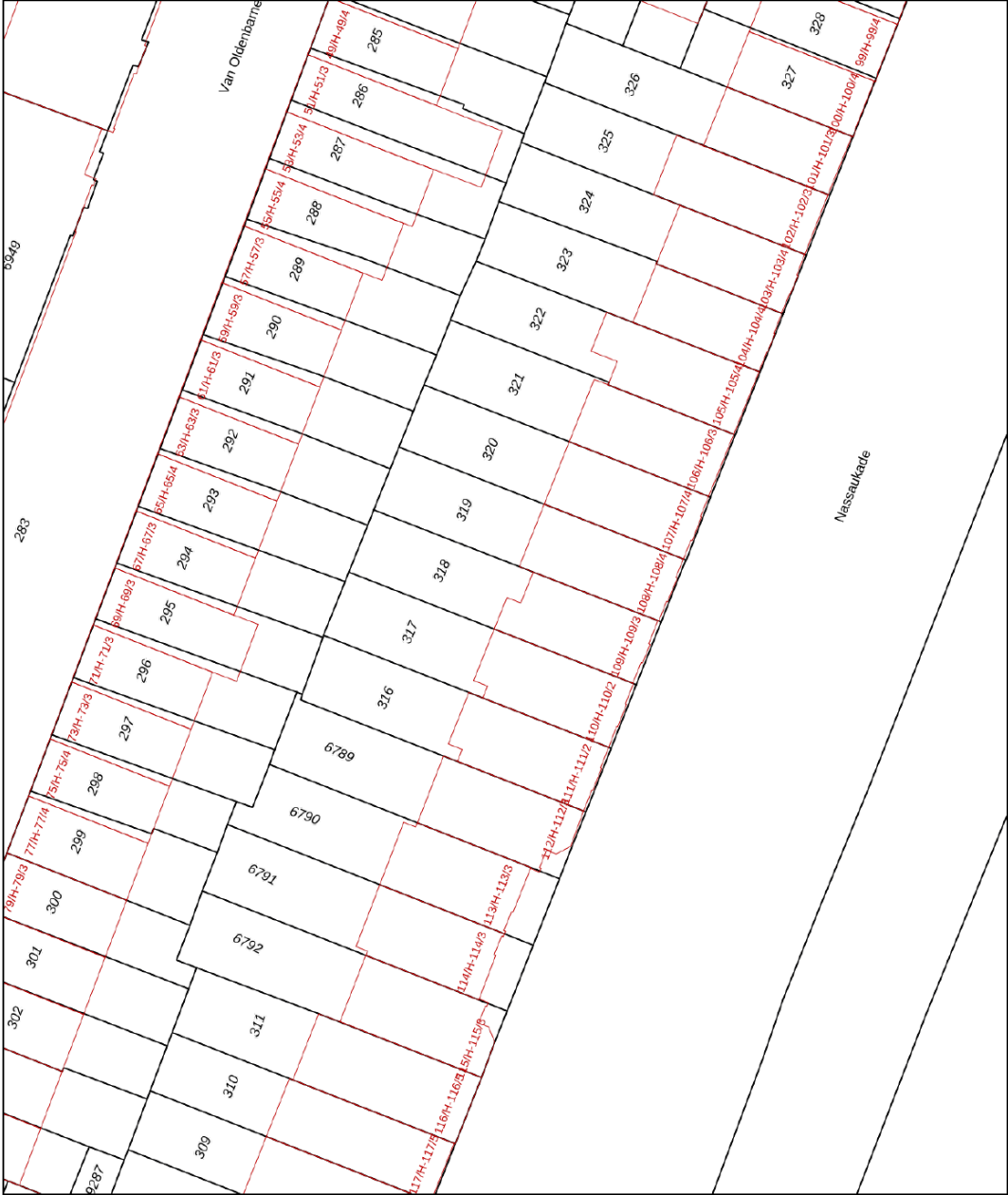


Cadastral map

NASSAUKADE 109 3

Kadastrale kaart

Uw referentie: Anna



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 juni 2025
De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie Q

Perceel 318

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



Energie label woningen

Registratienummer
351729010

Datum registratie
02-07-2025

Geldig tot
27-06-2035

Status
Definitief

Deze woning
heeft energielabel

D



Isolatie

1 Gevels	-	+/-	+	++
2 Gevelpanelen	n.v.t.			
3 Daken	-	+/-	+	++
4 Vloeren	n.v.t.			
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
Nassaukade 109 3
1052CZ Amsterdam
BAG-ID: 0363010000748194

Detailaanduiding

Bouwjaar 1881
Compactheid 1,38
Vloeroppervlakte 153m²

Woningtype
Tussenwoning onder dak



Opnamedetails

Naam S. Bektes Vakbekwaamheidsnummer 1811.6532.2067

Certificaathouder
Duurzaam Energieloket

Inschrijfnnummer KvK-nummer
SKGIKOB 012213 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

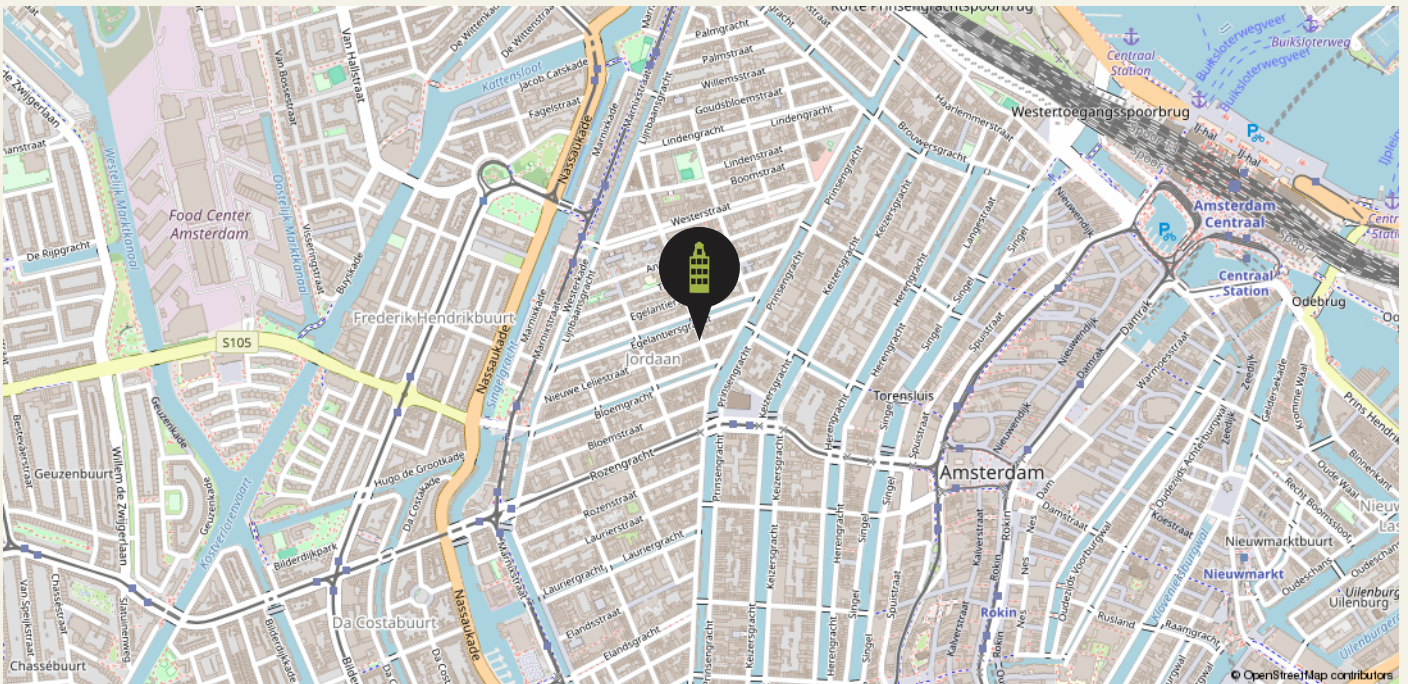
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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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Chief Cuddling Officer

TJ

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27 House
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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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Notes AND OBSERVATIONS

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