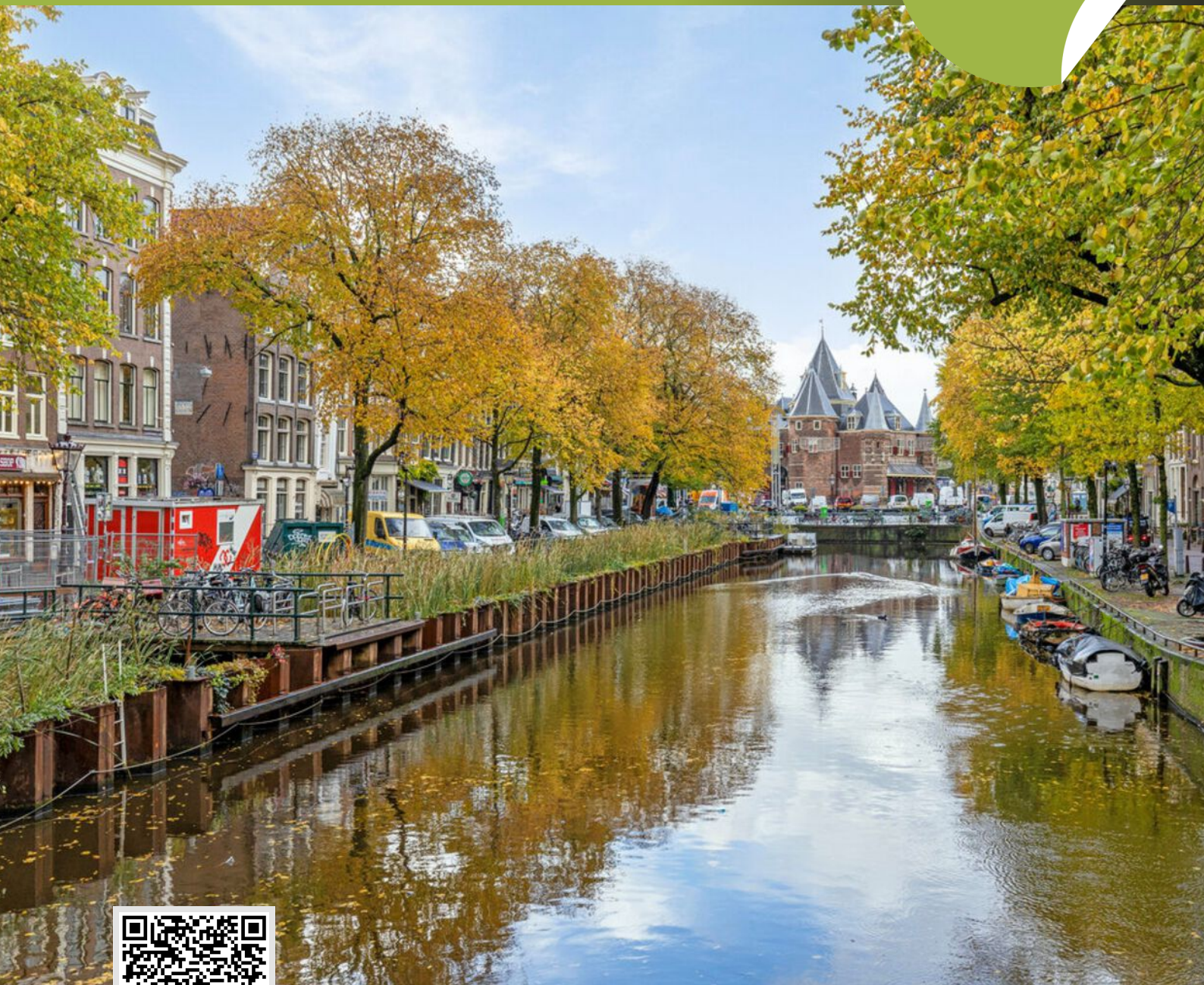


Amsterdam

Bethaniënstraat 43 A

Price € 450.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

BETHANIËNSTRAAT 43 A

-- English text below --

Wonen in het hart van historisch Amsterdam, op eigen grond, in een karaktervol rijksmonument?

Dit charmante tweekamerappartement van ca. 52 m² biedt precies dat! Gelegen aan de Kloveniersburgwal, op de hoek van de Bethaniënstraat, combineert deze woning de sfeer van vroeger met het comfort van nu.

Het appartement maakt deel uit van het statige hoekpand Bethaniënstraat 43 / Kloveniersburgwal 28, dat in 2017 is gesplitst in vier appartementsrechten. De woning bevindt zich op de eerste verdieping en beschikt over een lichte woonkamer met open keuken, een comfortabele slaapkamer, een moderne badkamer en een separaat toilet.

De ligging is ronduit geweldig: met uitzicht op de Kloveniersburgwal en op slechts een paar stappen van de levendige Nieuwmarkt. Hier geniet je van een bruisende omgeving met een grote diversiteit aan winkels, restaurants en gezellige cafés. Voor je dagelijkse boodschappen zijn er diverse supermarkten en speciaalzaken in de buurt, en elke zaterdag is er de populaire biologische markt op de Nieuwmarkt. Ook voor sport en ontspanning is er volop keuze in de directe omgeving.

De bereikbaarheid is uitstekend: Amsterdam Centraal Station ligt op loopafstand en biedt verbindingen met trein, metro, tram en bus. De uitvalswegen zijn eveneens goed bereikbaar – binnen 10 à 15 minuten rijd je de stad uit.

Ben jij op zoek naar een goed onderhouden, sfeervol appartement in een monumentaal pand aan de gracht – midden in het oude centrum van Amsterdam? Dan is dit jouw kans!

Indeling:

De entree van het gezamenlijke trappenhuis bevindt zich aan de Bethaniënstraat. Op de eerste verdieping vind je de meterkast en de entree van het appartement. Bij binnenkomst stap je direct de lichte woonkamer binnen, waar drie grote ramen uitkijken over de Kloveniersburgwal – een prachtig, typisch Amsterdams uitzicht.

De open keuken is modern en compleet ingericht met diverse inbouwapparatuur: een gasstel met recirculatie-afzuigkap, een combi oven/magnetron, een vaatwasser en een koel-/vriescombinatie.

Via de hal naar de slaapkamer kom je langs het separate toilet met fontein. De slaapkamer beschikt over handige inbouwkasten en biedt toegang tot de badkamer, voorzien van een inloopdouche, wastafelmeubel en aansluiting voor de wasmachine.

Bijzonderheden:

- Goed onderhouden appartement gelegen in het oude Centrum;
- Woonoppervlakte appartement ca. 52m²;
- Bouwjaar ca. 1768, gerenoveerd rond 2016;
- Rijksmonument (3027);
- Energielabel B;
- De woning is voorzien van extra (draai)ramen aan de binnenzijde, waardoor er een optimale isolatie is;
- Verwarming en warmwatervoorziening d.m.v. C.V.-ketel Intergas, Kombi Kompakt HRE, bouwjaar 2017;
- De gehele woning is voorzien van een eiken houten vloer;
- De woning is gelegen op eigen grond;
- De actieve wordt professioneel beheerd. De maandelijkse servicekosten bedragen € 114,89;
- Parkeren op de openbare weg, waarbij een



aanvraag voor een parkeervergunning (vergunningsgebied Centrum 1) mogelijk is. Voor het aanvragen voor een parkeervergunning moet je rekening houden met een wachttijd. Met deze parkeervergunning mag je ook parkeren in Centrum 3. Meer informatie hierover vind je op de website van de Gemeente Amsterdam; - Niet eigenbewoningsclausule van toepassing.

Aanvaarding in overleg, doch kan spoedig.

Benieuwd? Maak snel een afspraak en kom dit bijzondere appartement bezichtigen!

--ENGLISH--

Living in the heart of historic Amsterdam, on freehold land, in a characterful national monument?

This charming two-room apartment of approx. 52 m² offers exactly that! Located on the Kloveniersburgwal, at the corner of Bethaniënstraat, this home combines the atmosphere of the past with the comfort of today.

The apartment is part of the stately corner building Bethaniënstraat 43 / Kloveniersburgwal 28, which was divided into four apartment rights in 2017. The property is situated on the first floor and features a bright living room with an open kitchen, a comfortable bedroom, a modern bathroom, and a separate toilet.

The location is truly superb: overlooking the Kloveniersburgwal and just a few steps away from the lively Nieuwmarkt. Here you can enjoy a vibrant neighborhood with a great variety of shops, restaurants, and cozy cafés.

For your daily groceries, there are several supermarkets and specialty stores nearby, and every Saturday you can visit the popular organic market at Nieuwmarkt. For sports and relaxation, there are plenty of gyms and other facilities in the immediate area.

Accessibility is excellent: Amsterdam Central Station is within walking distance and offers connections by train, metro, tram, and bus. Major roads are also easily accessible — you can leave the city within 10 to 15 minutes by car.

Are you looking for a well-maintained, atmospheric apartment in a monumental canal-side building — right in the old city center of Amsterdam? Then this is your chance!

Layout:

The entrance to the shared staircase is located on Bethaniënstraat. On the first floor, you'll find the meter cupboard and the entrance to the apartment. Upon entering, you step directly into the bright living room, where three large windows offer a beautiful view over the Kloveniersburgwal — a quintessentially Amsterdam scene.

The open kitchen is modern and fully equipped with various built-in appliances: a gas hob with recirculating extractor hood, a combination oven/microwave, a dishwasher, and a fridge/freezer combination.

Through the hallway leading to the bedroom, you pass the separate toilet with small sink. The bedroom features practical built-in wardrobes and provides access to the bathroom, fitted with a walk-in shower, washbasin cabinet, and washing machine connection.



Particulars:

- Well-maintained apartment located in the old city center;
- Apartment living area approx.. 52 m²;
- Originally built around 1768, renovated around 2016;
- National monument (registration no. 3027);
- The apartment features additional (tilting) windows on the inside for optimal isolation;
- Heating and hot water via Intergas central heating boiler, Kombi Kompakt HRE, built in 2017;
- Entire apartment fitted with an oak wooden floor;
- The property is located on freehold land (no ground lease);
- The active Homeowners' Association (VvE) is professionally managed. Monthly service costs are €114.89;
- Parking on public roads, with the possibility to apply for a parking permit (permit area Centrum 1). Please note there may be a waiting period for the permit. With this permit, you can also park in Centrum 3. More information can be found on the City of Amsterdam's website;
- Non-occupancy clause applies.

Curious? Schedule an appointment today and come see this unique apartment for yourself!

Delivery in consultation, but can be soon.



Features

BETHANIËNSTRAAT 43 A

1012 BZ AMSTERDAM

Construction

Type house	Apartment
Year of construction	1793
Maintenance inside	Good
Maintenance outside	Good
Energy rating	B

Areas and capacity

Living area	Approx 52m ²
Capacity	Approx 157.17m ³
Outdoor space	Approx
Storage space	Approx -

Layout

Number of rooms	2
Bedrooms	1
Floors	1

Location

Amsterdam Center	Kloveniersburgwal near the lively Nieuwmarkt.
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Other features

-Own Ground - NO Land Lease!	-
-Canal View	
-Energy Rating B	
-National Monument	







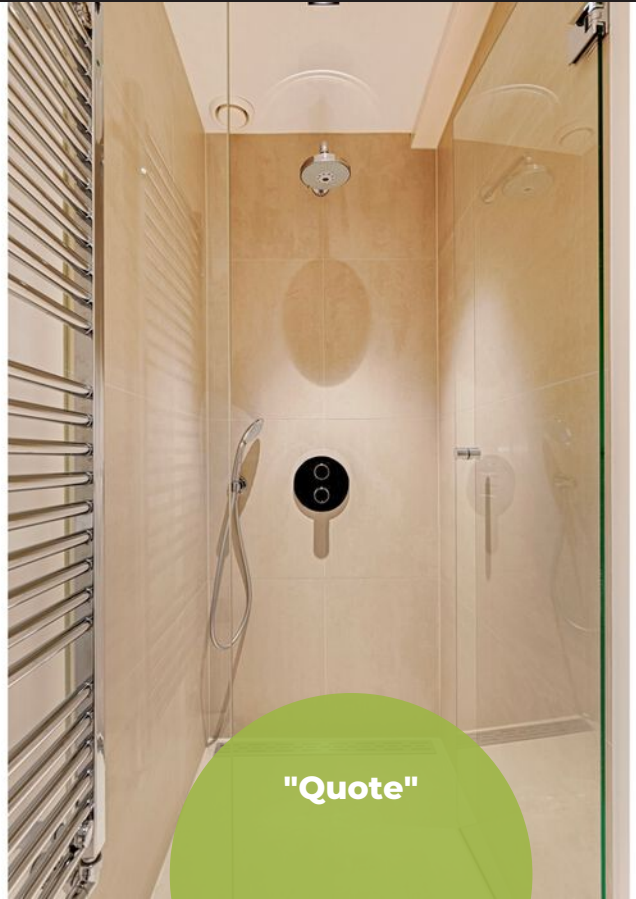
Cosy
Living
Area











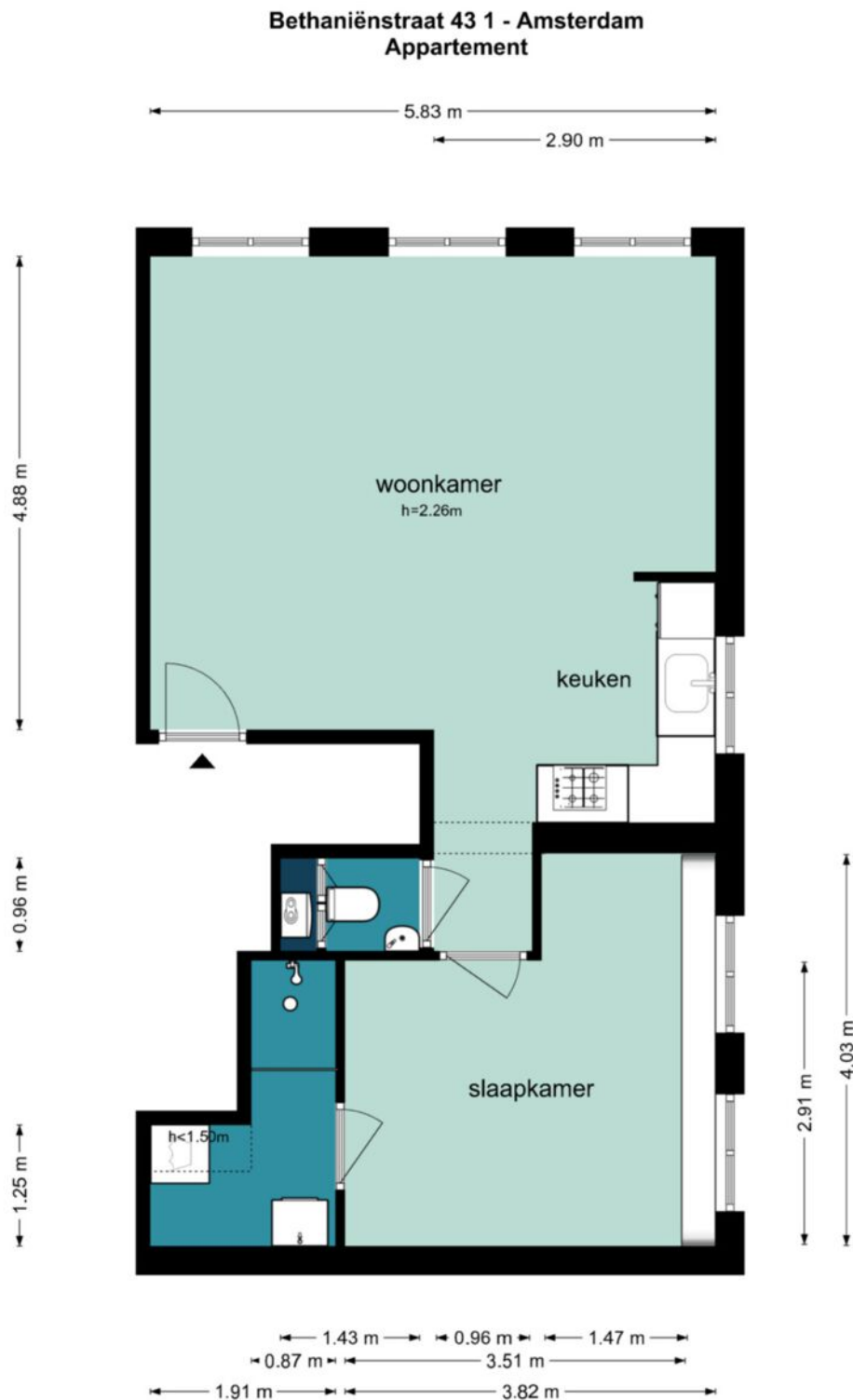
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Floorplan

BETHANIËNSTRAAT 43 A

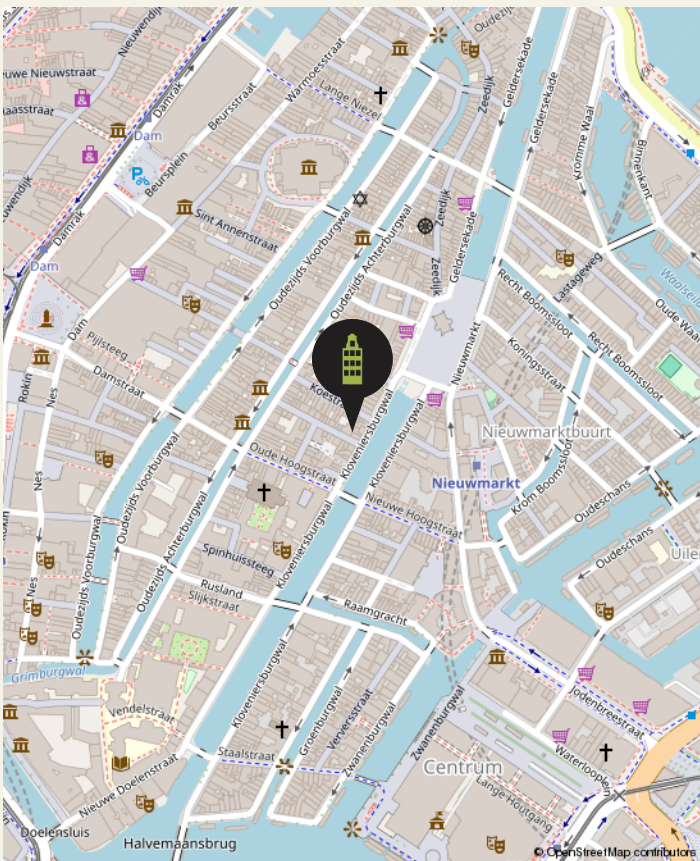
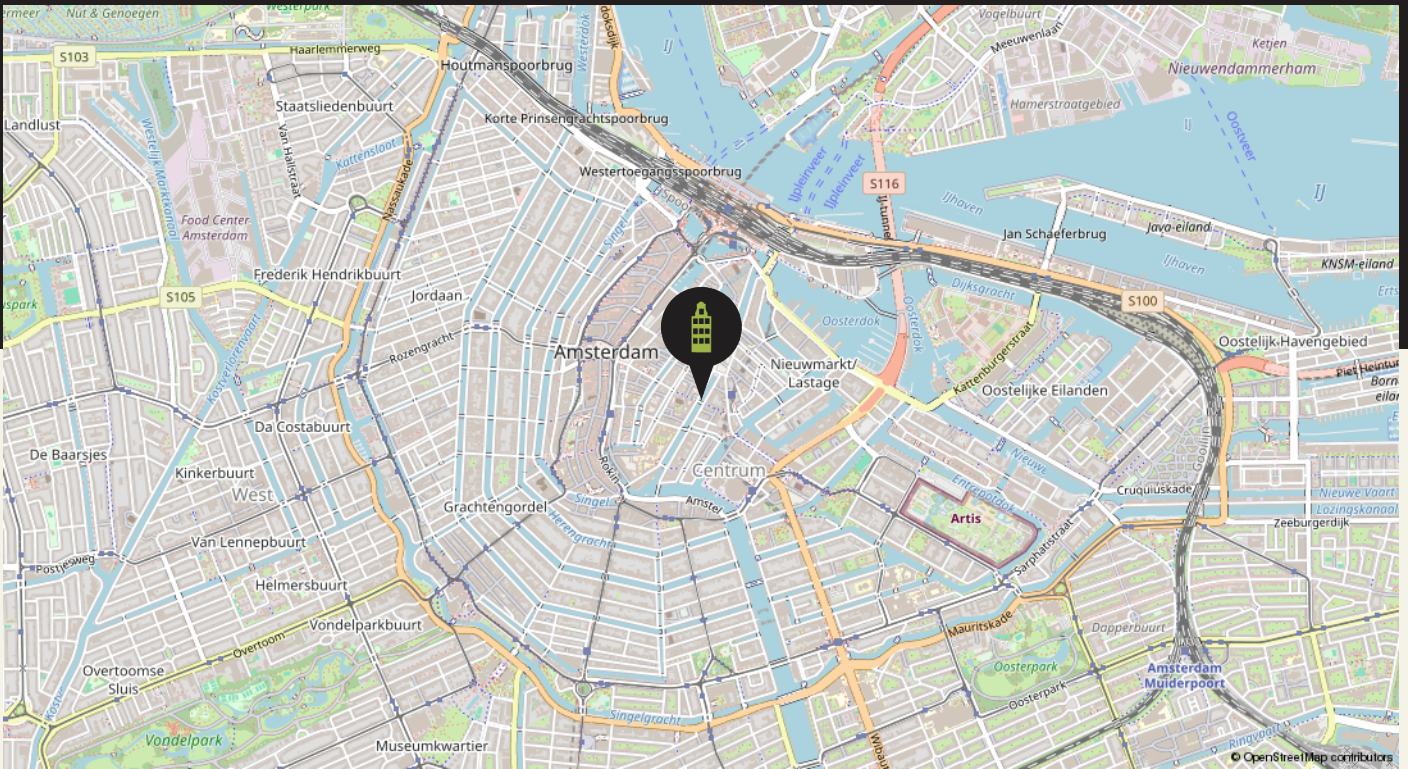


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of

BETHANIËNSTRAAT 43 A

1012 BZ AMSTERDAM



Cadastral map

BETHANIËNSTRAAT 43 A

Kadastrale kaart

Uw referentie: Mark



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie G

Perceel 2282

kadaster

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.

Voor een eensluidend uittreksel, geleverd op 3 oktober 2025
De bewaarder van het kadaster en de openbare registers



Energy label

BETHANIËNSTRAAAT 43 A

Energie label woningen

Registratienummer
275180001

Datum registratie
18-08-2023

Geldig tot
18-08-2033

Status
Definitief

Deze woning
heeft energielabel

B



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

Installaties		Hoofdsysteem	Verbetering aanbevolen?	
7	Verwarming	HR-107 ketel	nee	ja
8	Warm water	Kokend water kraan	nee	ja
9	Zonneboiler	Niet aanwezig	nee	ja
10	Ventilatie	Natuurlijke toevoer met mechanische afzuiging	nee	ja
11	Koeling	Niet aanwezig	nee	n.t.b.
12	Zonnepanelen	Niet aanwezig	nee	ja

Deze woning wordt verwarmd via een aardgasaansluiting

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

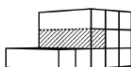
Over deze woning

Adres
Bethaniënstraat 43 A
1012BZ Amsterdam
BAG-ID: 0363010012118034

Detailaanduiding

Bouwjaar 1793
Compactheid 0,60
Vloeroppervlakte 53 m²

Woningtype
Hoekwoning op tussenverdieping



Opnamedetails

Naam
O. Radder

Examennummer
62966

Certificaathouder
Adficom Vastgoeddiensten

Inschrijfnummer EPG2015-37
KvK-nummer 61095729

Certificerende instelling
EPG-Certificering

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

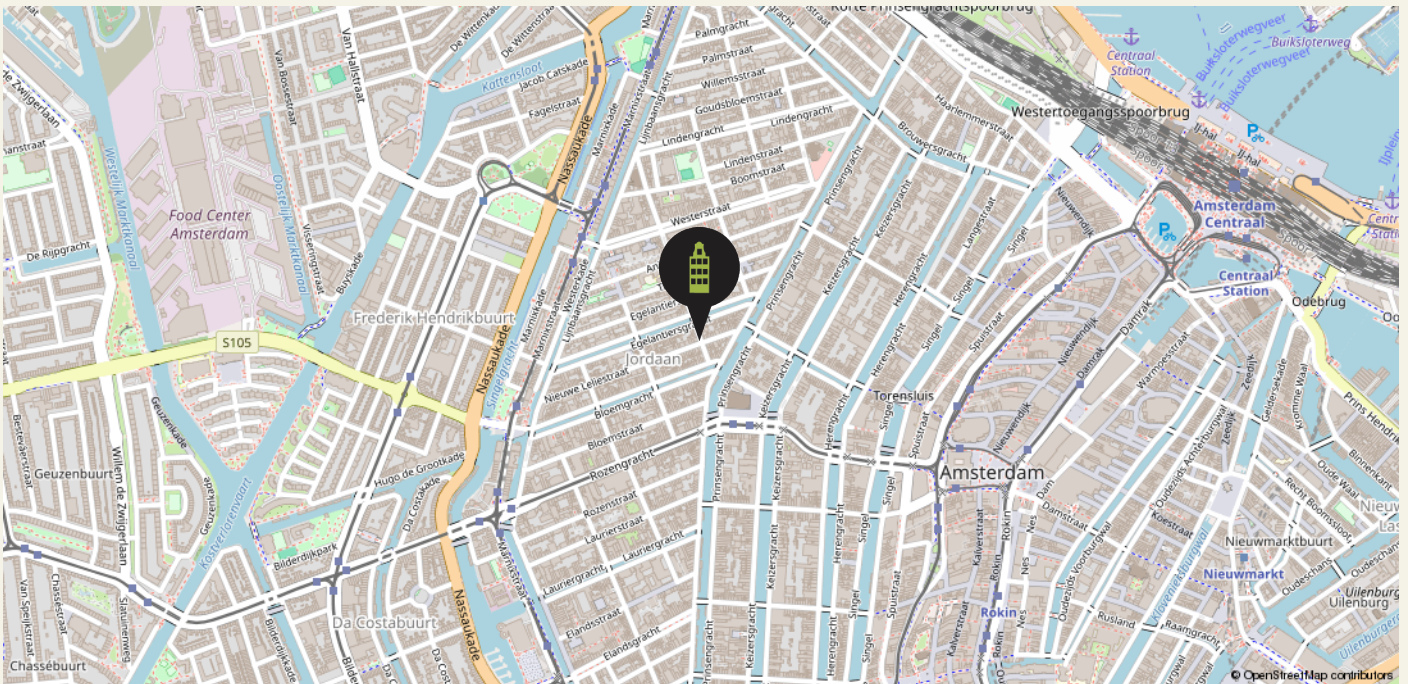
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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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🌐 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.



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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.



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Notes AND OBSERVATIONS

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