

Amsterdam

Linnaeusparkweg 114 - 2

Price € 1.550.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

LINNAEUSPARKWEG 114 2

English Text Below

Een fantastisch ruim en sfeervol drievoudig bovenhuis in een karakteristiek pand uit circa 1913, gelegen aan een van de mooiste straten van Watergraafsmeer.

Dit royale appartement van circa 180 m² is verdeeld over de tweede, derde en vierde verdieping, met een eigen opgang vanaf de straat.

Het pand is uitzonderlijk breed (ca. 6,5 meter), wat in alle vertrekken voelbaar is. Op de leefverdieping bevindt zich een prachtige woonkamer en-suite, een moderne open keuken met kookeiland, een werkkamer en veel bergruimte. De derde verdieping biedt maar liefst vier ruime slaapkamers, een luxe badkamer en eveneens veel opbergruimte. De vierde, tevens bovenste verdieping, gerealiseerd in 2017, beschikt over een lichte kamer met aan beide zijden toegang tot een dakterras.

Door het gehele appartement ligt een geïsoleerde gietvloer. Dankzij de doorbraak naar de keuken is er een heerlijke eetgelegenheid gecreëerd.

Ligging

Het bovenhuis ligt aan een van de meest gewilde straten van Amsterdam Oost/Watergraafsmeer. Zowel Park Frankendael als het Oosterpark liggen op slechts enkele minuten loopafstand.

Voor de dagelijkse boodschappen en winkels kunt u terecht op de Middenweg, de Linnaeusstraat, de Dappermarkt en de Eerste van Swindenstraat. In de directe omgeving vindt u diverse scholen en uitstekende eetgelegenheden, zoals de biologische restaurants Merkelbach en De Kas. Voor een goede kop koffie bent u welkom bij Café 1900 op het plein bij de Hogeweg.

De woning is gunstig gelegen ten opzichte van het Amstelstation en het Muiderpoortstation. Vanaf de Middenweg zijn er uitstekende openbaar vervoersverbindingen, zoals tramlijn 19 en

buslijn 65. Binnen 10 minuten bent u in het centrum van Amsterdam. Met eigen vervoer bereikt u snel de Ring A10, de A1 en de A2.

Indeling

Eigen entree op de begane grond. Via het trappenhuis bereikt u de tweede verdieping.

Tweede verdieping

Een ruime en lichte hal met een separaat toilet voorzien van fonteintje en een praktische bergkast/garderobe. Vanuit de hal heeft u toegang tot alle vertrekken. De prachtige doorzonwoonkamer en-suite is voorzien van originele details zoals schuifdeuren, een schouw en hoge plafonds.

Aan de voorzijde bevindt zich de sfeervolle woonkamer met openslaande deuren naar een Frans balkon en een werkende houtkachel. Tevens is hier een ruime werkkamer met veel daglicht en een handgemaakte kastenwand van vloer tot plafond.

Aan de achterzijde ligt de royale eetkamer, eveneens met openslaande deuren. De moderne keuken beschikt over diverse hoogwaardige inbouwapparatuur, zoals een inductiekookplaat, oven, vaatwasser en een vrijstaande Bosch-koelkast. Het kookeiland is afgewerkt met een wit marmeren blad.

Derde verdieping

De ruime overloop biedt toegang tot een separaat toilet en een bergkast met aansluitingen voor wasmachine en droger, alsmede de opstelling van de C.V.-ketel. Aan de voorzijde bevinden zich twee slaapkamers, waarvan één met een grote dakkapel en beide met veel lichtinval. Eén van de slaapkamers heeft de beschikking over een vaste kast.

De luxe badkamer is centraal gelegen en beschikt over een ruime inloepdouche, een ligbad en een modern wastafelmeubel. Aan de rustige achterzijde liggen nog twee slaapkamers, waarvan één voorzien van een



inloopkast.

Vierde verdieping

Een prachtige lichte doorzonkamer met een kleine pantry voorzien van wateraansluiting. Via schuifpuien aan beide zijden heeft u toegang tot de twee dakterrassen, beide voorzien van Bankirai-vloerdelen. Een heerlijke plek om te genieten van de zon! Op deze verdieping ligt een eikenhouten vloer.

Bijzonderheden:

- Ruim en lichte 3-dubbel bovenhuis;
- Woonoppervlakte ca. 180m²;
- Dakterrassen van in totaal ca. 32m²;
- Bouwjaar ca. 1913;
- Opbouw gerealiseerd in 2017;
- Verwarming en warm water via C.V.-ketel (Intergas Kombi Kompakt HRE, bouwjaar 2022);
- Geïsoleerde gietvloer op de tweede en derde verdieping; eetgedeelte voorzien van kurkvloer met extra geluidsisolerende ondervloer;
- Eikenhouten vloer op de vierde verdieping;
- Energielabel C;
- VvE Linnaeusparkweg 114 bestaat uit 2 leden en wordt in eigen beheer gevoerd. De maandelijkse servicekosten bedragen € 150,-;
- Gelegen op eigen grond, dus geen erfpacht!

Plan vandaag nog uw privébezichtiging!
Aanvaarding in overleg, doch kan spoedig!

*****ENGLISH TEXT*****

Spacious, bright, and charming apartment on the top floors of a characteristic building dating from around 1913 and nicely situated on one of the most beautiful streets in Watergraafmeer, all located on private land so no land lease!

This generous apartment of approximately 180 m² is spread over the second, third, and fourth floors, with private entrance from the street and a sunny roof terrace.

The building is exceptionally wide (approx. 6.5 meters), which is noticeable in all rooms. The living level, features a stunning en-suite living room, a modern open-plan kitchen with expansive cooking island, a study, and plenty of storage space. The third floor offers no less than four spacious bedrooms, a luxurious bathroom, and additional storage. The fourth, top floor, completed in 2017, boasts a large, bright room with access to a rooftop terrace on both sides.

The entire apartment is fitted with an insulated poured floor. Thanks to the open connection to the kitchen, a wonderful dining area has been created.

Location

The property is located on a quiet, tree-lined, & family friendly neighborhood in one of the most sought-after streets of Amsterdam East/ Watergraafmeer. Both Park Frankendael and Oosterpark are just a few minutes' walk away.

For daily shopping, you can visit the Middenweg, Linnaeusstraat, Dappermarkt, and Eerste van Swindenstraat. In the immediate vicinity, you will find various schools and excellent dining options, such as the organic restaurants Merkelbach and De Kas. For a good cup of coffee, Café 1900 at the square near Hogeweg is a perfect spot.

The property is conveniently located near Amstel Station and Muiderpoort Station. Excellent public transport connections are available via tram line 19 and bus line 65 from the Middenweg. You can reach the city center within 10 minutes. By car, you have quick access to the A10 Ring Road, the A1, and the A2 highways.



Layout

Private entrance at street level. Through the staircase, you reach the second floor.

Second floor

A spacious and bright hallway with a separate toilet featuring a small sink, and a practical storage closet/wardrobe. From the hallway, you have access to all rooms. The beautiful living en-suite room features original details such as sliding wood and glass-paneled doors, a fireplace, and high moulded ceilings.

At the front is the cozy living room with French doors opening onto a French balcony and a working wood-burning fireplace. There is also a large study with plenty of natural light and custom-made floor-to-ceiling built-in shelves.

At the rear, the generous dining room also has French doors. The modern kitchen is equipped with high-quality built-in appliances such as an induction hob, an oven, a dishwasher, and a freestanding Bosch fridge. The enormous and functional cooking island is finished with a white marble top and is perfect for cooking and entertaining.

Third floor

The spacious landing provides access to a separate toilet and a storage closet with connections for a washing machine and dryer, as well as the setup for the central heating boiler.

At the front are two spacious bedrooms, one of which has a large dormer window, both benefiting from plenty of natural light. One of the bedrooms features a built-in wardrobe. The luxurious bathroom is centrally located

and equipped with a spacious walk-in shower, a bathtub, and a modern washbasin unit. At the quiet rear are two additional bedrooms, one of which includes a walk-in closet.

Fourth floor

A beautiful bright "through-room" with a small pantry with a water connection and fitted with oak wood flooring. With sliding doors on both sides, you have access to TWO rooftop terraces, both finished with luxury Bankirai decking. Wonderful spots to enjoy the sun!

Details:

- Spacious and bright three-level upper house;
- Living area approx. 180 m²;
- Rooftop terraces totaling approx. 32 m²;
- Year of construction approx. 1913;
- Top floor extension completed in 2017;
- Heating and hot water via central heating boiler (Intergas Kombi Kompakt HRE, built in 2022);
- Insulated poured floor on the second and third floors; dining area with cork flooring and additional sound-insulating underfloor;
- Oak wooden floor on the fourth floor;
- Energy label C;
- VvE Linnaeusparkweg 114 has 2 members and is self-managed. The monthly service charges are € 150,-;
- Located on private land, so no leasehold!

Schedule your private viewing today!

Acceptance in consultation, but can be quick!



Features

LINNAEUSPARKWEG 114 2
1098 EK AMSTERDAM

Construction

Type house Top Floors Apartment

Year of construction 1913

Energy rating C

Areas and capacity

Living area Approx 180m²

Capacity Approx 628m³

Outdoor space Approx 32m²

Layout

Number of rooms 7

Bedrooms 5

Floors 3

Location

Location Watergraafsmeer / Amsterdam Oost

Other features

- Double roof terrace -
- Private land, so no leasehold!
- Spacious and bright
- Family friendly neighborhood





**Wide
tree-lined
street**

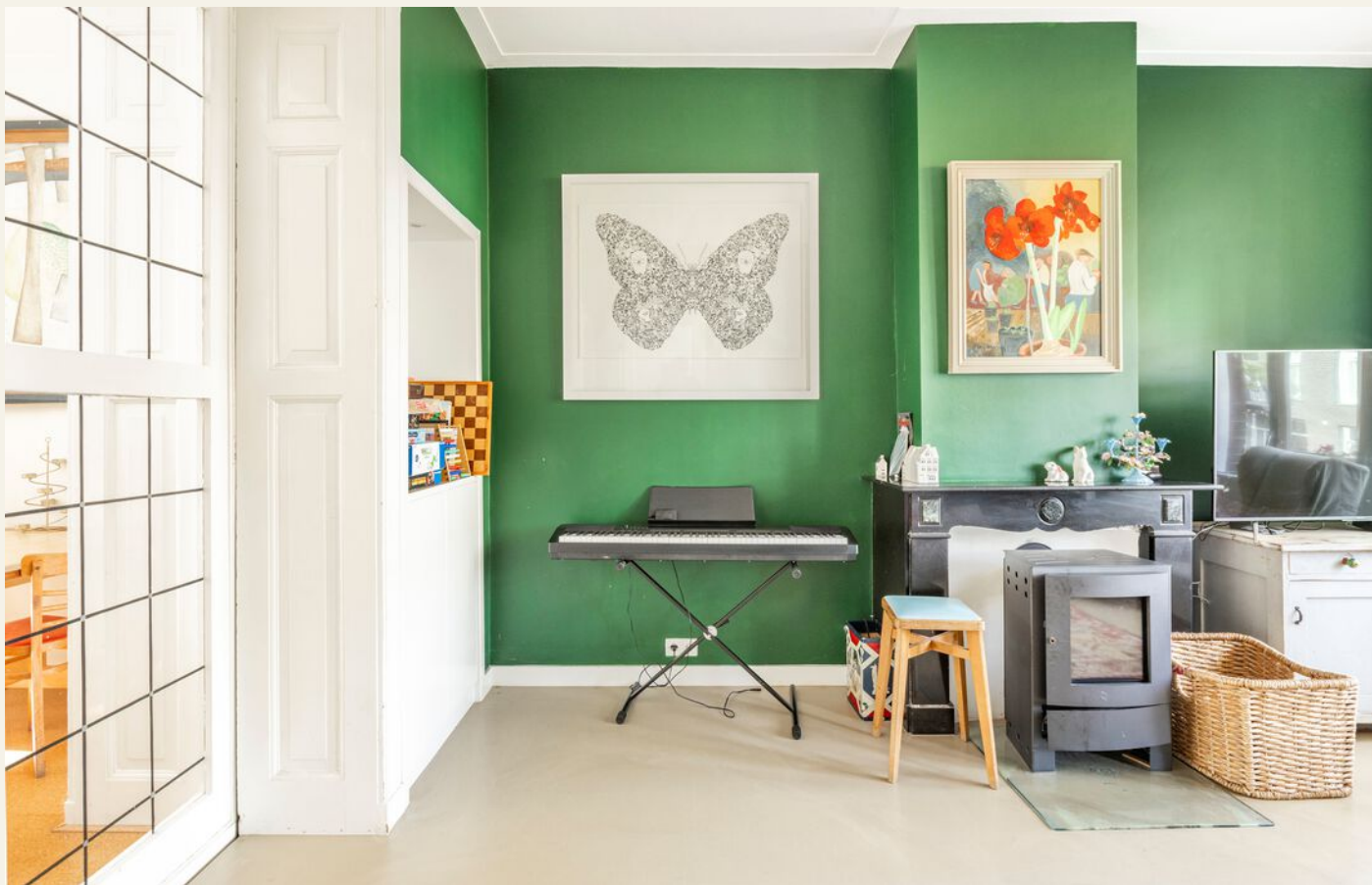




Spacious
living
area













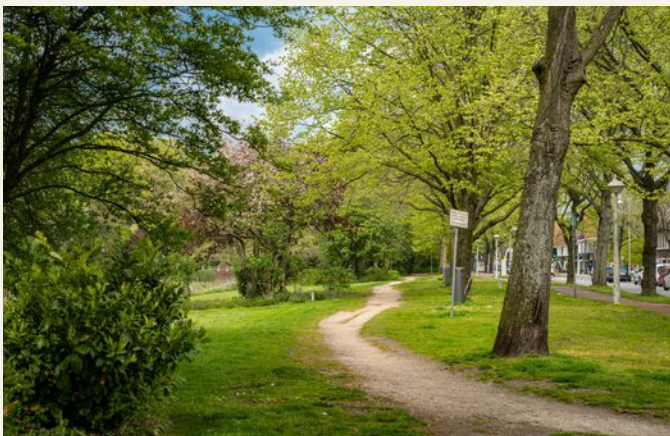




**Sunny room
and
2
terraces**



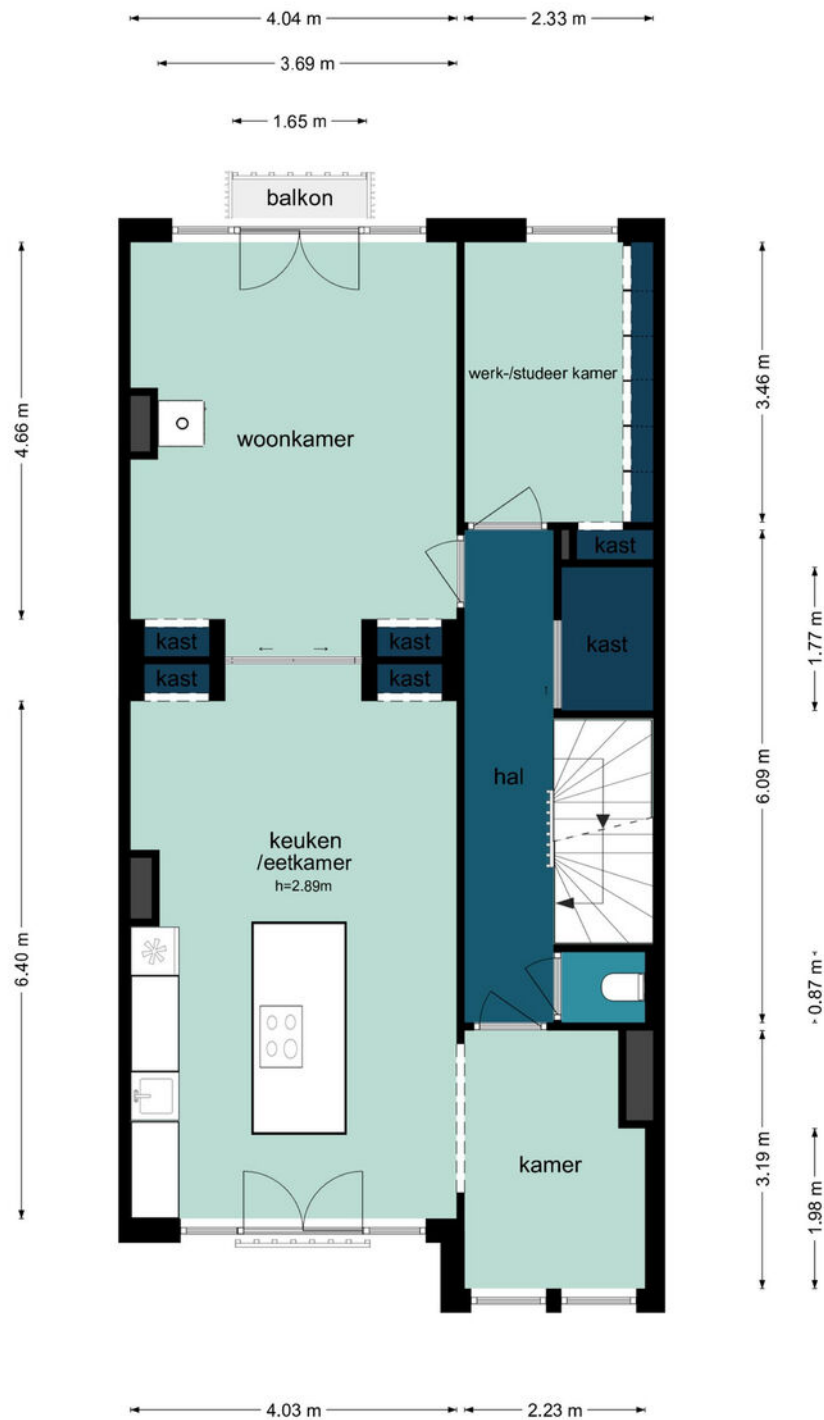




Floorplan

LINNAEUSPARKWEG 114 2

Linnaeusparkweg 114-2 - Amsterdam Tweede Verdieping

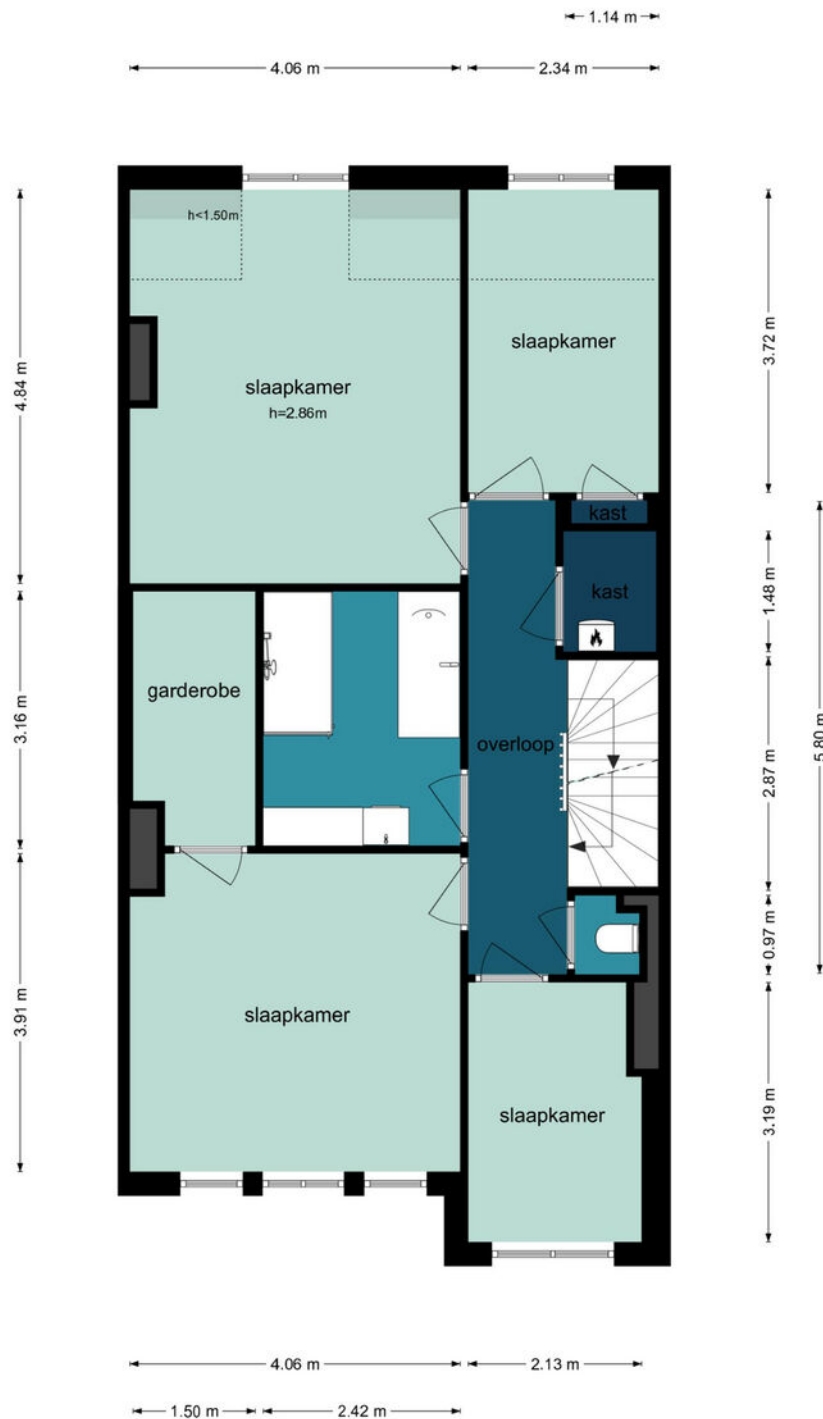


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

LINNAEUSPARKWEG 114 2

Linnaeusparkweg 114-2 - Amsterdam Derde Verdieping

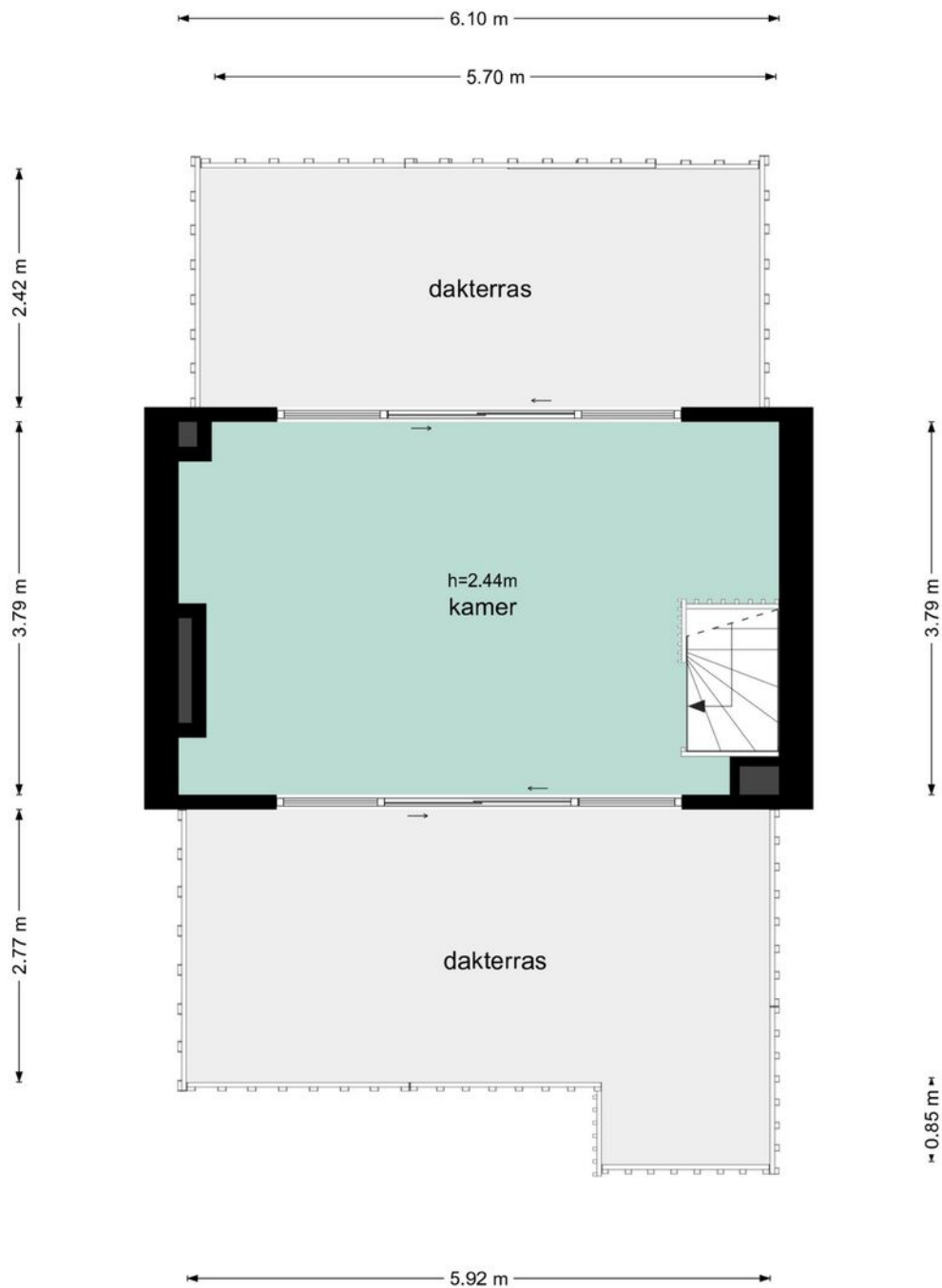


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Floorplan

LINNAEUSPARKWEG 114 2

Linnaeusparkweg 114-2 - Amsterdam Vierde Verdieping

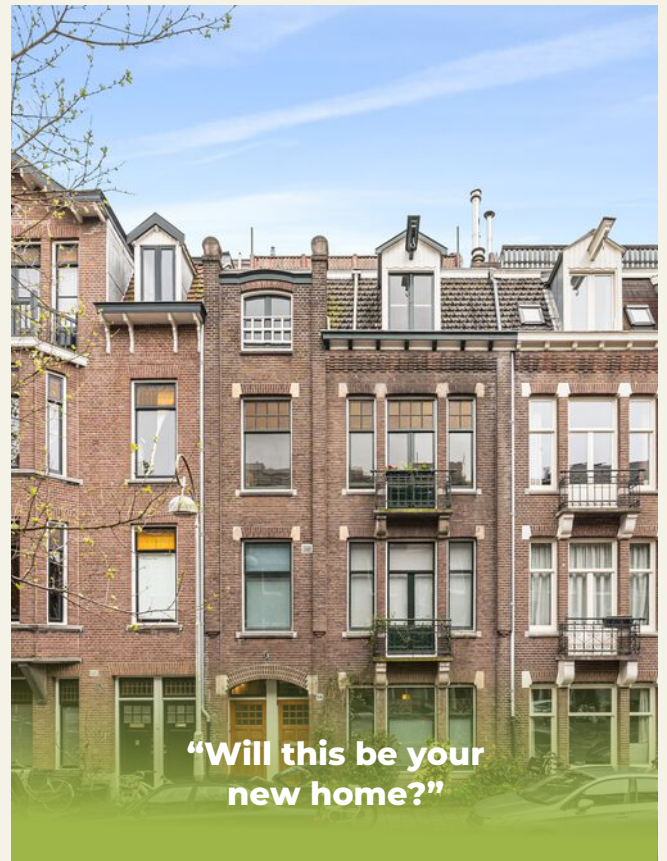
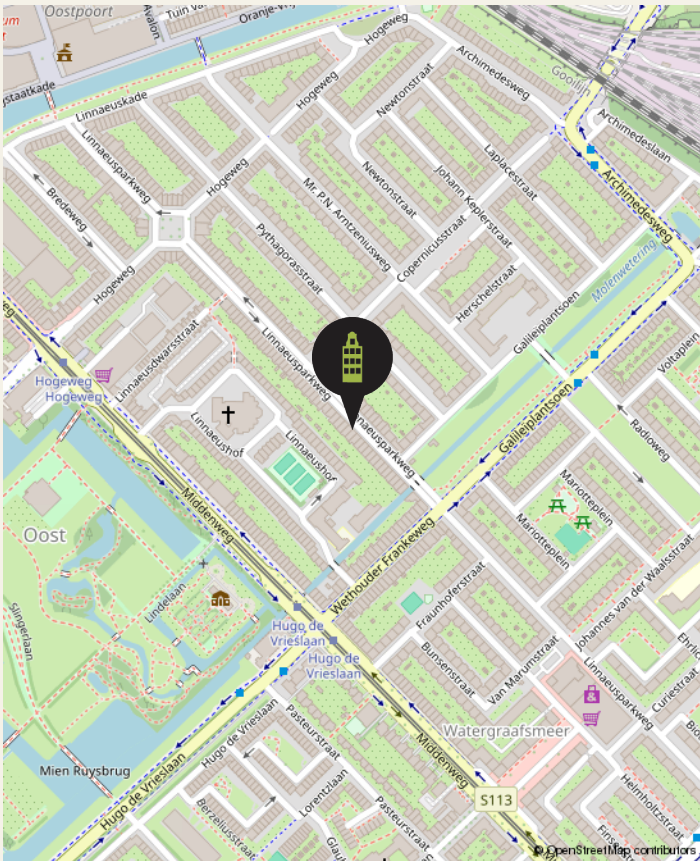
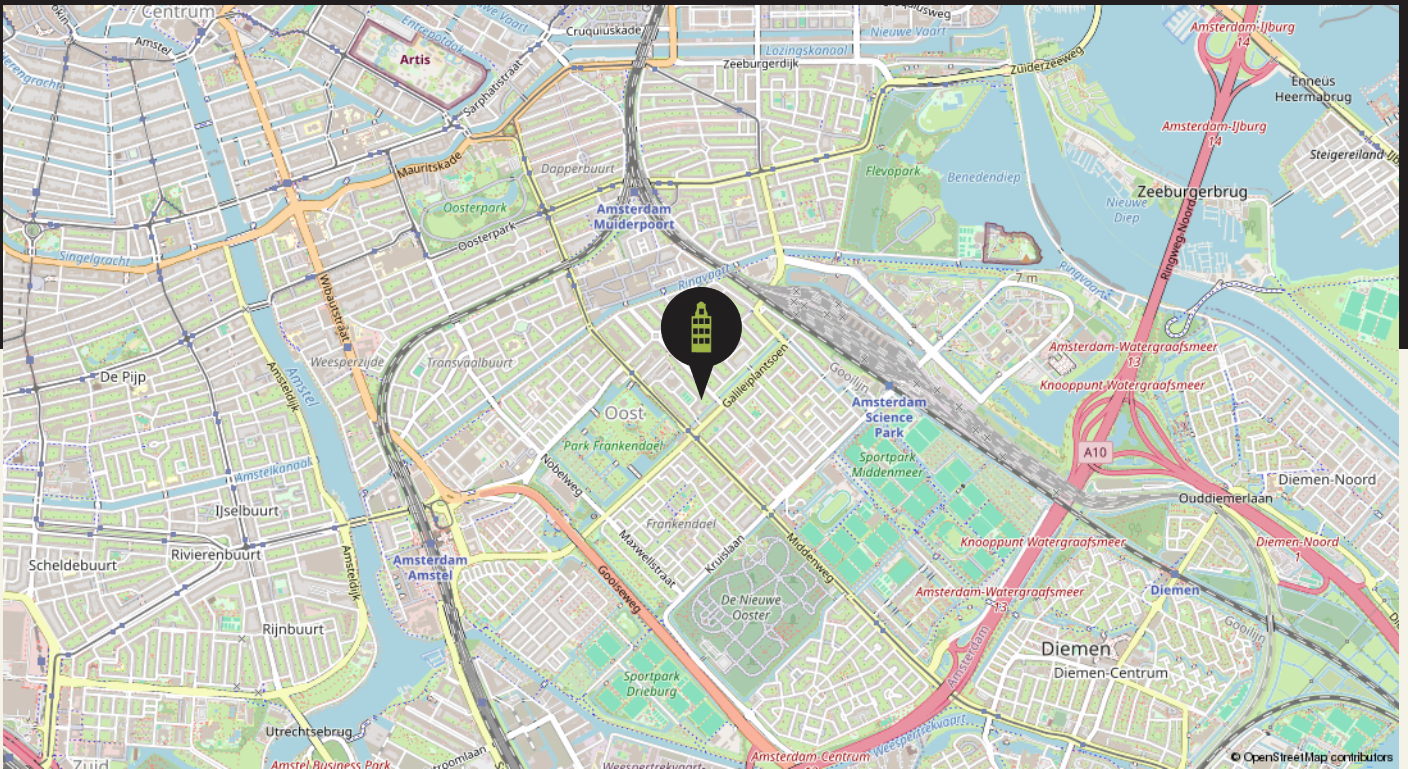


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The location of

LINNAEUSPARKWEG 114 2

1098 EK AMSTERDAM



Cadastral map

LINNAEUSPARKWEG 114 2

Kadastrale kaart

Uw referentie: Mark



Energy label

LINNAEUSPARKWEG 114 2

Energie label woningen

Registratienummer
227679283

Datum registratie
13-04-2025

Geldig tot
13-04-2035

Status
Definitief

Deze woning heeft energielabel

C



Isolatie

1 Gevels	+/-	+	++
2 Gevelpanelen	n.v.t.		
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 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

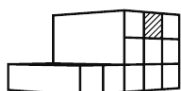
Over deze woning

Adres
Linnaeusparkweg 114 2
1098EK Amsterdam
BAG-ID: 0363010000725990

Detailaanduiding

Bouwjaar 1913
Compactheid 1,12
Vloeroppervlakte 178m²

Woningtype
Tussenwoning onder dak



Opnamedetails

Naam S. Bosman **Examennummer** 109755

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 Team

27 HOUSE REAL ESTATE



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Buying & Selling Agent

Anna de Groot

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Chief Cuddling Officer

TJ

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🌐 www.27huis.nl

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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

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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