

Amsterdam

Cornelis Trooststraat 57 H

Price € 498.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

CORNELIS TROOSTSTRAAT 57 H

- English text below -

In de populaire wijk Nieuwe Pijp, Amsterdam-Zuid, tref je dit lichte en sfeervolle 2/3-kamerappartement van ca. 58 m² mét eigen achtertuin.

Dit charmante appartement is efficiënt en praktisch ingedeeld. Aan de voorzijde bevindt zich een ruime en rustige slaapkamer, terwijl aan de achterzijde de woonkamer in verbinding staat met de open keuken. Dankzij de openslaande deuren stap je vanuit de veranda zó je achtertuin in – een heerlijke plek om te ontspannen of gezellig te borrelen met vrienden. Ook de tweede kamer, ideaal als werk- of logeerkamer, ligt aan de tuinzijde.

Ligging

De locatie is werkelijk ideaal. In de bruisende Nieuwe Pijp woon je op steenworp afstand van het Beatrixpark, het Sarphatipark en het Museumplein met haar wereldberoemde musea. In de directe omgeving vind je een groot aanbod aan gezellige cafés, restaurants en winkels, waaronder het Cornelis Troostplein, de Beethovenstraat, de Ferdinand Bolstraat en natuurlijk de levendige Albert Cuypmarkt. Voor de dagelijkse boodschappen zijn diverse supermarkten op loopafstand.

Bereikbaarheid

De bereikbaarheid is uitstekend. De metro (Noord/Zuidlijn) ligt op slechts enkele minuten lopen en brengt je razendsnel naar Station Zuid of Centraal Station. Ook tramlijn 12 in de Ferdinand Bolstraat is dichtbij. Met de fiets sta je binnen enkele minuten in het hart van de stad, en via de nabijgelegen uitvalswegen rijd je zo de Ring A10 op.

Indeling

Via je eigen entree kom je in de hal, waar zich de trapkast met wasmachineaansluiting bevindt, evenals een separaat toilet met fontein. Aan het einde van de hal ligt de nette badkamer, voorzien van een ligbad, wastafel en inloopdouche. De ruime slaapkamer aan de voorzijde biedt volop rust. Bij binnenkomst in het woongedeelte valt

direct het hoge plafond van ca. 2,9 meter op – dit geeft het geheel een heerlijk ruimtelijk en licht gevoel. De open keuken is compleet uitgerust met een vaatwasser, 4-pits gaskookplaat, combi-oven/magnetron, koel-/vriescombinatie en veel opbergruimte. Vanuit het zitgedeelte is de tweede kamer bereikbaar, ideaal als werkkamer of babykamer.

Via de openslaande deuren stap je vanuit de woonkamer op de veranda en vervolgens in de beschutte achtertuin (gelegen op het noorden) – een fijne buitenruimte midden in de stad.

Bijzonderheden:

- Knus, sfeervol en goed onderhouden appartement met een heerlijke veranda en tuin!
- Het woonoppervlak van het appartement bedraagt ongeveer 57,9m².
- Veranda (ca. 6m²) en tuin op het noorden met een oppervlakte van ongeveer 18,5m².
- Hoge plafonds (ca. 2,90 m)
- Een prachtige eikenhouten vloer door de gehele woning.
- Gedeeltelijk dubbel glas.
- Verwarming en warmwatervoorziening d.m.v. C.V.-ketel (Vaillant, bouwjaar 2003)
- Actieve en gezonde VvE in eigen beheer, maandelijkse servicekosten € 155,-.
- Gelegen op eigen grond, dus geen erfpacht!
- Parkeermogelijkheden op de openbare weg, met de mogelijkheid tot het aanvragen van een parkeervergunning (vergunningsgebied Zuid 3.2 De Pijp Zuid, ook gelden in Zuid-3 en Zuid-4).

Kortom: een charmant appartement met tuin op een fantastische locatie, dat direct te betrekken is!

Nieuwsgierig? Wij laten je dit appartement graag zien.

Aanvaarding per direct.



Located in the popular Nieuwe Pijp area of Amsterdam-Zuid, you'll find this bright and charming 2/3-room apartment of approx. 58 m² with a private garden.

This delightful apartment has an efficient and well-thought-out layout. At the front you'll find a spacious and quiet bedroom, while at the rear the living room seamlessly connects to the open kitchen. Thanks to the French doors, you can step straight from the veranda into your private garden – a lovely spot to relax or enjoy a drink with friends. The second room, perfect as a study or guest room, is also located at the garden side.

Location

The location is truly ideal. In the vibrant Nieuwe Pijp neighborhood, you live just a stone's throw from Beatrixpark, Sarphatipark and Museumplein with its world-famous museums. The immediate surroundings offer a wide range of cozy cafés, restaurants, and shops, including Cornelis Troostplein, Beethovenstraat, Ferdinand Bolstraat and, of course, the lively Albert Cuyp market. Several supermarkets are just around the corner for your daily groceries.

Accessibility

Accessibility is excellent. The North/South metro line is only a few minutes' walk away and takes you directly to either Amsterdam Central Station or Station Zuid (WTC) within minutes. Tram line 12, running through Ferdinand Bolstraat, is also nearby. The city center can be reached within a few minutes by bike, and the Ring A10 motorway is easily accessible via several main roads.

Layout

You enter the apartment through your private entrance into the hallway, which includes a storage cupboard with washing machine connection and a separate toilet with wash basin. At the end of the hall is the bathroom, fitted with a bathtub, washbasin, and walk-in

shower. The spacious bedroom at the front offers plenty of peace and privacy.

Upon entering the living area, the high ceiling of approx. 2.9 meters immediately catches the eye, creating a wonderful sense of space and light. The open kitchen is fully equipped with a dishwasher, 4-burner gas hob, combi oven/microwave, fridge/freezer combination, and ample storage. From the sitting area, you have access to the second room – ideal as a home office or nursery.

Through the French doors, you step onto the veranda and into the enclosed garden (facing north) – a peaceful outdoor retreat right in the heart of the city.

Particulars

- Cosy, charming and well-maintained apartment with a lovely veranda and private garden!
- The living area of the apartment is approximately 57.9 m².
- Porch (6 m²) and garden with an area of approximately 18.5 m².
- High ceilings (approx. 2.90 m).
- Beautiful oak wooden flooring throughout the entire apartment.
- Partly double glazed windows.
- Heating and hot water provided by a central heating boiler (Vaillant, year of installation 2003).
- Active and healthy Homeowners' Association (VvE) self-managed; monthly costs €155,--
- Located on freehold land – no ground lease!
- Parking available on public roads, with the possibility to apply for a parking permit (permit area Zuid 3.2 – De Pijp Zuid; also valid in Zuid-3 and Zuid-4).

In short: a charming apartment with garden in a fantastic location, ready to move into right away!

Curious? We would be delighted to show you this apartment.

Available for immediate occupancy.



Features

CORNELIS TROOSTSTRAAT 57 H
1072 JC AMSTERDAM

Construction

Type house	Ground Floor Apartment
Year of construction	1904
Maintenance inside	Good
Maintenance outside	Good
Energy rating	F

Areas and capacity

Living area	Approx 57.90m ²
Capacity	Approx 231.94m ³
Outdoor space	Approx 25m ²
Ceiling Height	Approx 2.9m

Layout

Number of rooms	3
Bedrooms	2
Floors	

Location

Nieuwe Pijp, Amsterdam-Zuid

Other features

-Located on freehold land - no
ground lease!





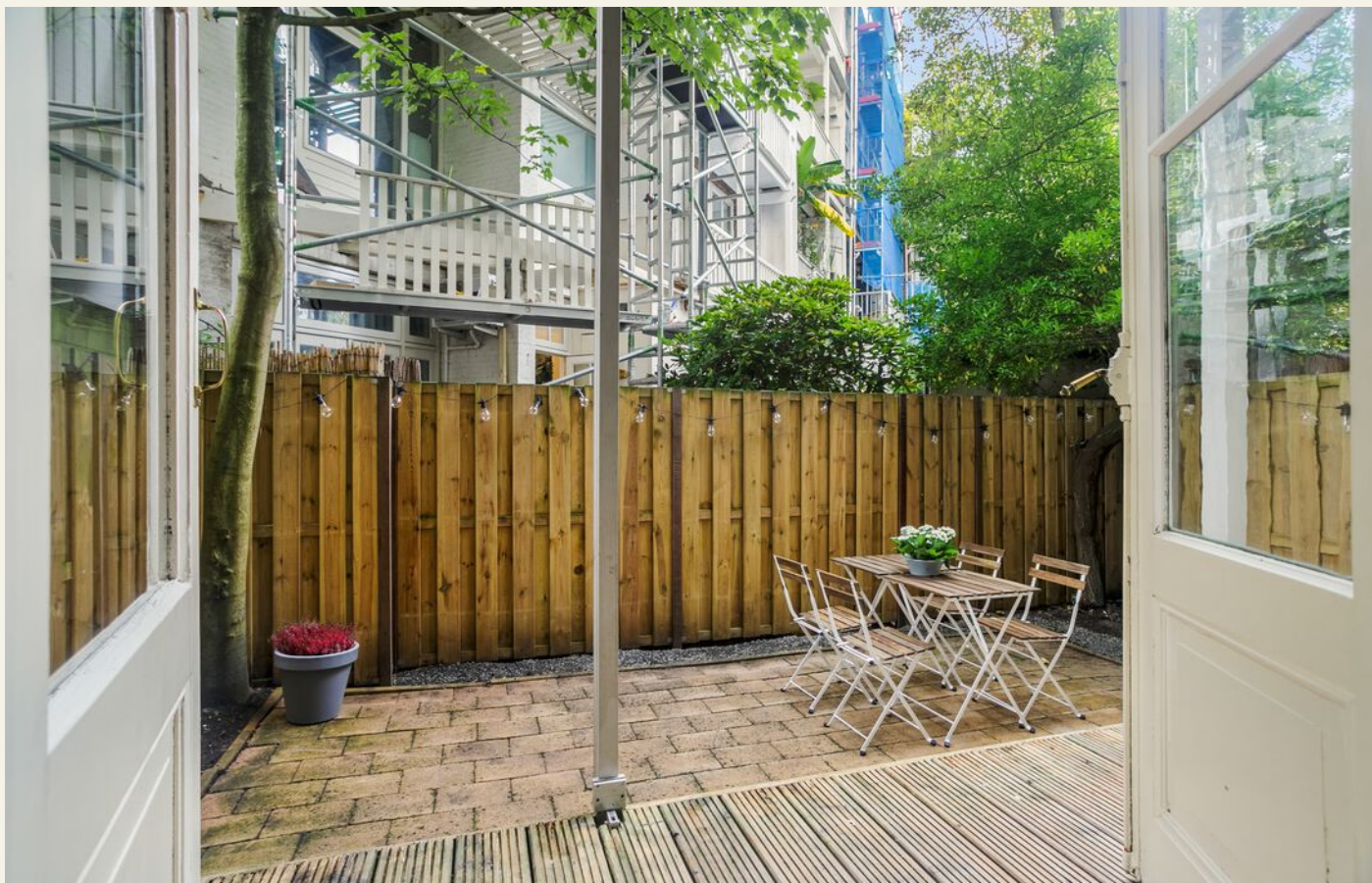


















Floorplan

CORNELIS TROOSTSTRAAT 57 H

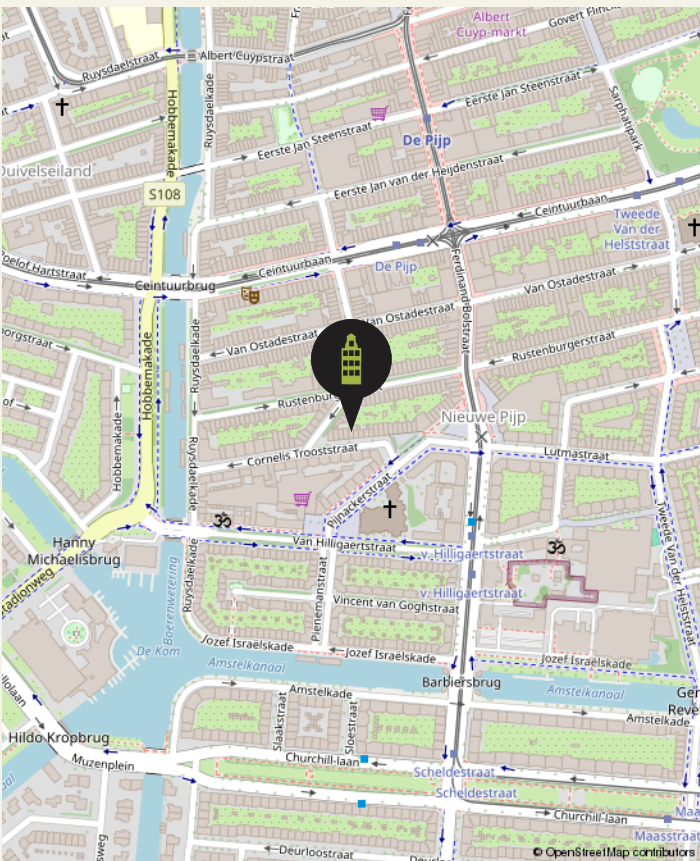
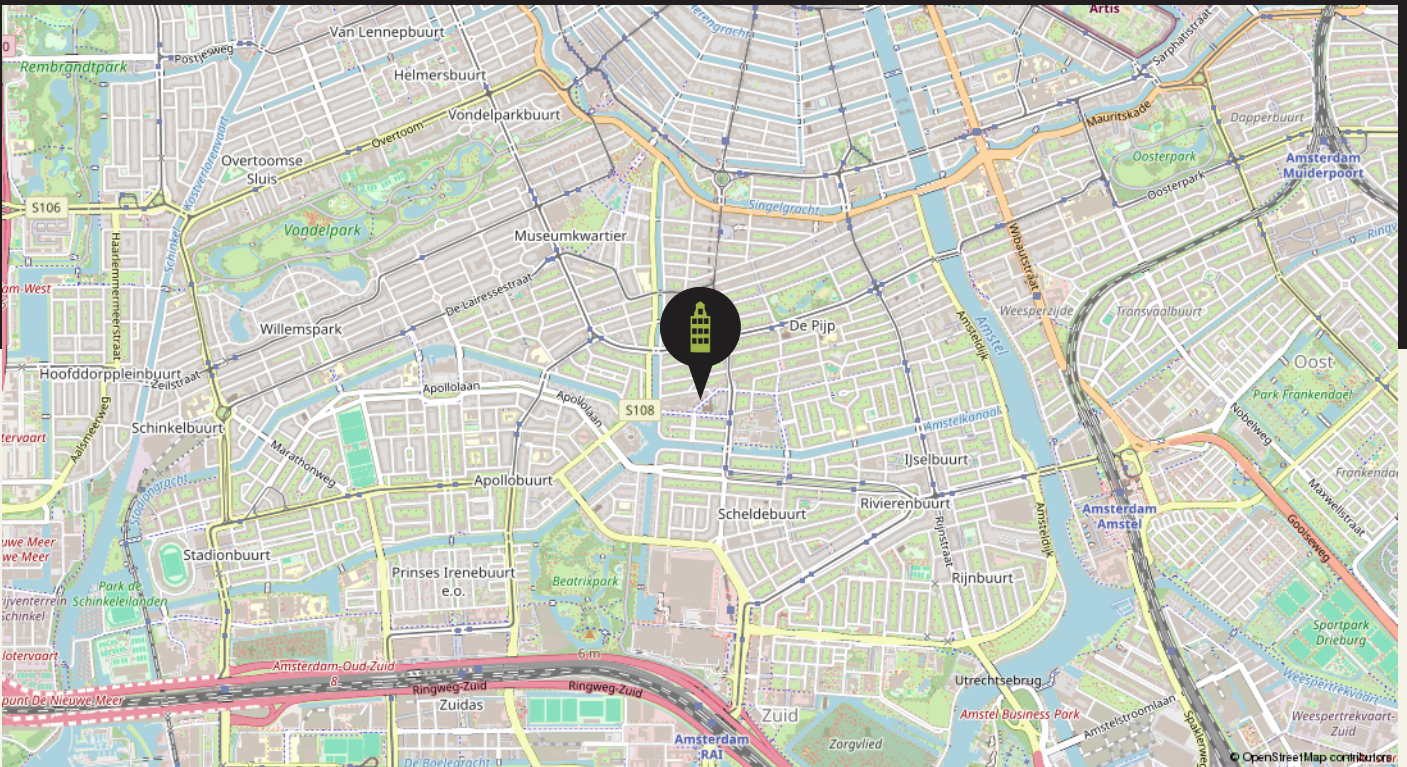


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
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The location of

CORNELIS TROOSTSTRAAT 57 H

1072 JC AMSTERDAM



12345
25

Deze kaart is noordgericht
Perceelnummer
Huisnummer
Vastgestelde kadastrale grens
Voorlopige kadastrale grens
Administratieve kadastrale grens
Bebouwing

Schaal 1: 500

Kadastrale gemeente
Sectie
Perceel

Amsterdam
V
2954

kadastro

Voor een eindsluitend uittreksel, geleverd op 16 september 2025

De bewaarder van het kadaster en de openbare registers

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.

Energy label

CORNELIS TROOSTSTRAAT 57 H

Energie label woningen

Registratienummer
605645700

Datum registratie
28-09-2025

Geldig tot
23-09-2035

Status
Definitief

Deze woning heeft energielabel

F



Isolatie

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

Installaties

7 Verwarming	HR-100 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	
10 Ventilatie	Natuurlijke toevoer met mechanische afzuiging	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

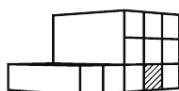
Over deze woning

Adres
Cornelis Trooststraat 57 H
1072JC Amsterdam
BAG-ID: 0363010000610590

Detailaanduiding

Bouwjaar 1904
Compactheid 1,42
Vloeroppervlakte 59m²

Woningtype
Tussenwoning onderste
bouwlaag



Opnamedetails

Naam S. Bosman
Vakbekwaamheidsnummer 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

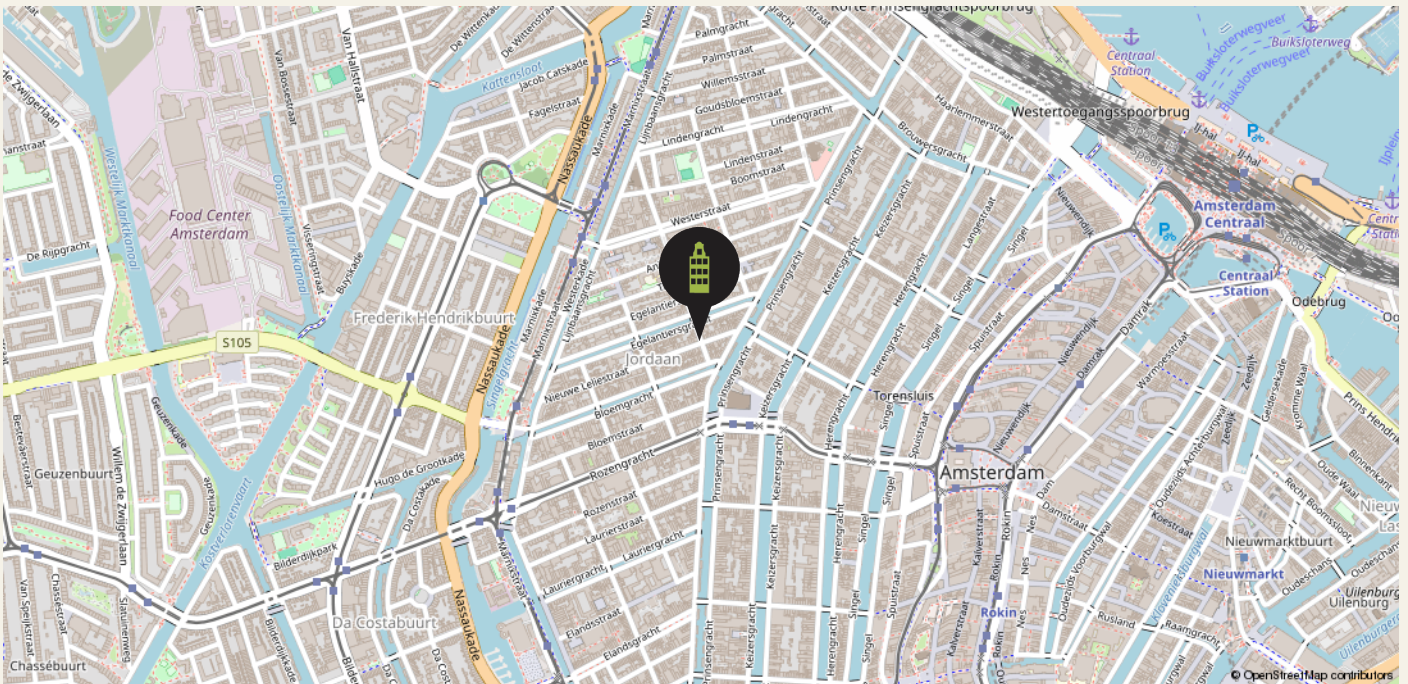
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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 Office Location

27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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Chief Cuddling Officer

TJ

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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

[illegible]

Notes AND OBSERVATIONS

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