

Amstelveen

Straat Van Messina 23

Price € 939.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

STRAAT VAN MESSINA 23

- English text below -

Een instapklaar familiehuus in het groene Amstelveen – Kostverloren

Ben je op zoek naar een royaal en modern familiehuus in een rustige, groene wijk? Dit compleet gerenoveerde herenhuus (ca. 180 m²) in Kostverloren – Amstelveen biedt alles wat je zoekt: ruimte, comfort, luxe én duurzaamheid.

In 2022/2023 is de woning grondig vernieuwd, waarbij niets is overgeslagen. Je geniet hier van een lichte doorzonwoonkamer, een luxe open keuken, maar liefst 6 slaapkamers, 3 badkamers, een zonnige tuin op het zuiden en een ruim balkon.

Duurzaam & comfortabel wonen

Bij de verbouwing zijn slimme keuzes gemaakt voor verduurzaming. Zo is de gehele woning voorzien van vloerverwarming, zijn er nieuwe kozijnen met HR+++ beglazing geplaatst en is het dak geïsoleerd. Dit zorgt niet alleen voor een heerlijk binnenklimaat in alle seizoenen, maar ook voor rust en energiezuinig wonen. Daarnaast zijn er diverse Smart Home-functies, zoals een digitale thermostaat, Ring-beveiligingssysteem en slimme verlichtingsregeling.

Perfecte ligging

De woning ligt in een fijne, rustige buurt met alles dichtbij. Voor de dagelijkse boodschappen kun je terecht in winkelcentrum Kostverlorenhof. Wie uitgebreider wil shoppen of uit eten wil gaan, bereikt binnen enkele minuten Stadshart Amstelveen of Gelderlandplein in Amsterdam-Buitenveldert. Scholen – waaronder internationale – zijn in de directe omgeving aanwezig.

Liefhebbers van natuur en sport kunnen hun hart ophalen: de Middelpolder en het Amsterdamse Bos liggen op korte fietsafstand en bieden volop wandel-, fiets- en sportmogelijkheden. Daarnaast is de woning uitstekend bereikbaar via de A9 en A10, en zijn er goede bus- en metroverbindingen

richting de Zuidas en Amsterdam-Centrum.

Indeling:

Begane grond
Ruime entree/hal met vaste (garderobe)kast. Aan de rechterzijde bevindt zich een werkkamer met eigen entree en handige bergkast. De luxe badkamer op deze verdieping is voorzien van wastafelmeubel, inloopdouche en toilet.
Aan de achterzijde liggen een ruime slaapkamer en een kleinere werk-/slaapkamer met toegang tot de fraai aangelegde achtertuin op het zuiden met achterom. Onder de trap zijn nog twee bergkasten, waarvan één met de C.V.-installatie.

Eerste Verdieping

Lichte doorzonwoonkamer met toegang tot het zonnige balkon (zuid) en een moderne open keuken met kookeiland en eetbar. De keuken is luxe uitgevoerd met Siemens inbouwapparatuur (XL-oven, magnetron, keramische kookplaat, dubbele koelkast met vriezer) en afgewerkt met een natuurstenen blad. Op deze verdieping bevinden zich verder een separaat toilet met fontein en de aansluitingen voor wasmachine en droger.

Tweede Verdieping

Ruime overloop met elektrisch daklicht voor natuurlijke lichtinval. Aan de voorzijde ligt de master bedroom met eigen badkamer ensuite (dubbel wastafelmeubel, toilet en inloopdouche) en een vaste kastenwand. Aan de achterzijde bevinden zich nog twee slaapkamers, beide met vaste kastenwand. De derde badkamer is centraal gelegen en voorzien van inloopdouche, wastafelmeubel, toilet én elektrisch daklicht voor natuurlijke ventilatie.

Bijzonderheden:

- * woonoppervlakte ca. 179,4m² (bruto vloeroppervlakte 200,9m²);
- * tuin op het Zuiden ca. 58m² ;
- * balkon op het Zuiden van ca. 6,2m²;



- * volledig gerenoveerd in 2022/2023;
- * in de gehele woning is vloerverwarming en op- en inbouwverlichting aanwezig;
- * verwarming / warmwatervoorziening d.m.v. combi C.V.-ketel, type Remeha Avanta, bouwjaar 2018;
- * alle badkamers hebben niet alleen vloerverwarming, maar zijn ook nog voorzien van een elektrische design radiator;
- * energielabel A;
- * Smart Home-functies;
- * centrale ligging, dichtbij winkels, scholen natuur en uitvalswegen;
- * projectnotaris – Hartman LMH.

Wil je dit huis zelf ervaren? Maak dan snel een afspraak voor een bezichtiging!

Vraagprijs € 939.000,-- k.k.
De tussen verkoper en koper gesloten koopovereenkomst komt pas tot stand indien beide partijen schriftelijk de koopakte hebben ondertekend.

Aanvaarding in overleg, doch kan spoedig.

--ENGLISH--

A Move-In Ready Family Home in Green Amstelveen – Kostverloren

Are you looking for a spacious and modern family home in a quiet, green neighborhood? This completely renovated townhouse (approx. 180 m²) in Kostverloren – Amstelveen offers everything you are looking for: space, comfort, luxury, and sustainability.

In 2022/2023 the house was thoroughly renewed, with nothing left untouched. Here you will enjoy a bright through-living room, a luxurious open kitchen, no less than 6 bedrooms, 3 bathrooms, a sunny south-facing garden, and a spacious balcony.

Sustainable & comfortable living

During the renovation, smart choices were made for sustainability. The entire house has underfloor heating, new frames with HR+++ glazing, and an insulated roof. This ensures a pleasant indoor climate in all seasons, as well as peace and energy efficiency. In addition, several Smart Home features are included, such as a digital thermostat, Ring security system, and smart lighting controls.

Perfect location

The house is situated in a quiet, pleasant neighborhood with everything close by. For daily groceries you can visit shopping center Kostverlorenhof. For more extensive shopping or dining out, Stadshart Amstelveen and Gelderlandplein in Amsterdam-Buitenveldert can be reached within minutes by car or bike. Schools – including international schools – are also located in the immediate area.



Nature and sports lovers will be delighted: the Middelpolder nature reserve and the Amsterdamse Bos are just a short cycle away, offering plenty of opportunities for walking, cycling, and sports. The property is also very well connected: the A9 and A10 highways are easily accessible, and several bus and metro connections take you quickly to Amsterdam's Zuidas or city center.

Layout

Ground floor

Spacious entrance hall with built-in wardrobe. On the right-hand side is a study with private entrance and practical storage closet. The luxury bathroom on this floor is fitted with a washbasin, walk-in shower, and toilet. At the rear you will find a large bedroom and a smaller study/bedroom with access to the beautifully landscaped south-facing garden with back entrance. Under the stairs are two more storage closets, one of which houses the central heating system.

First floor

Bright through-living room with access to the sunny south-facing balcony and a modern open kitchen with cooking island and breakfast bar. The kitchen is luxuriously equipped with Siemens built-in appliances (XL oven, microwave, ceramic hob, double fridge with freezer) and finished with a natural stone countertop. This floor also offers a separate toilet with washbasin and the laundry area with washer and dryer connections.

Second floor

Spacious landing with electric skylight for natural daylight. At the front is the master bedroom with en-suite bathroom (double washbasin, toilet, and walk-in shower) and a

built-in wardrobe. At the rear are two additional bedrooms, both with built-in wardrobes. The third bathroom is centrally located and features a walk-in shower, washbasin, toilet, and electric skylight for natural ventilation.

Details:

- * Living area approx. 179.4 m² (gross floor area 200.9 m²)
- * South-facing garden approx. 58 m²
- * South-facing balcony approx. 6.2 m²
- * Fully renovated in 2022/2023
- * Underfloor heating and built-in lighting throughout the house
- * Heating / hot water via Remeha Avanta combi-boiler, year 2018
- * All bathrooms not only have underfloor heating, but are also fitted with an electric design radiator
- * Energy label A
- * Smart Home features
- * Central location, close to shops, schools, nature, and main roads
- * Project notary - Hartman LMH

Would you like to experience this home for yourself? Schedule a viewing today!

Asking price € 939,000.

The purchase agreement between seller and buyer is only concluded if both parties have signed the deed of sale in writing.

Acceptance in consultation, but could be done soon.



Features

STRAAT VAN MESSINA 23
1183 HM AMSTELVEEN

Construction

Type house	Single family, Terraced house
Year of construction	1965
Maintenance inside	Excellent
Maintenance outside	Excellent
Energy rating	A

Areas and capacity

Living area	Approx 179.40m ²
Capacity	Approx 581.31m ³
Garden	South-facing garden approx. 58 m ²
Balcony	South-facing balcony approx. 6.2 m ²

Layout

Number of rooms	7
Bedrooms	6
Floors	3

Location

Amstelveen - Kostverloren

Other features

- Energy rating: A
- Fully renovated in 2022/2023
- Underfloor heating and built-in lighting throughout the house







**Large
Living
Area**







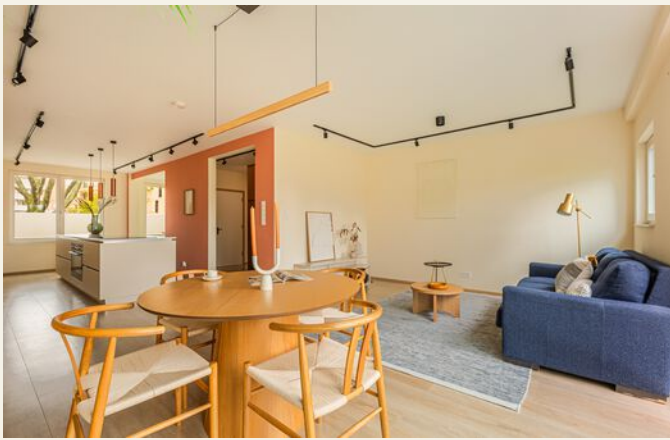
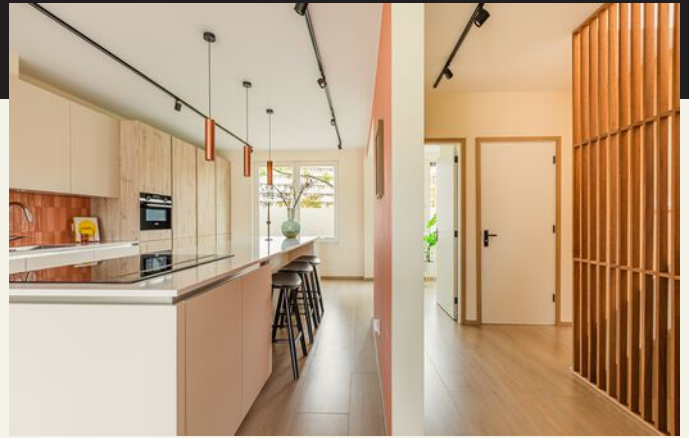


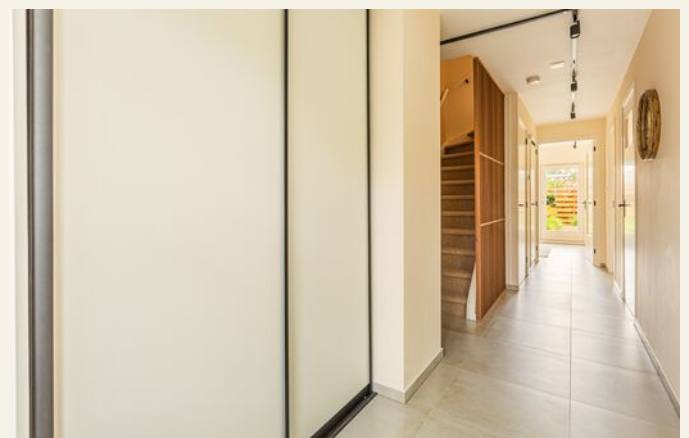
**Large
and
Sunny
Garden**

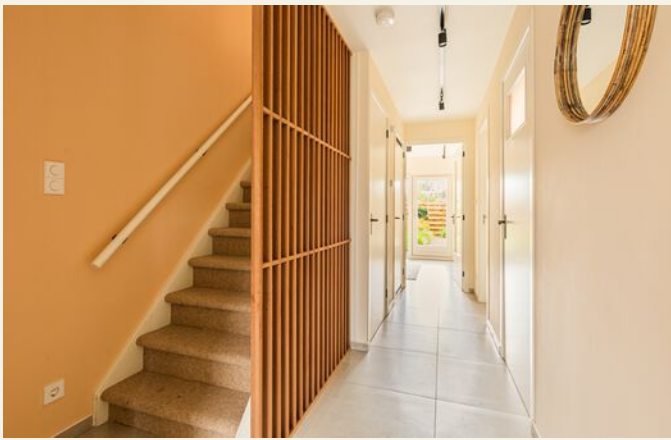


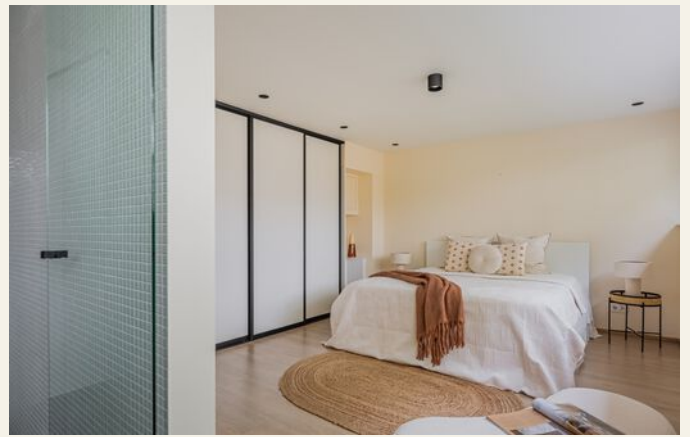








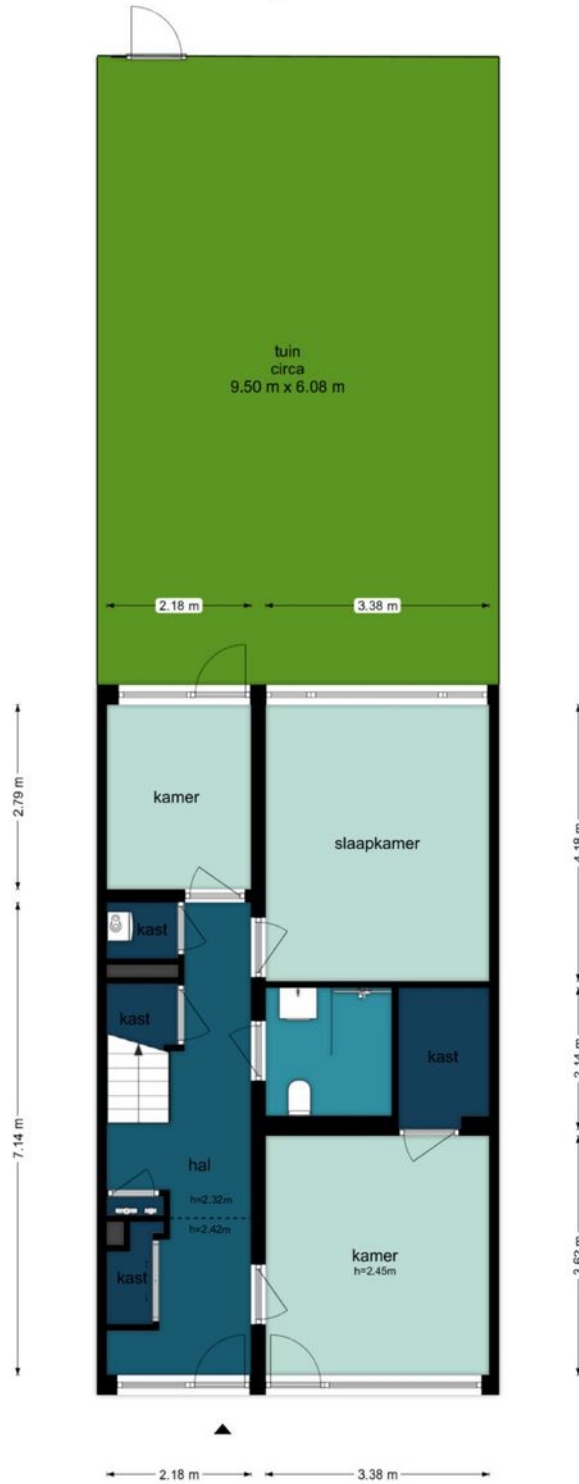




Floorplan

STRAAT VAN MESSINA 23

Straat van Messina 23 - Amstelveen
Begane Grond

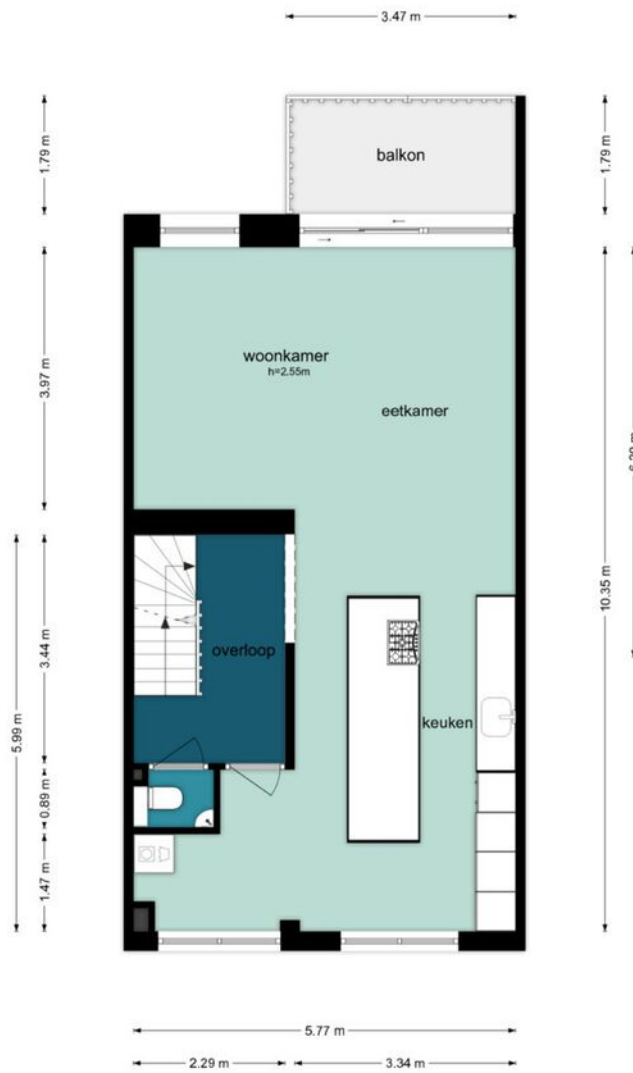


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Floorplan

STRAAT VAN MESSINA 23

Straat van Messina 23 - Amstelveen
Eerste Verdieping



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Floorplan

STRAAT VAN MESSINA 23



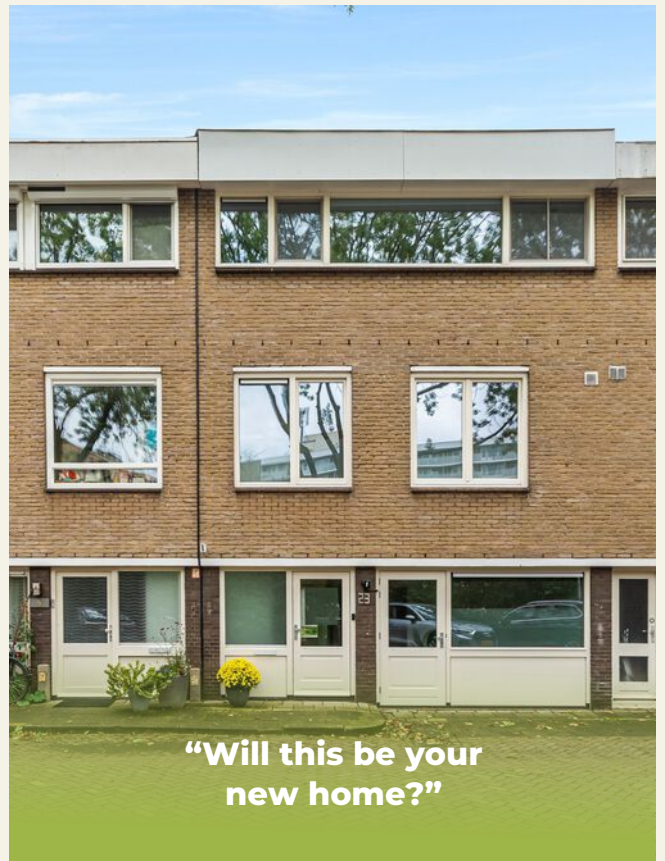
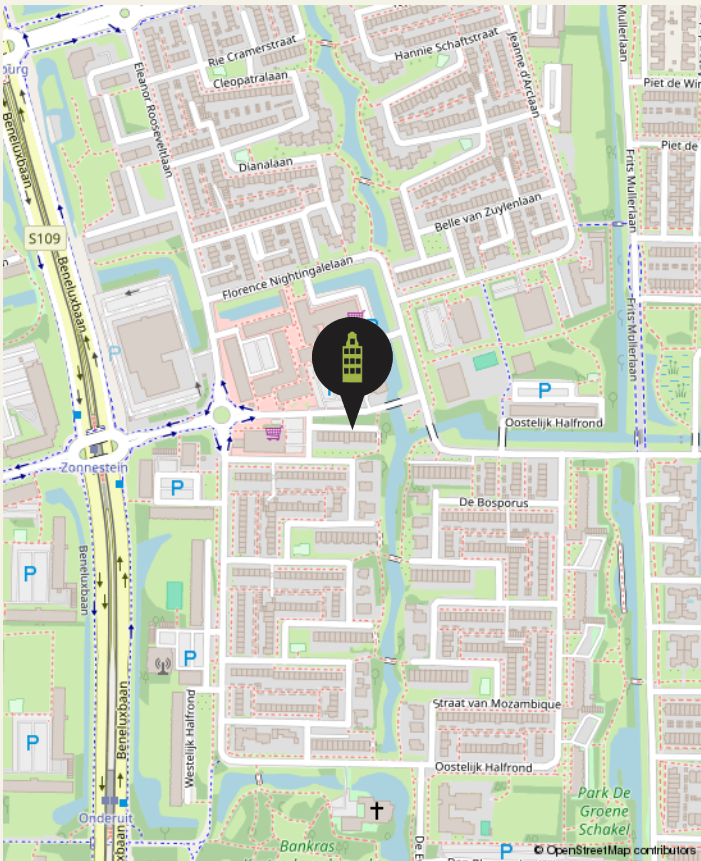
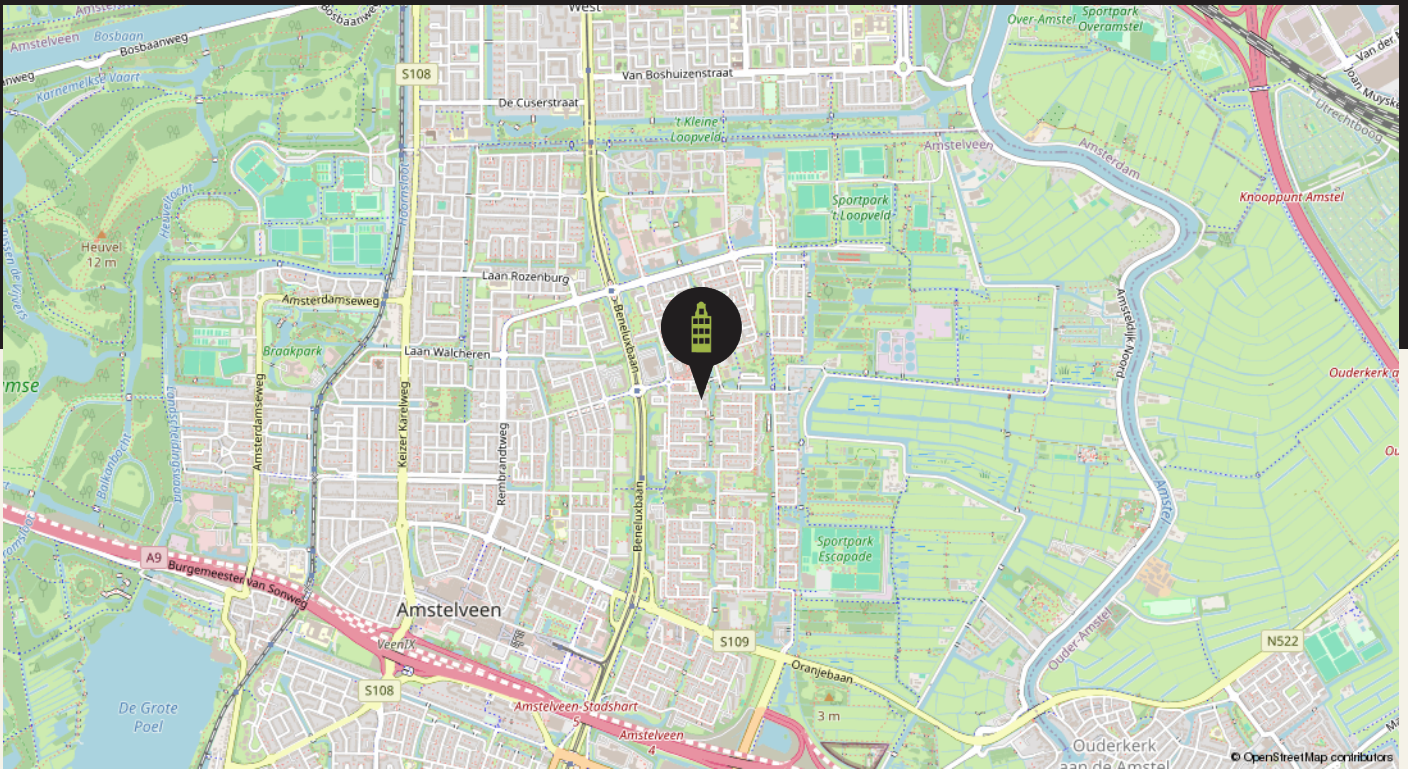
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The location of

STRAAT VAN MESSINA 23

1183 HM AMSTELVEEN

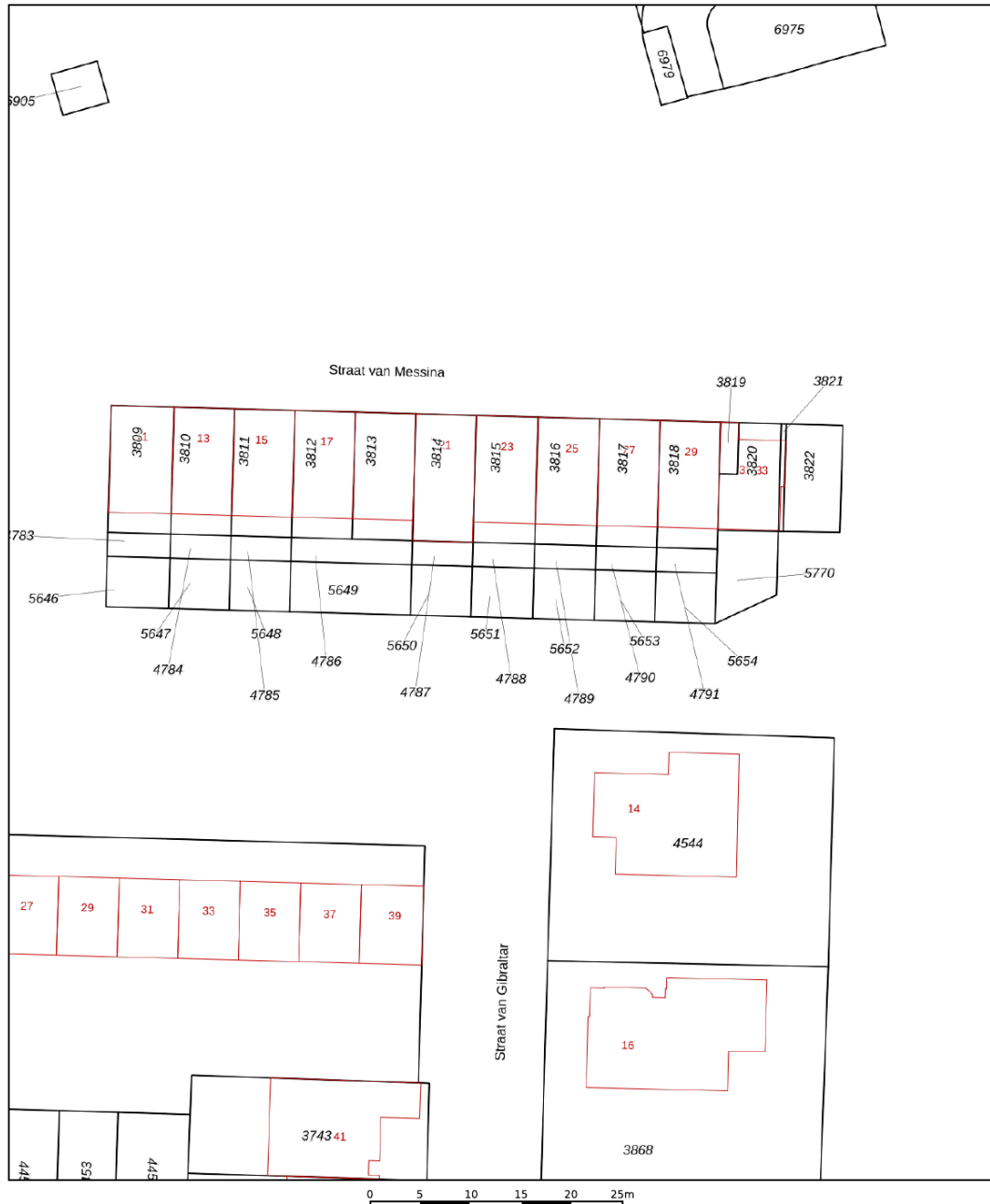



Cadastral map

STRAAT VAN MESSINA 23

Kadastrale kaart

Uw referentie: svm23



<p>12345 Perceelnummer</p> <p>25 Huisnummer</p> <p>— Vastgestelde kadastrale grens</p> <p>— Voorlopige kadastrale grens</p> <p>— Administratieve kadastrale grens</p> <p>— Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 21 juli 2025. De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Amstelveen</p> <p>Sectie I</p> <p>Perceel 5651</p> <p>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.</p>	<p>kadaster</p> 
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Energy label

STRAAT VAN MESSINA 23

Energie label woningen

Registratienummer
646120049

Datum registratie
10-02-2024

Geldig tot
05-02-2034

Status
Definitief

Deze woning heeft energielabel

A



Isolatie		Installaties		Hoofdsysteem		Verbetering aanbevolen?	
1 Gevels	<input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	7 Verwarming	HR-107 ketel			<input type="checkbox"/> nee <input checked="" type="checkbox"/> ja	
2 Gevelpanelen	<input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	8 Warm water	Overig warm water toestel			<input type="checkbox"/> nee <input checked="" type="checkbox"/> ja	
3 Daken	<input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	9 Zonneboiler	Niet aanwezig			<input type="checkbox"/> nee <input checked="" type="checkbox"/> ja	
4 Vloeren	<input type="checkbox"/> - <input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters			<input type="checkbox"/> nee <input checked="" type="checkbox"/> ja	
5 Ramen	<input type="checkbox"/> - <input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	11 Koeling	Niet aanwezig			<input checked="" type="checkbox"/> nee <input type="checkbox"/> n.t.b.	
6 Buitendeuren	<input type="checkbox"/> - <input type="checkbox"/> +/- <input checked="" type="checkbox"/> + <input type="checkbox"/> ++	12 Zonnepanelen	Niet aanwezig			<input type="checkbox"/> nee <input checked="" type="checkbox"/> ja	

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

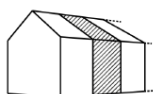
Over deze woning

Adres
Straat van Messina 23
1183HM Amstelveen
BAG-ID: 0362010002033053

Detailaanduiding

Bouwjaar 1965
Compactheid 1,10
Vloeroppervlakte 180 m²

Woningtype
Tussenwoning



Opnamedetails

Naam
M. El-Haji

Examnummer
551554

Certificaathouder
1energielabel Koepel B.V.

Inschrijffnummer KvK-nummer
SKGIKOB 012382 89702417

Certificerende instelling
SKGIKOB

Soort opname
Basisopname



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

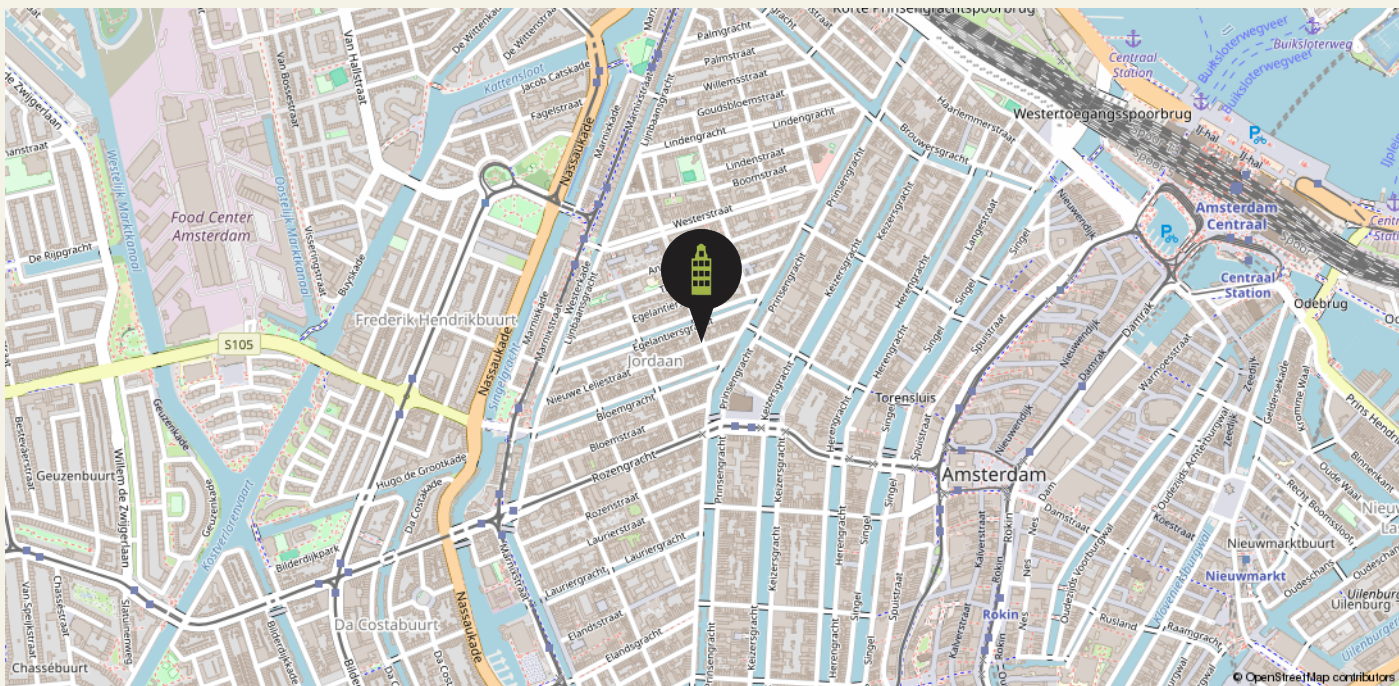
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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
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.



27 House Makelaars Real Estate

