

Amsterdam

Vincent Van Goghstraat 165

Price € 665.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

VINCENT VAN GOGHSTRAAT 165

Smaakvol gerenoveerd appartement met tuin in de Nieuwe Pijp – licht, ruim en instapklaar.

Dit smaakvol gerenoveerde appartement op de begane grond biedt een lichte woonkamer, twee slaapkamers en een zonnige tuin – alles wat je zoekt, midden in de stad. In de rustige en charmante Vincent van Goghstraat, in het hart van de Nieuwe Pijp, ligt dit sfeervolle begane-grondappartement van bijna 70 m².

De woning is stijlvol gerenoveerd en beschikt over een ruime woonkamer, twee slaapkamers, een zonnige tuin en een eigen berging. Een heerlijke plek om te wonen, op loopafstand van alles wat De Pijp zo geliefd maakt.

INDELING

Via de gemeenschappelijke entree bereik je de woning op de begane grond. De hal biedt toegang tot het toilet en een handige garderobehoek.

De riante woonkamer valt direct op door de karakteristieke exposed brick wall en de grote glazen pui met openslaande deuren naar de tuin. De moderne open keuken met spoeleiland is voorzien van alle gemakken: een 6-pits gasfornuis, heteluchtoven, vaatwasser, koelkast met vrieslades en een wijnklimaatkast. Aan de voorzijde ligt de ruime hoofdslaapkamer met een praktische kastenwand. De tweede kamer aan de achterzijde is ideaal als kinder- of werkkamer. De strak afgewerkte badkamer is voorzien van een inloopdouche, wastafelmeubel en aansluitingen voor wasmachine en droger. De tuin biedt volop ruimte om buiten te eten, te borrelen of te ontspannen, en beschikt over een handige houten berging.

OMGEVING

De Vincent van Goghstraat ligt in een rustig deel van De Pijp, op de grens met de Rivierenbuurt.

Een centrale locatie met alle voorzieningen binnen handbereik: buurtwinkels, delicatessenzaken, supermarkten en natuurlijk de vele gezellige cafés en restaurants die De Pijp rijk is. Het Sarphatipark en het Beatrixpark liggen vlakbij voor een wandeling of een picknick in het groen. Binnen 10 minuten fiets je naar zowel het Leidseplein als de Zuidas.

De bereikbaarheid is uitstekend: diverse tram- en metroverbindingen bevinden zich op loopafstand en in minder dan 10 minuten fiets je naar station Zuid of RAI. Met de auto ben je via de Scheldestraat en het Europaplein zo op de Ring A10.

BIJZONDERHEDEN

- Gebruiksoppervlakte wonen: ca 69 m²
- Twee slaapkamers
- Tuin met groot terras en berging
- Recent en smaakvol gerenoveerd
- Fraaie staal met glazen scheidingswand
- Complete keuken met spoeleiland
- Actieve VvE, professioneel beheerd
- Maandelijkse servicekosten: € 218,92
- Gemeentelijk monument
- Gelegen op erfpachtgrond, erfpacht is **afgekocht** tot 15-06-2054
- Keuze notaris voor koper, mits in Amsterdam en volgens Amsterdams Ringmodel
- Oplevering in overleg

Enthousiast geworden? Bel snel voor een afspraak voor bezichtiging.



Tastefully Renovated Apartment with Garden in De Nieuwe Pijp – Bright, Spacious, and Move-In Ready

This tastefully renovated ground-floor apartment offers a bright living room, two bedrooms, and a sunny garden – everything you're looking for in the heart of the city. Located on the quiet and charming Vincent van Goghstraat in the heart of De Nieuwe Pijp, this atmospheric ground-floor apartment spans nearly 70 m².

The home has been stylishly renovated and features a spacious living room, two bedrooms, a sunny garden, and a private storage room. A wonderful place to live, within walking distance of everything that makes De Pijp so desirable.

LAYOUT

Through the shared entrance, you reach the apartment on the ground floor. The hall provides access to the toilet and a convenient wardrobe area.

The generous living room immediately catches the eye with its characteristic exposed brick wall and large glass doors leading to the garden. The modern open kitchen with an island is equipped with all conveniences: a 6-burner gas stove, convection oven, dishwasher, fridge with freezer drawers, and a wine cooler. At the front of the apartment is the spacious master bedroom with a practical wall of built-in wardrobes. The second room at the rear is ideal as a children's or home office. The sleekly finished bathroom features a walk-in shower, vanity unit, and connections for a washing machine and dryer.

The garden offers plenty of space for outdoor dining, drinks, or relaxing and includes a handy wooden storage shed.

LOCATION

Vincent van Goghstraat is situated in a quiet part of De Pijp, bordering the Rivierenbuurt. A central location with all amenities within easy reach: local shops, delicatessens, supermarkets, and, of course, the many cozy cafés and restaurants that make De Pijp so popular. Sarphatipark and Beatrixpark are nearby for a stroll or picnic in the green. Within a 10-minute bike ride, you reach both Leidseplein and Zuidas.

Accessibility is excellent: several tram and metro connections are within walking distance, and Station Zuid or RAI is less than a 10-minute bike ride away. By car, you can quickly reach the A10 ring road via Scheldestraat and Europaplein.

FEATURES

- Living area: approx. 69 m²
- Two bedrooms
- Garden with large terrace and storage shed
- Recently and tastefully renovated
- Beautiful steel and glass partition wall
- Fully equipped kitchen
- Active homeowners' association, professionally managed
- Monthly service charges: €218,92
- Municipal monument
- Located on leasehold land, leasehold **paid off** until 15-06-2054
- Choice of notary is up to buyer, provided the purchase agreement follows the Ring Amsterdam model
- Delivery upon consultation

Got excited? Call us now to schedule a viewing.



Features

VINCENT VAN GOGHSTRAAT 165
1072 KZ AMSTERDAM

Construction

Type house	Apartment
Year of construction	1923
Maintenance inside	good
Maintenance outside	good
Energy rating	C

Areas and capacity

Living area	Approx. 69m ²
Capacity	Approx. 262m ³
Outdoor space	Approx. 33m ²
Storage space	Approx 5.90m ²

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Amsterdam	Nieuwe Pijp
-----------	-------------



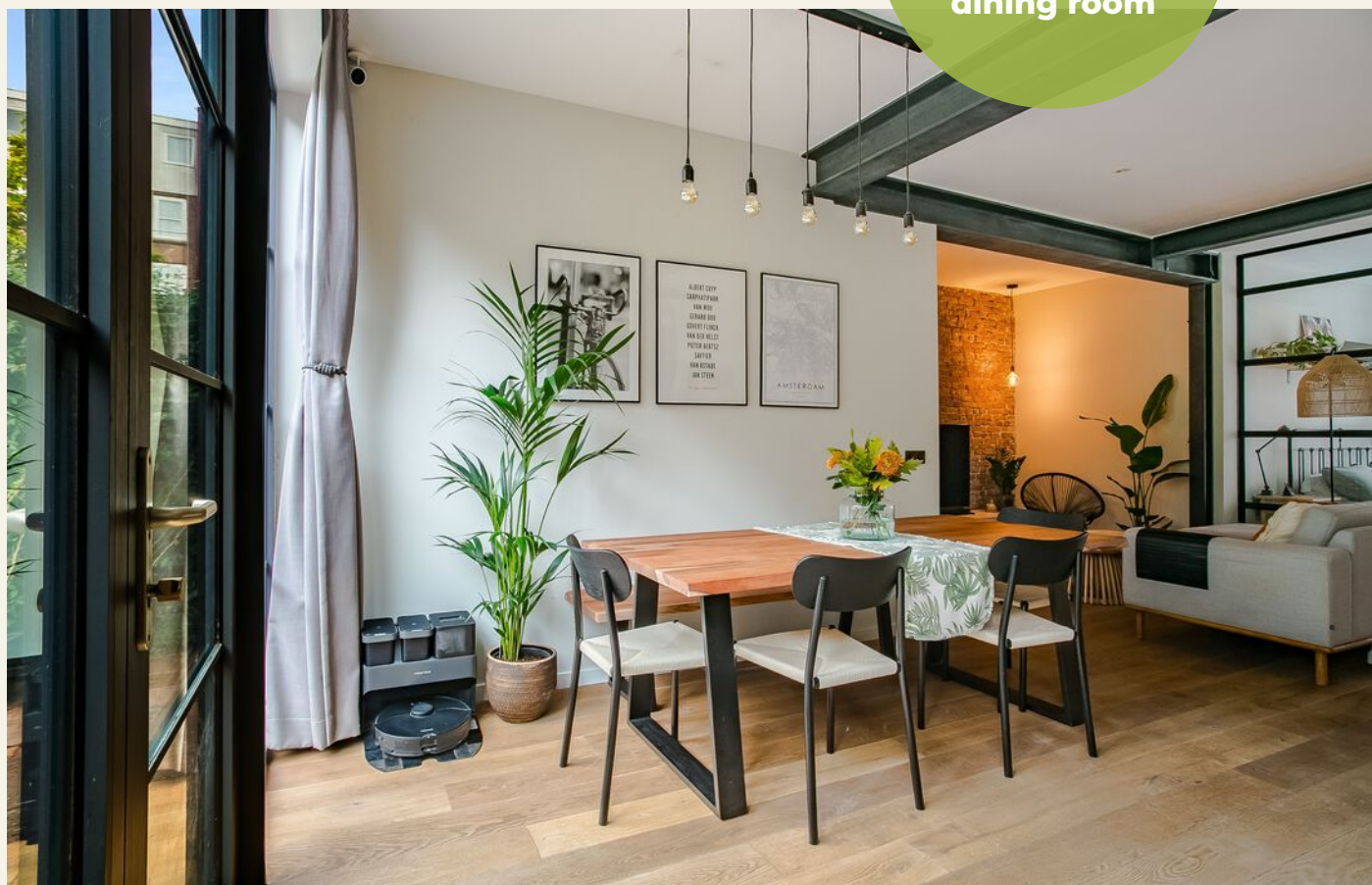


**French doors
opening
onto a spacious
garden**





**Practical
layout
of the
living room and
dining room**







**Modern open
kitchen featuring
island with sink and
built-in
appliances**





**Bedroom
with large
built-in
closet**





**second
bedroom/office**

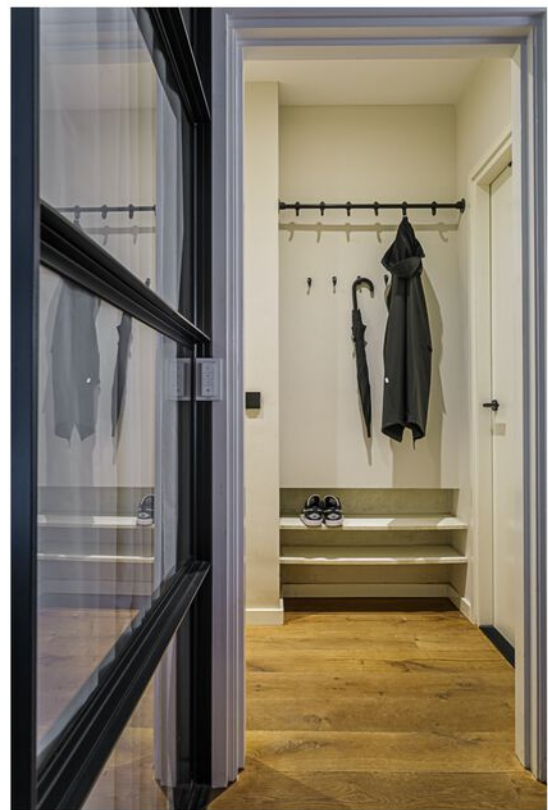
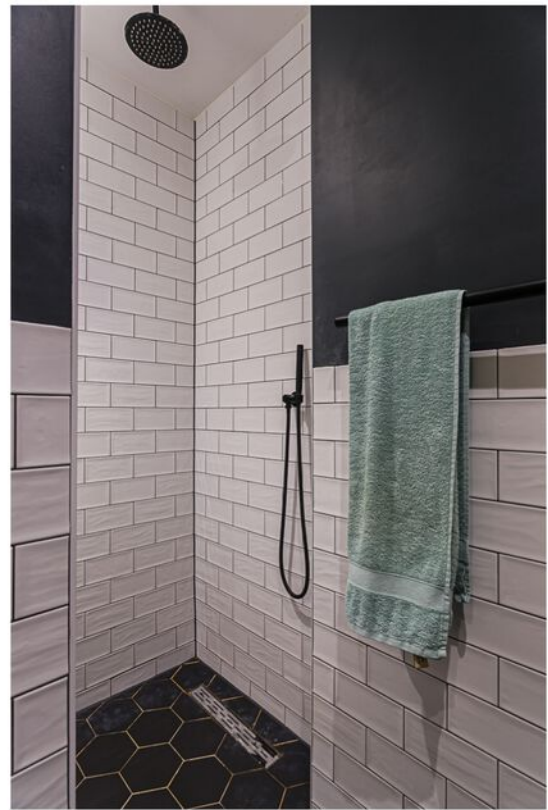
**Bathroom with
walk-in shower**





**Spacious
garden
with
storage
unit**





Floorplan

VINCENT VAN GOGHSTRAAT 165

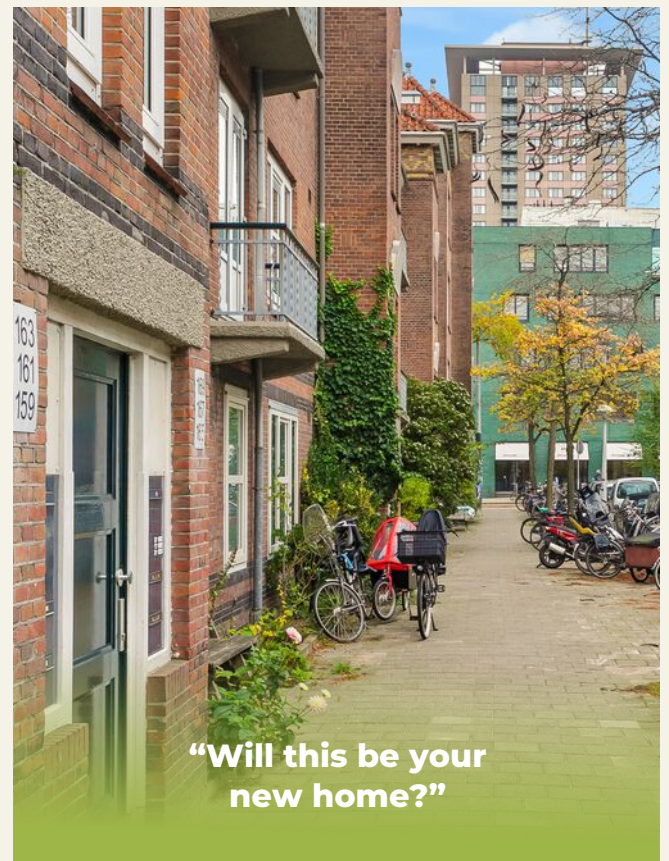
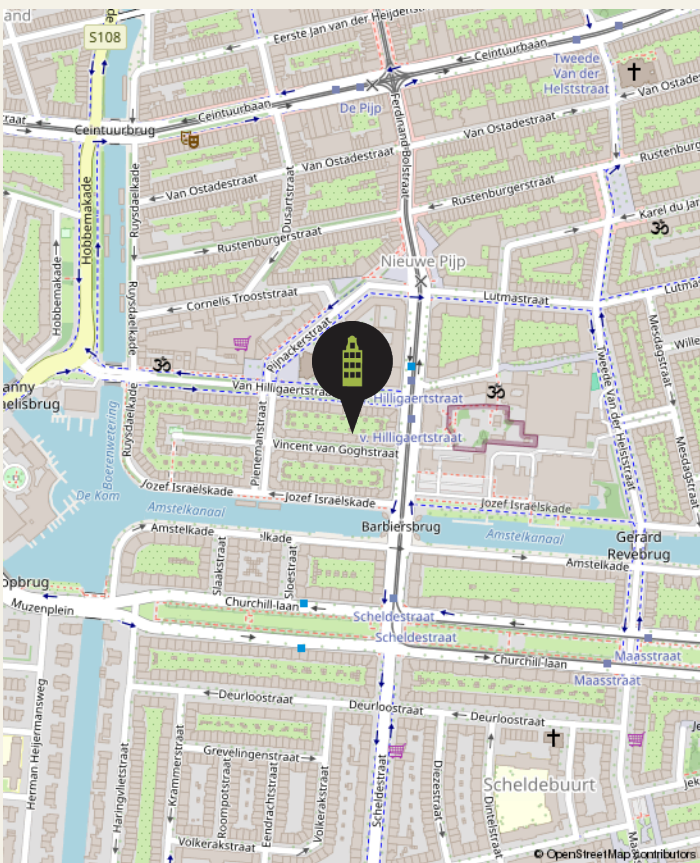
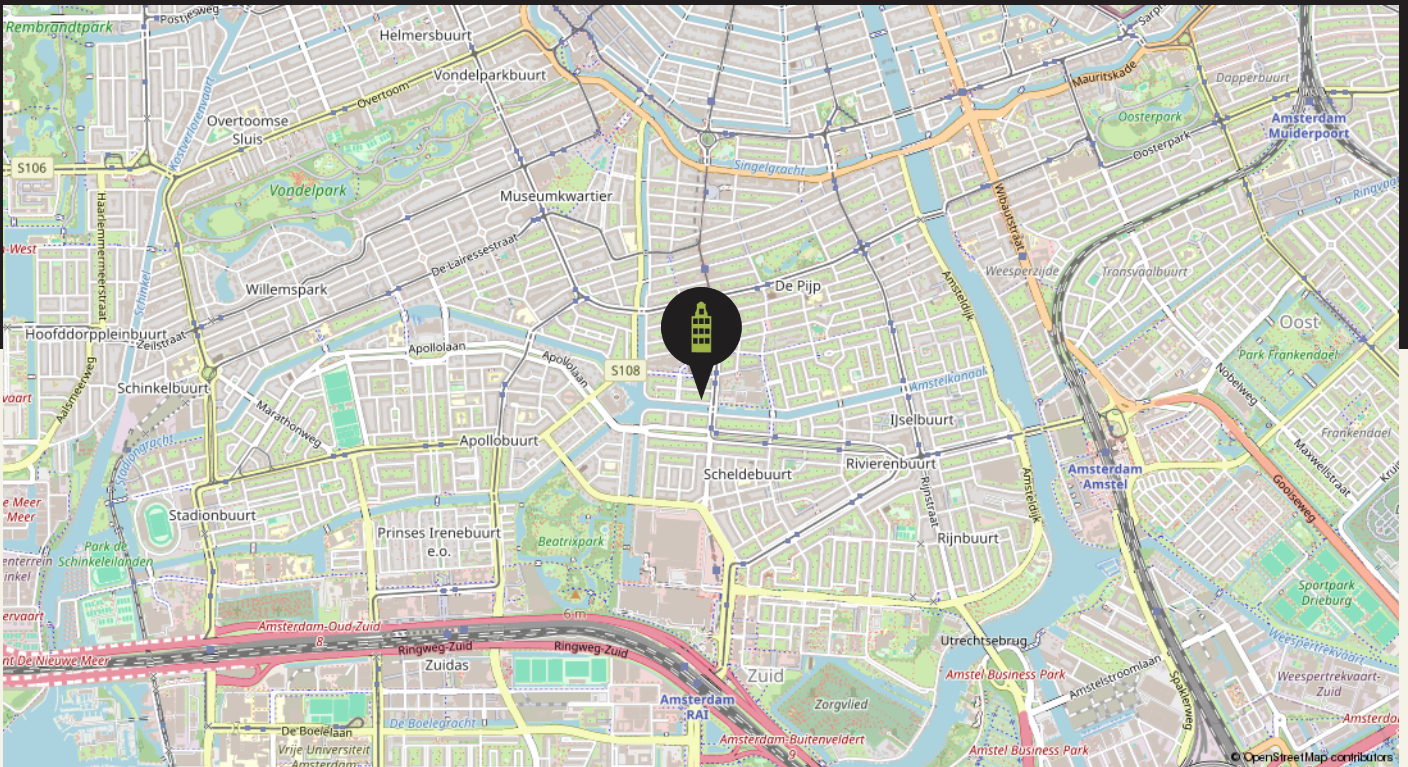


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of

VINCENT VAN GOGHSTRAAT 165

1072 KZ AMSTERDAM

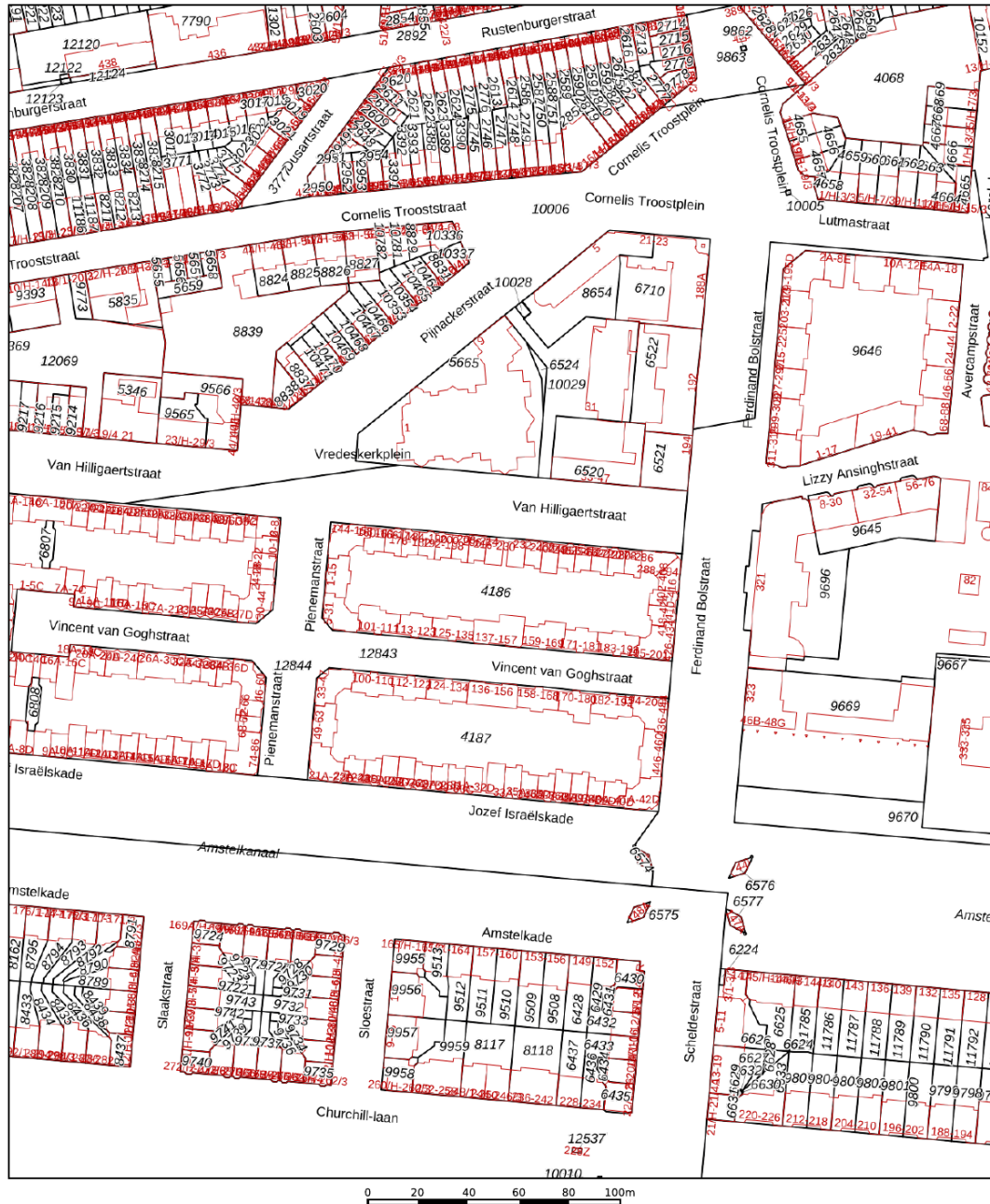


Cadastral map

VINCENT VAN GOGHSTRAAT 165

Kadastrale kaart

Uw referentie: Mark



Deze kaart is noordgericht

12345
25

— Perceelnummer

— Huisnummer

— Vastgestelde kadastrale grens

— Voorlopige kadastrale grens

— Administratieve kadastrale grens

— Bebouwing

Voor een eensluidend uittreksel, geleverd op 20 oktober 2025
De bewaarder van het kadaster en de openbare registers

Schaal 1: 2000

Kadastrale gemeente Amsterdam

Secție V

Perceel 4186

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

VINCENT VAN GOGHSTRAAT 165



Rijksoverheid

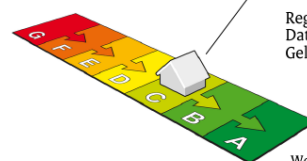
Energie label woning

Vincent van Goghstraat 165

1072KZ Amsterdam

BAG-ID: 0363010000854992

Veel besparingsmogelijkheden



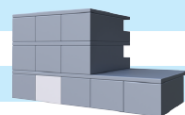
Energie label C

Registratienummer 656756342
Datum van registratie 31-12-2020
Geldig tot 31-12-2030

Weinig besparingsmogelijkheden

Overzicht woningkenmerken

1.	Woningtype	Appartement met 1 woonlaag - Tussen vloer
	Bouwperiode	vóór 1946
	Woonoppervlakte	t/m 80 m ²
2.	Glas woonruimte(s)	Dubbel glas
	Glas slaapruimte(s)	Dubbel glas
3.	Gevelisolatie	Gevel extra geïsoleerd
4.	Dakisolatie	Niet van toepassing
5.	Vloerisolatie	Vloer niet extra geïsoleerd
6.	Verwarming	Individuele CV-ketel, geïnstalleerd in of na 1998
7.	Aparte warmtapwatervoorziening	Geen apart toestel
8.	Zonne-energie	Geen zonnepanelen en geen zonneboiler
9.	Ventilatie	Geen mechanische afzuiging



Wilt u besparen op uw energierekening? Overweeg dan de volgende mogelijke maatregelen:

(Extra) isolatie van uw begane grondvloer
Een zonneboiler voor het verwarmen van uw tapwater
Zonnepanelen voor het opwekken van elektriciteit
HR++ glas in de woonruimte(s)
HR++ glas in de slaapruimte(s)

Als de besparingsmogelijkheden HR107-ketel, HR107-combiketel en/of warmtepomp tegelijk op uw energielabel verschijnen, dan is slechts één van deze maatregelen zinvol om uit te voeren. U kunt hieruit dus een keuze maken.

Goedgekeurd door:

Naam Marnix Scholten - ImmoCert
Examennummer 04637
KvK nummer 10145406

Afgegeven conform de regeling energieprestatie gebouwen, welke onderdeel is van de Europese richtlijn EPBD

Dit energielabel is afgegeven door Rijksdienst voor Ondernemend Nederland.

Dit energielabel kunt u altijd verifiëren op www.energielabelvoorwoningen.nl of www.energielabel.nl/woningen/zoek-je-energielabel/.

Disclaimer

Dit energielabel bevat maatregelen om de energieprestatie van uw woning te verbeteren. De maatregelen die op dit energielabel genoemd worden zijn maatregelen die op dit moment kosteneffectief zijn of dit naar verwachting binnen de geldigheidsduur van het energielabel worden, gebaseerd op een gemiddeld energiegebruik van de woning. Als uw gebruik afwijkt van het gemiddeld gebruik kunnen de terugverdientijden zoals vermeld op dit energielabel afwijken.

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

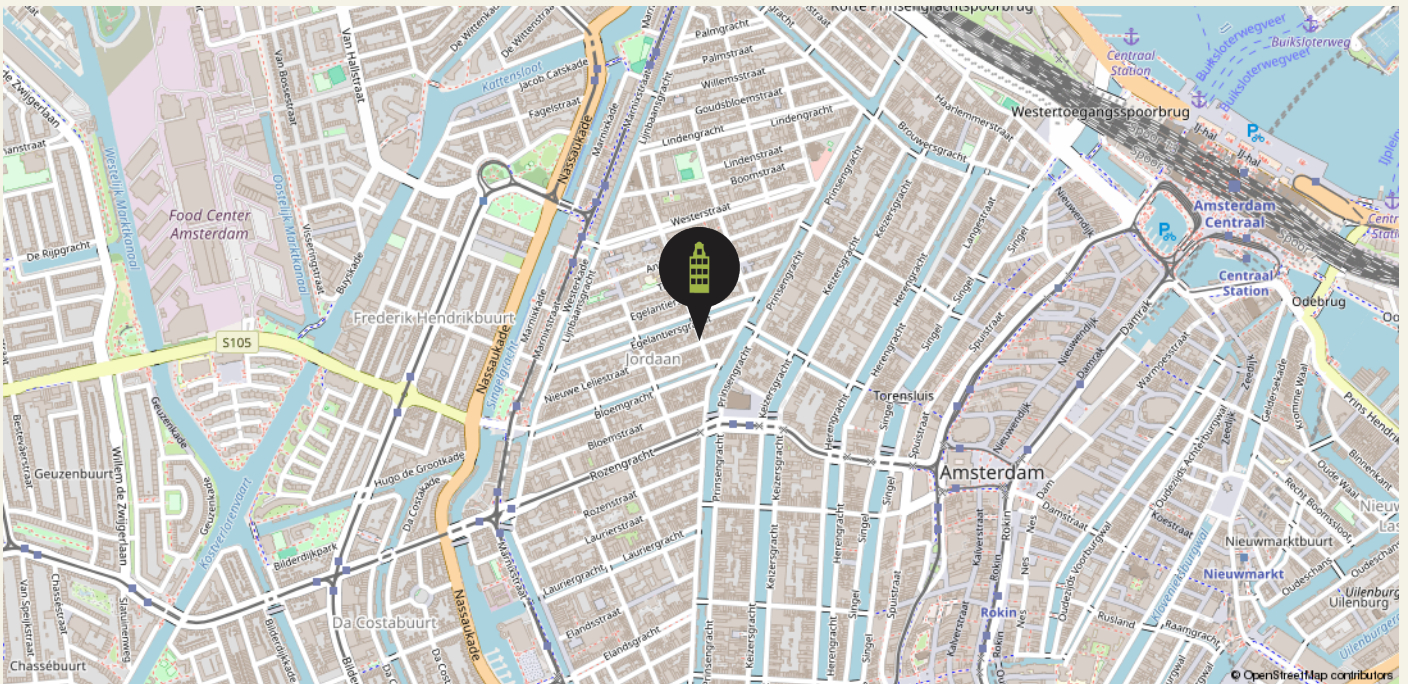
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



Managing Director

Charles Grayson

charles@27huis.nl



KRMT Agent

Yvonne van Luijk

yvonne@27huis.nl



Rental Team Lead & Buying Agent

Roos Pham

roos@27huis.nl



RM Agent

Mark Zweers

mark@27huis.nl



Buying & Selling Agent

Anna de Groot

anna@27huis.nl



Chief Cuddling Officer

TJ

Contact

📍 27 Huis Makelaars
Nieuwe Leliestraat 27 HS
1015 SJ Amsterdam

☎ 020 - 428 07 21

✉ info@27huis.nl

🌐 www.27huis.nl

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.



Notes AND OBSERVATIONS

[illegible]

Notes AND OBSERVATIONS

[illegible]

27 House

Makelaars
Real Estate

