

Amsterdam

Da Costastraat 10 1

Price € 595.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

DA COSTASTRAAT 10 1

--- English text below ---

Sfeervol 3-kamerappartement met 2 balkons in de geliefde Da Costabuurt!

In de charmante Da Costabuurt, op de eerste verdieping van een karakteristiek pand, ligt dit lichte en sfeervolle 3-kamerappartement met twee balkons, een riante woonkamer met schuifdeuren naar de eetkamer en een ruim opgezette keuken. Een fijne plek in het hart van Amsterdam, met een perfecte mix van comfort, karakter en rust.

Indeling

Je komt binnen op de eerste verdieping via het gemeenschappelijke trappenhuis. In de hal beschik je over extra kastruimte, ideaal voor jassen, schoenen of andere spullen. Achter de voordeur word je verwelkomd in de ruime keuken, voorzien van een 4-pits gasfornuis, afzuigkap, combimagnetron, vaatwasser en een losse koelkast met vriezer. Dankzij het grote raam valt er veel natuurlijk licht binnen. Ook vind je hier een wasmachine, droger én volop kastruimte. De eetkamer is royaal genoeg voor een grote eettafel en grenst direct aan één van de balkons. Hier zijn prachtige details zichtbaar, zoals een originele schouw, inbouwkasten en sierlijke plafondornamenten. Via mooie schuifdeuren bereik je de woonkamer, eveneens voorzien van een schouw, bergruimte en een groot raam met toegang tot het tweede balkon. De lichtinval is hier schitterend en de afwerking stijlvol. Naast de woonkamer ligt een kleinere kamer, perfect als slaapkamer, babykamer of werkkamer. Aan de achterzijde van het appartement bevindt zich de ruime slaapkamer. Het is hier heerlijk stil, met uitzicht op een groene binnentuin, en biedt plek voor een tweepersoonsbed en een grote kledingkast. Twee ramen zorgen voor prettige lichtinval. De badkamer is efficiënt ingedeeld, met een douche, toilet, wastafel en beschikt over mechanische ventilatie.

Ligging:

Het sfeervolle appartement ligt aan een rustige woonstraat, in de buurt zijn veel gezellige cafés en restaurants. Op loopafstand is een heerlijke speeltuin en u bent ook zo bij de grachten. Binnen 10 minuten bent u in de gezellige Jordaan en de negen straatjes. Ook bent u zo in het centrum en bij het heerlijke uitgaanscentrum van het Leidseplein. Het openbaar vervoer is ook eenvoudig bereikbaar vanaf het appartement. De uitvalswegen zijn gemakkelijk bereikbaar, waardoor u in no time op de Ring A-10 bent. Ook is er in de buurt genoeg parkeergelegenheid. Alles wat Amsterdam te bieden heeft, is binnen handbereik.

Da Costa:

Isaïc da Costa was een Amsterdams dichter en historicus. Da Costa kwam uit een welgesteld joods bankiersgezin.

Bijzonderheden:

- 2 slaapkamer appartement gelegen in Oud-West;
- Woonoppervlakte: ca. 77m²;
- 2 balkons: ca. 5m²;
- VvE in eigen beheer en bestaat uit 4 leden;
- Servicekosten: €100,- per maand;
- Professioneel MJOP aanwezig;
- C.V. ketel (2020-2021);
- Energie label D;
- Eeuwigdurende erfpacht vastgeklikt per 2025, de geïndexeerde canon voor 2025 bedraagt: €1659,79;
- Parkeren via vergunningsstelsel;
- Gemeentelijk monument;
- Ouderdomsclausule van toepassing;
- Niet zelfbewoningsclausule van toepassing;
- NEN2580 meetrapport aanwezig;
- Oplevering in overleg, doch kan spoedig.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!



Charming 2-Bedroom Apartment with 2 Balconies in the Heart of the sought after Da Costa neighborhood of Amsterdam Old West near the Jordaan!

Located on the first floor of a classic Amsterdam building, this bright and charming 2-bedroom apartment offers two balconies, beautiful period details, and a spacious layout. Tucked away on a quiet street in Da Costabuurt just around the corner from shops and cafes, it combines the vibrant energy of city living with peace and comfort, right in the heart of Amsterdam.

Layout

Enter via the shared staircase to the first floor, where you find a closet in the hallway with convenient built-in storage for coats, shoes, and more.

Step through the front door into the generously sized kitchen, equipped with a 4-burner gas stove, extractor hood, combi microwave, dishwasher, and freestanding fridge with freezer. A large window floods the space with natural light, and there's ample cabinet space, along with a washing machine and dryer.

The adjacent dining room comfortably fits a large table and opens directly onto one of the two balconies. Original features such as a decorative fireplace, built-in wardrobes, and ornate ceiling details add unique character. Elegant sliding doors lead you into the living room, which also features a fireplace, built-in storage, and access to the second balcony through a large window. This space is filled with natural light and has a timeless, stylish finish.

Next to the living room is a smaller room, ideal as a bedroom, nursery, guest room or home office.

At the rear of the apartment is the main bedroom: quiet, spacious, and overlooking a green, peaceful courtyard garden. With two windows, there's plenty of daylight, and more than enough room for a double bed and large wardrobe.

The bathroom is efficiently laid out, featuring a shower, toilet, sink, and mechanical ventilation.

Location

Set on a quiet residential street in the lively Oud-West district, this apartment is close to cozy cafés, restaurants, and a lovely playground. The canals, the Jordaan, and the popular "Nine Streets" are just a short walk away. You're also within easy reach of the city center, Leidseplein's cultural venues, and public transport. Major roads, including the A10 Ring, are quickly accessible, and ample street parking is available with a permit. In short: all the best of Amsterdam is at your doorstep.

Oud West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called (Amsterdam) West a "hip, cozy, and creative area" with "a unique blend of Dutch heritage and international energy." Vondelpark and Jordaan around the corner!

About Da Costa

Isaïc da Costa was a poet and historian from a wealthy Jewish banking family, and his name lives on in this beloved Amsterdam neighborhood.



Details:

- 2-bedroom apartment in popular Oud-West;
- Living space: approx: 77m² ;
- Two balconies: approx: 5m²;
- Small home owners association with four members, managed by themselves;
- Monthly service charges: €100,-;
- Professional maintenance plan;
- Central heating system (2020-2021);
- Energy label D;
- Perpetual leasehold as of 2025, the indexed ground rent for 2025 is: €1659,79;
- Permit-based street parking;
- Municipal monument;
- Age clause and non-owner-occupancy clause apply;
- NEN2580 measurement report available;
- Transfer date negotiable, possible soon.

Interested? We'd be happy to schedule a viewing with you!

De gegevens en maatvoeringen op de plattegronden en in de brochure zijn indicatief. Hoewel de informatie zorgvuldig is samengesteld is het toch niet uitgesloten dat bepaalde informatie na verloop van tijd verouderd of niet meer correct is. Aan de op de plattegronden en in de brochure vermelde informatie kunnen dan ook op geen enkele manier rechten worden ontleend. 27 Huis Makelaars aanvaardt geen enkele aansprakelijkheid voor onjuiste of onvolledige informatie noch voor schade ten gevolge van het bezoek aan onze website of andere websites die door middel van links toegankelijk zijn vanuit de website van 27 Huis Makelaars. Tevens sluit 27 Huis Makelaars aansprakelijkheid uit voor externe partijen. Het woonoppervlak is opgemeten conform meetinstructies gebruikmakende van de NEN2580. De Meetinstructie is bedoeld om een meer eenduidige manier van meten toe te passen voor het geven van een indicatie van de gebruiksoppervlakte. De Meetinstructie sluit verschillen in meetuitkomsten niet volledig uit, door

bijvoorbeeld interpretatieverschillen, afrondingen of beperkingen bij het uitvoeren van de meting. Alle opgegeven maten en oppervlaktes zijn derhalve indicatief. Aspirant-kopers worden bij deze uitdrukkelijk uitgenodigd om; het oppervlak na te meten en/of zelf te kijken/onderzoeken naar de mogelijkheden om eigen gewenste invulling te geven aan het verkochte. Verkopende partij geeft hierover geen garanties.

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 surface 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.



Features

DA COSTASTRAAT 10 1
1053 ZB AMSTERDAM

Construction

Type house	Bovenwoning, Appartement
Year of construction	1905
Maintenance inside	Good
Maintenance outside	Good
Energy rating	D

Areas and capacity

Living area	Approx 76.80m ²
Capacity	Approx 291.89m ³
Two balconies	Approx 5m ²

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Location	Oud-West
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Other features

- Two balconies: approx: 5m²;
- Small home owners association with four members, managed by themselves;







Bright Living Room





**Spacious Dining
Room**





Kitchen

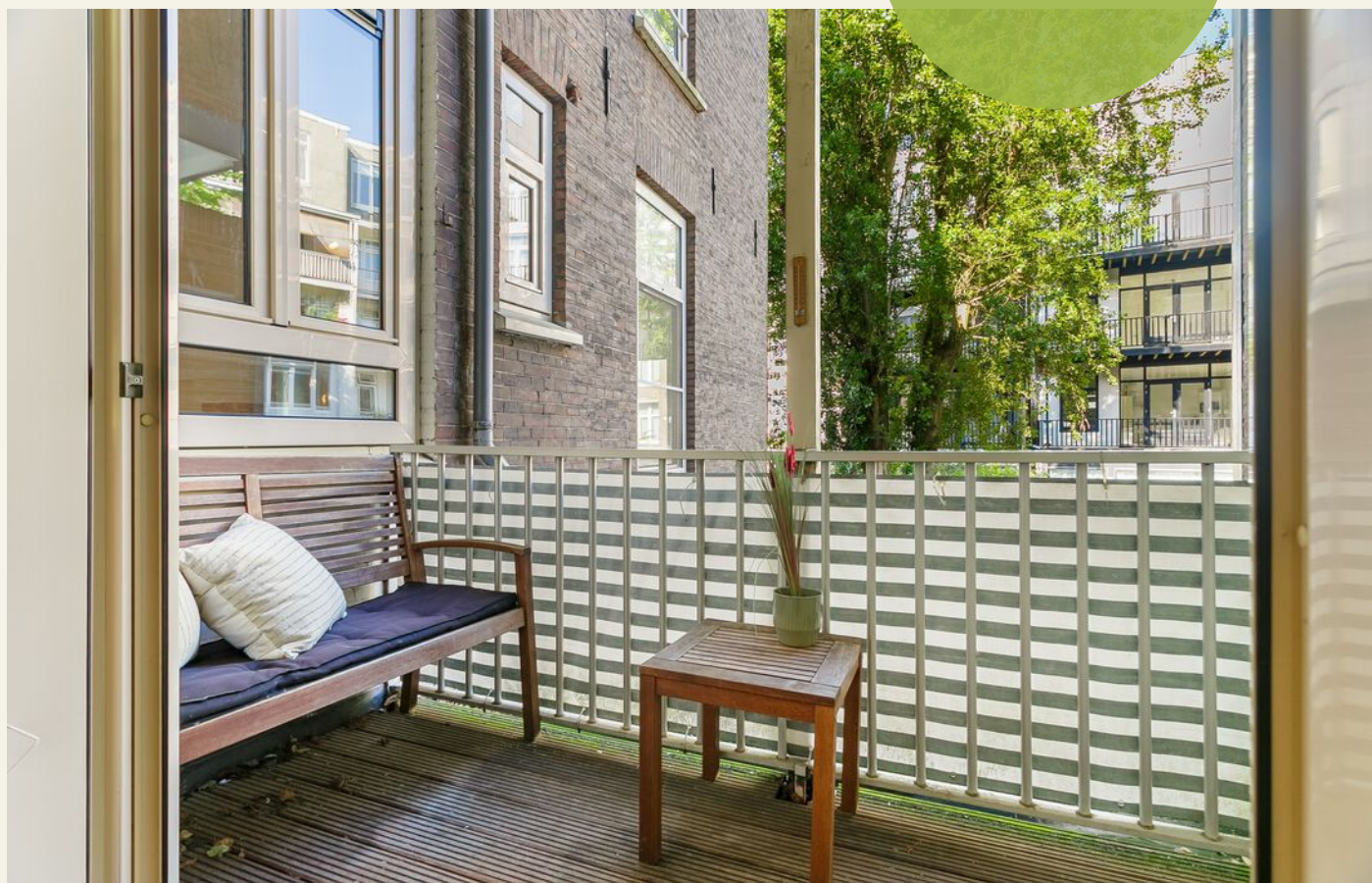






**Second-bedroom/
Office**









Floorplan

DA COSTASTRAAT 10 1

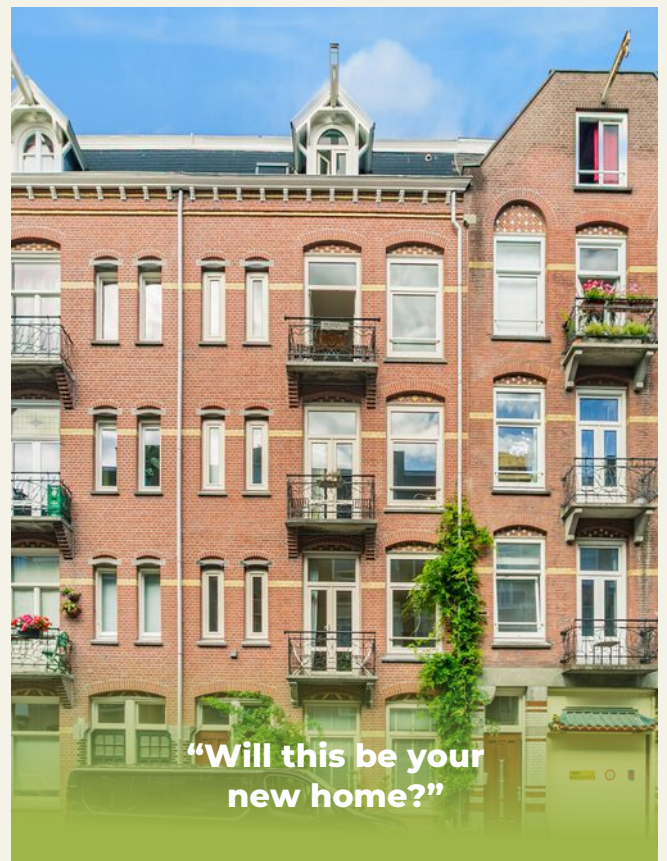
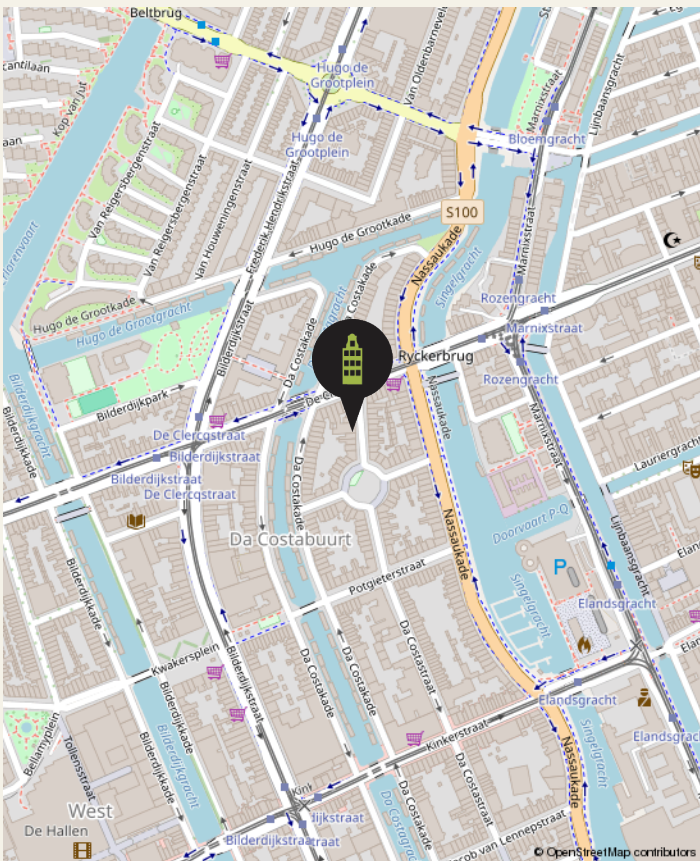
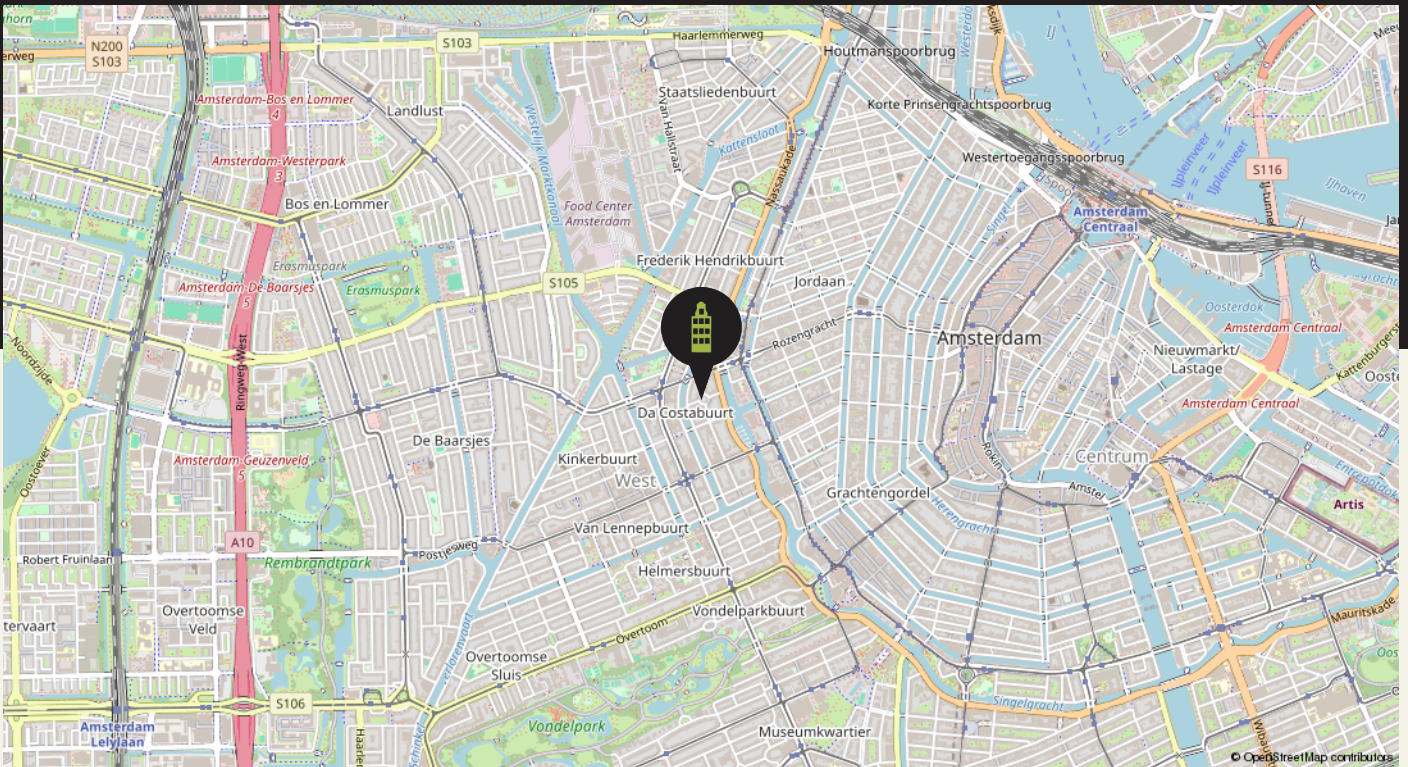


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of

DA COSTASTRAAT 10 1

1053 ZB AMSTERDAM



Cadastral map

DA COSTASTRAAT 101

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 26 mei 2025

De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie Q

Perceel 5104

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

DA COSTASTRAAT 10 1

Energie label woningen

Registratienummer
184049751

Datum registratie
22-07-2024

Geldig tot
12-07-2034

Status
Definitief

Deze woning
heeft energielabel

D



Isolatie

1 Gevels	-	+/-	+	++
2 Gevelpanelen		n.v.t.		
3 Daken		n.v.t.		
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	
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	

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
Da Costastraat 10 1
1053ZB Amsterdam
BAG-ID: 0363010000613924

Detailaanduiding

Bouwjaar 1905
Compactheid 1,14
Vloeroppervlakte 76m²

Woningtype
Tussenwoning op
tussenverdieping



Opnamedetails

Naam F. van Asch Examennummer 4003.3675.9179

Certificaathouder
Label Zeker

Inschrijfnummer EPG2024-63W KvK-nummer 86279084

Certificerende instelling
EPG-Certificering

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

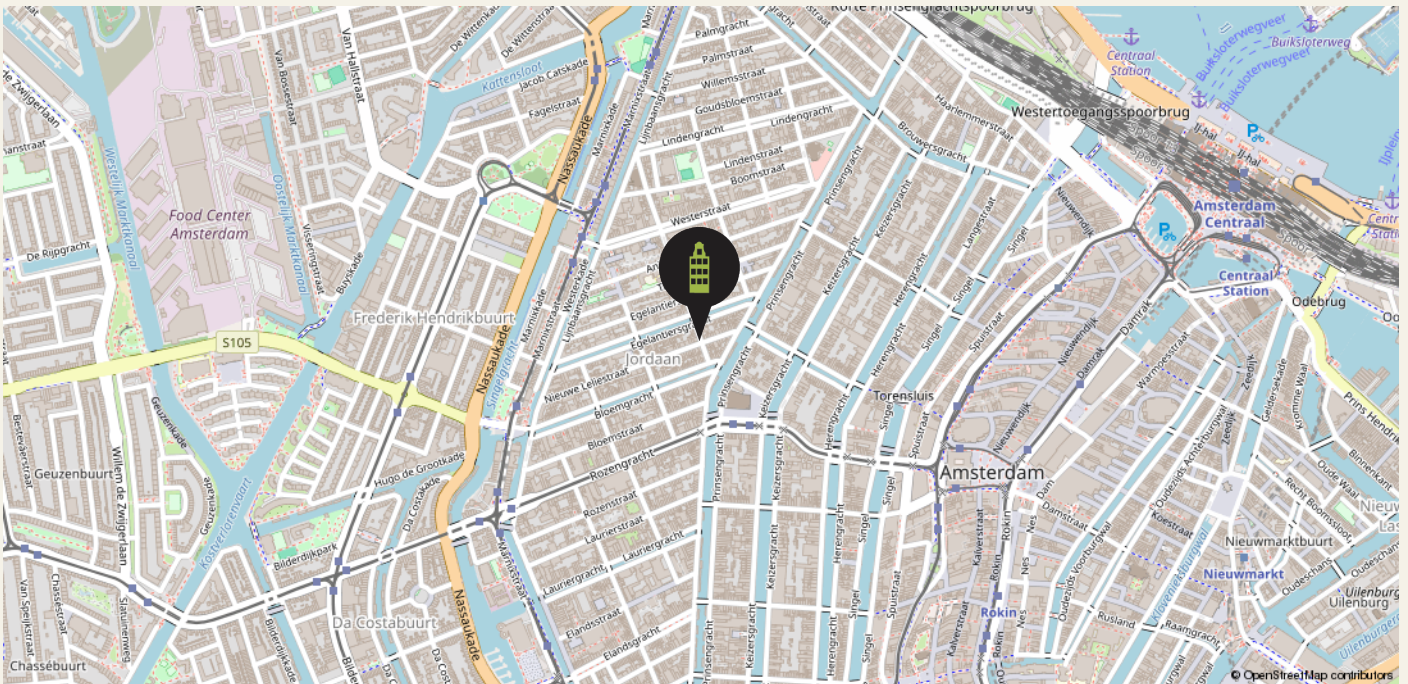
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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

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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
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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

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Please see our website for full terms of our VBO realtor association.



Notes AND OBSERVATIONS

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