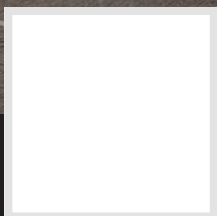


Amsterdam

Argonautenstraat 82 - 1

Price € 500.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

ARGONAUTENSTRAAT 82 1

--English text below--

Welkom in dit heerlijke appartement, gelegen in het sfeervolle Amsterdam Zuid!

Indeling:

Bij binnenkomst stap je de lichte hal in en word je direct verwelkomd door een gevoel van warmte en sfeer. Aan de rechterzijde ligt de uitnodigende woonkamer, een prachtig lichte ruimte waar een originele schouw een vleugje karakter en nostalgie toevoegt. De slimme ingebouwde kasten bieden volop praktische opbergruimte, waardoor de kamer zowel stijlvol als overzichtelijk blijft. De fijne keuken is ook via de hal bereikbaar en heeft goede kastruimte, een koelkast, een 4-pits gasfornuis met afzuigkap en een handige aansluiting voor de wasmachine. Het is een functionele en sfeervolle plek waar koken en leven perfect samenkomen. De ruime slaapkamer, eveneens bereikbaar vanuit de hal, vormt een rustige en comfortabele plek. Dankzij de grote kastruimte blijft alles netjes en opgeruimd, en het daglicht dat door het raam naar binnen komt creëert een aangename, ontspannen sfeer.

De moderne badkamer is elegant en praktisch ingericht, met een stijlvol wastafelmeubel, een toilet en een comfortabele douchecabine, ideaal voor een verfrissende start van de dag. Het brede balkon, toegankelijk vanuit zowel de keuken als de slaapkamer, is een zonnige, uitnodigende plek om te genieten van een kop koffie in de ochtendzon of een ontspannen moment in de avond. Dankzij de overvloedige lichtinval, de slimme indeling en de warme, karaktervolle details is dit appartement een harmonieuze combinatie van comfort, charme en stijl, een plek om echt thuis te komen.

En er is meer, het is het mogelijk Argonautenstraat 82-2 erbij te kopen, samen bieden zij meer dan 170 m² woonoppervlak.

Over dit appartement (82-2): De tweede verdieping fungeert als comfortabele woonverdieping. Op de zolderverdieping zijn nu al een royale slaapkamer en een zonnig dakterras aanwezig. Bovendien is er reeds officiële toestemming van zowel de gemeente als de VvE om de berging en trap te kopen en te transformeren tot woonruimte, waardoor op de zolderverdieping nog een extra slaapkamer kan worden gerealiseerd. Zo krijgt de koper de beschikking over de volledige tweede verdieping én de complete zolder met praktische trapruimte.

Locatie:

De Argonautenstraat ligt in de rustige en charmante Van Tuylbuurt, op korte afstand van het bruisende Amsterdam Zuid. In de directe omgeving vind je gezellige cafés en restaurants zoals Ferrilli's, Bar Kasper en Jack Dish, evenals boetiekjes en het groene Stadionplein met zijn wekelijkse markt. De buurt is ideaal bereikbaar: tram- en buslijnen bij het Stadionplein brengen je snel naar het centrum, Amsterdam-Zuid en Schiphol. Binnen enkele minuten ben je met de auto op de ring A10, waardoor ook andere delen van de stad en de regio gemakkelijk te bereiken zijn. Perfect voor wie rust, comfort en een levendige, goed verbonden buurt wil combineren.

Bijzonderheden:

- Woonoppervlakte: ca. 59m²;
- Balkon over de gehele breedte van de woning ca: 7m²;
- C.V.-ketel, bouwjaar: 2017;
- Actieve VvE, beheerd door Delair Vastgoed Beheer;
- Servicekosten per maand bedragen: €162,75;
- De erfpacht is voortdurend;
- Betaald parkeren en volgens vergunningsstelsel;



- Ouderdomsclausule van toepassing;
- Niet zelf bewoningsclausule van toepassing;
- Nen2580 meetrapport aanwezig;
- Project notaris: Seinstra van Rooij notarissen.
- Opleveringsdatum in overleg, doch kan spoedig.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!

--ENGLISH TEXT--

**Welcome to this delightful apartment,
located in the charming Amsterdam Zuid!**

****UNIQUE OPPORTUNITY** - The apartment on the 2nd floor is also for sale, providing the opportunity to combine the 2 apartments and to add significant space and value by taking over the communal hallways and staircases. See below for more information ******

Layout:

As you step into the bright hallway, you are immediately welcomed by a warm and inviting atmosphere. To the right lies the airy living room, a beautifully lit space where an original mantelpiece adds a subtle touch of character and nostalgia. Clever built-in cabinets provide ample storage, keeping the room both stylish and uncluttered. The well-appointed kitchen, also accessible from the hallway, is both practical and cozy. It features generous cabinet space, a refrigerator, a 4-burner gas stove with extractor hood, and a convenient washing machine connection. This is a space where cooking and everyday living come together effortlessly.

The spacious bedroom, likewise reachable from the hallway, offers a peaceful and comfortable retreat. With plenty of storage and natural light streaming through the window, it creates a calm and relaxing environment.

The modern bathroom is elegant yet functional, with a stylish vanity unit, toilet, and a shower, perfect for starting your day refreshed.



The full-width balcony, accessible from both the kitchen and bedroom, is a sunny and inviting spot to enjoy your morning coffee or unwind in the evening.

With abundant natural light, a thoughtful layout, and warm, characterful details throughout, this apartment beautifully combines comfort, charm, and style, a true place to call home.

The attractive apartment at Argonautenstraat 82-2 is also for sale. Together, the apartments offer over 170 m² of living space. About this apartment (82-2): The second floor functions as a comfortable living area. The attic floor already has a spacious bedroom and a sunny roof terrace. In addition, there has already been official permission from both the municipality and the home owners association to purchase the storage room and stairs and transform them into living space, allowing an extra bedroom to be created in the attic. This gives the buyer access to the entire second floor and the complete attic with then two bedrooms and with practical staircase space.

Location:

The Argonautenstraat is located in the peaceful and picturesque Van Tuylbuurt, just a short distance from the vibrant Amsterdam Zuid area. The neighborhood is full of character, with leafy streets and a great selection of cafés and restaurants such as Ferrilli's, Bar Kasper, and Jack Dish, as well as boutique shops and the lively Stadionplein, which hosts a weekly market.

Connectivity is excellent: trams and buses at Stadionplein provide quick access to the city center, Amsterdam Zuid, and Schiphol Airport. By car, the A10 ring road is just minutes away, making the rest of the city and surrounding areas easily reachable. This neighborhood perfectly combines a tranquil, comfortable lifestyle with the convenience of

a lively and well-connected location.

Details:

- Living area: approx. 59m²;
- Full-width balcony: approx. 7m²;
- Central heating boiler, year of installation: 2017;
- Active homeowners' association, managed by Delair Vastgoed Beheer;
- Monthly service charges: €162.75;
- Ground lease: Continuous leasehold;
- Paid parking according to local permit system;
- Old age clause applies;
- Non-owner-occupancy clause applies;
- NEN2580 measurement report available;
- Project notary: Seinstra van Rooij Notarissen;
- Delivery date: flexible, can be soon.

Became curious? We would be happy to make an appointment with you!

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.



Features

ARGONAUTENSTRAAT 82 1

1076 KV AMSTERDAM

Construction

Type house Apartment

Year of construction 1930

Energy rating D

Areas and capacity

Living area Approx 58.80m²

Capacity Approx 199.36m³

Outdoor space Approx 7m²

Layout

Number of rooms 2

Bedrooms 1

Floors 1

Location

Old South Van Tuylbuurt

Other features

-Quiet Street

-Broad balcony

-Popular location in Old South







**Cosy
Living Area**



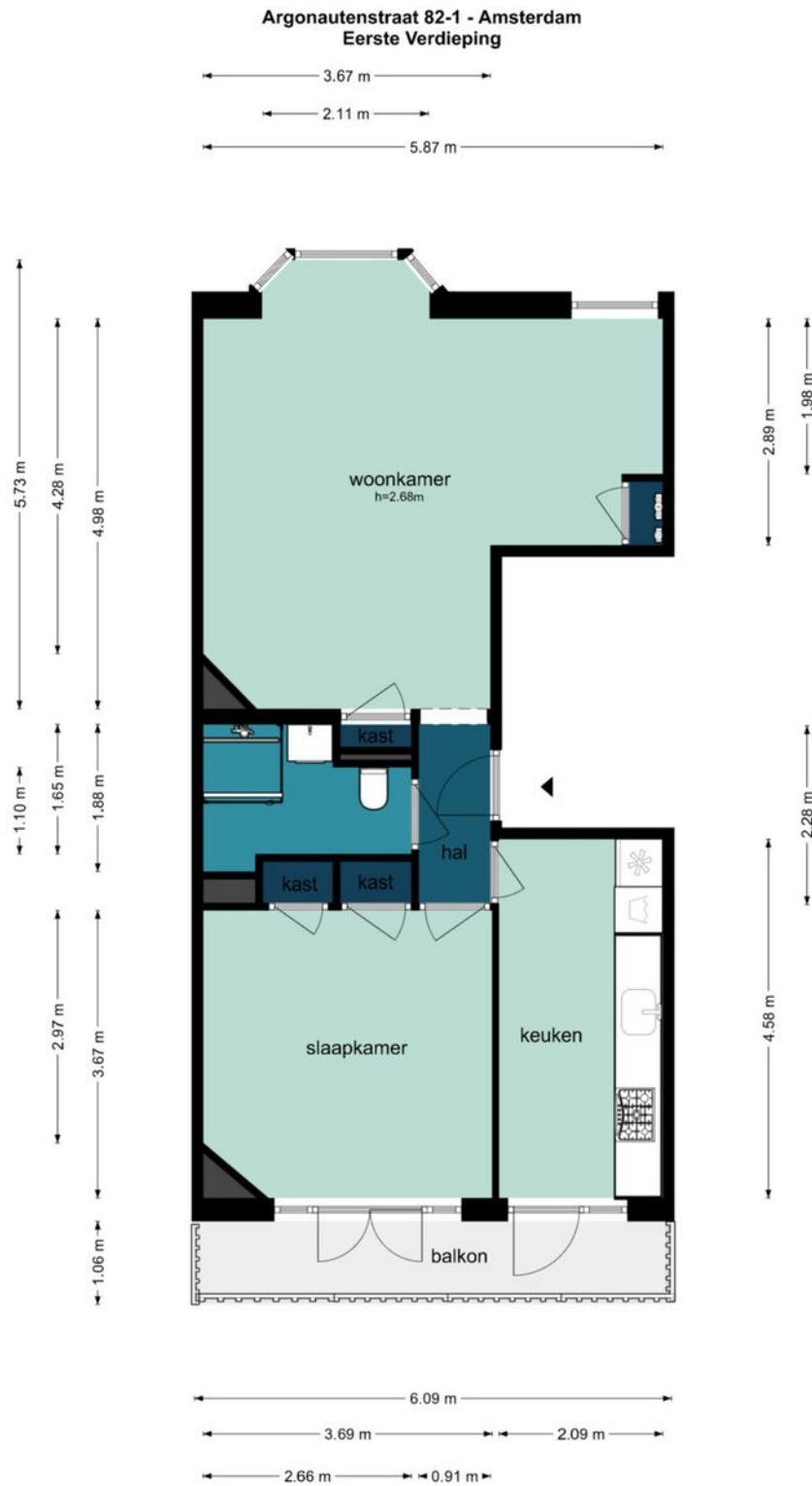






Floorplan

ARGONAUTENSTRAAT 82 1

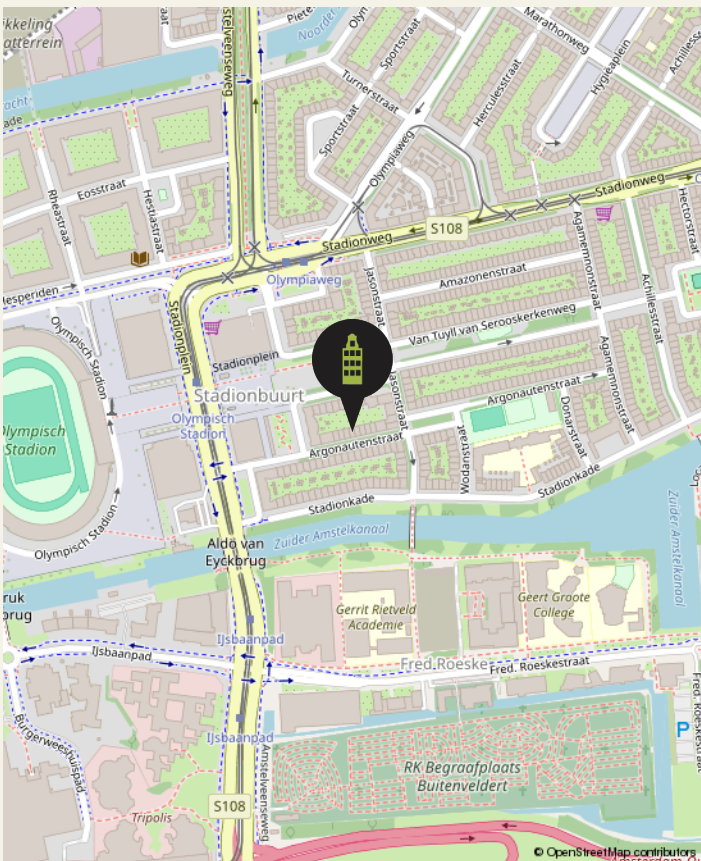
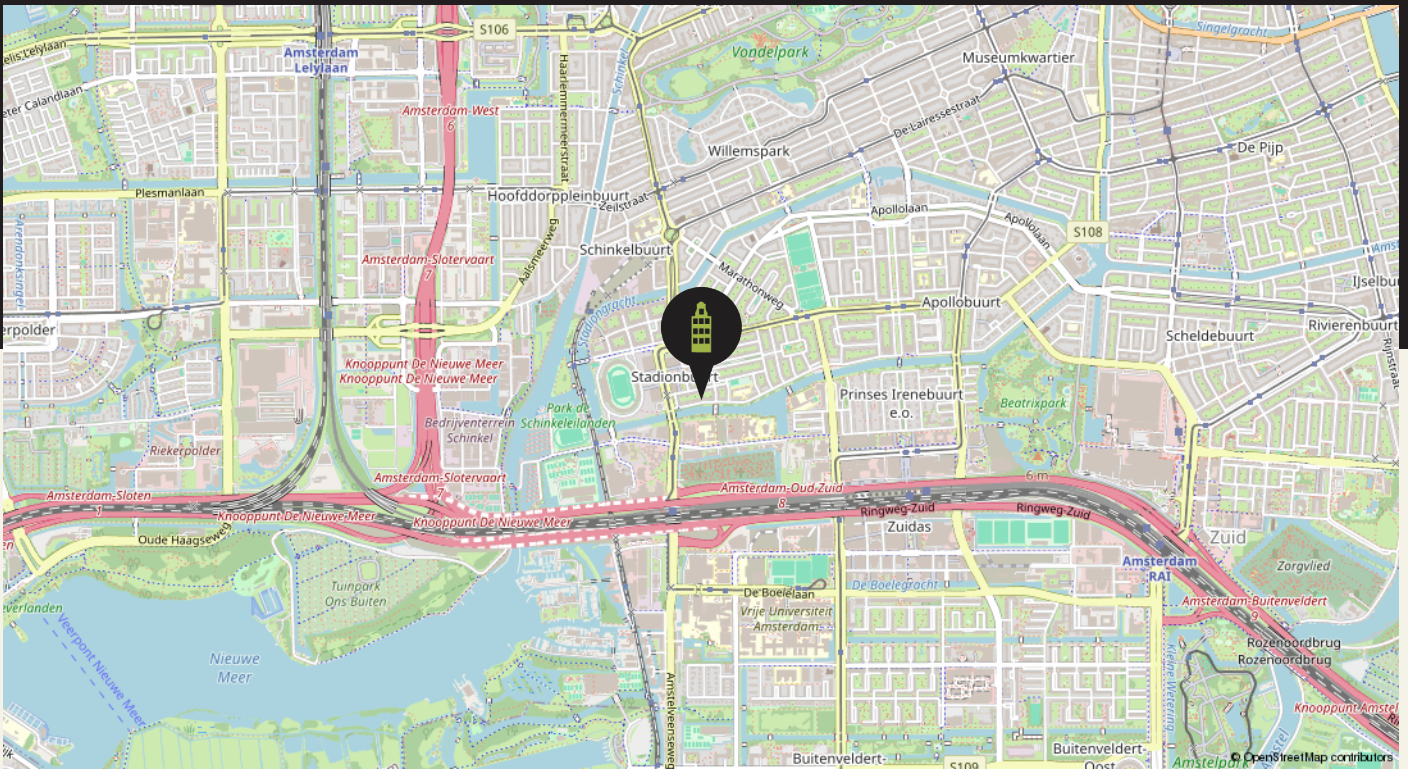


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
©www.woningvisueel.nl

The location of

ARGONAUTENSTRAAT 82 1

1076 KV AMSTERDAM



Cadastral map

ARGONAUTENSTRAAT 82 1

Kadastrale kaart

Uw referentie: Anna



0 5 10 15 20 25m

12345

Deze kaart is noordgericht

Perceelnummer

25

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie AB

Perceel 305

kadaster



Voor een eensluidend uittreksel, geleverd op 12 mei 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

ARGONAUTENSTRAAT 82 1

Energie label woningen

Registratienummer
150798325

Datum registratie
14-06-2025

Geldig tot
05-06-2035

Status
Definitief

Deze woning
heeft energielabel

D



Isolatie

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

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	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

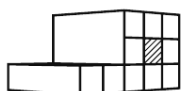
Over deze woning

Adres
Argonautenstraat 82 1
1076KV Amsterdam
BAG-ID: 0363010000572662

Detailaanduiding

Bouwjaar 1930
Compactheid 1,06
Vloeroppervlakte 58m²

Woningtype
Tussenwoning op
tussenverdieping



Opnamedetails

Naam S. Bektes Vakbekwaamheidsnummer 1811.6532.2067

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

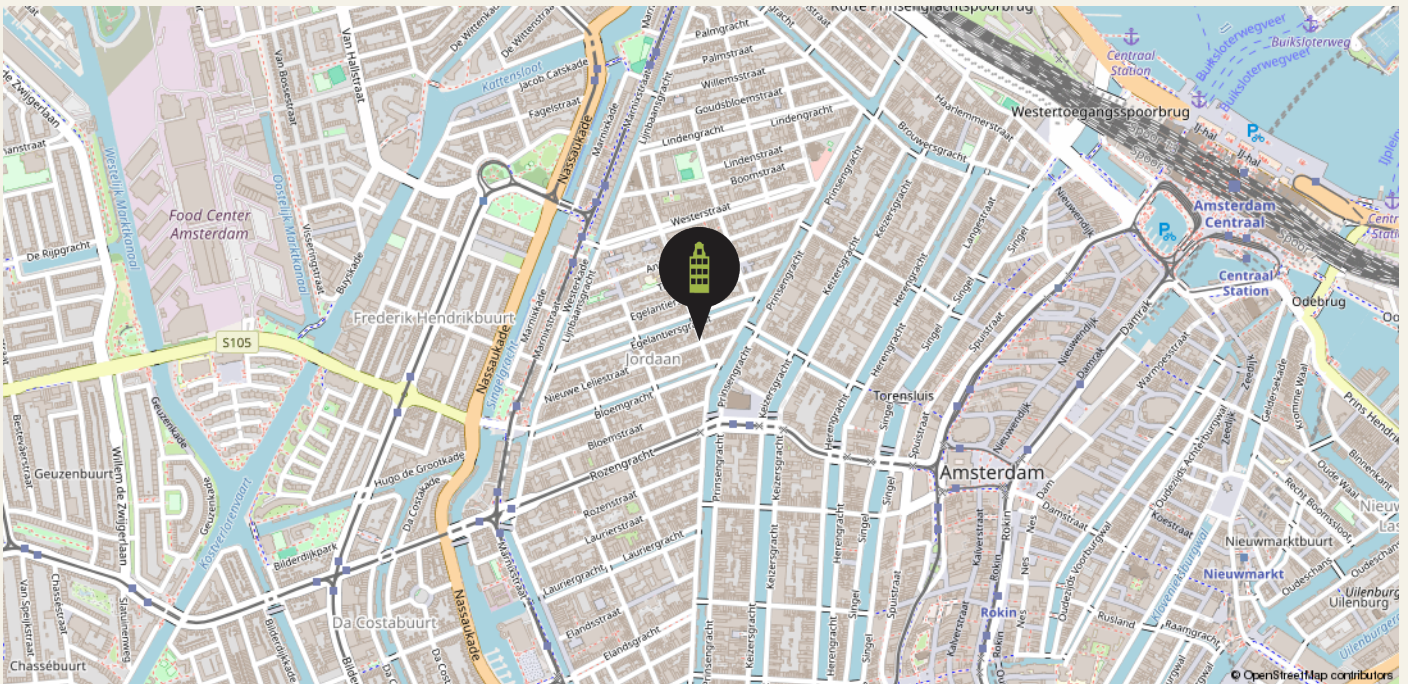
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



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

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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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