

Amstelveen

**Watercirkel 336**

Price € 2.149.000,- K.K.

**FOR  
SALE**



**27** House  
Makelaars  
Real Estate



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

# About

## WATERCIRKEL 336

### **Stylish and Luxurious Living in Groenelaan - Watercirkel 336 Amstelveen**

Living in a home where every detail has been carefully considered – that is exactly what Watercirkel 336 has to offer. This semi-detached villa, located in the highly sought-after Groenelaan area of Amstelveen, was fully renovated and modernized to an exceptional standard in 2024. Sustainable, move-in ready, and future-proof, this home perfectly combines luxurious comfort with a warm and welcoming family atmosphere.

Set on a generous 489 m<sup>2</sup> plot, with nearly 300 m<sup>2</sup> of living space, the property offers an abundance of indoor and outdoor living space. The beautifully landscaped back and side gardens provide excellent privacy and plenty of room to relax, entertain, or enjoy quality time with family and friends. Thanks to the twelve solar panels, the home is not only luxurious but also energy-efficient with an A energy label.

The outdoor living experience has been designed for all seasons. The luxury jacuzzi offers the perfect place to unwind, while the modern glass pergola with infrared heating allows you to comfortably enjoy the outdoors even on cooler days.

The property is also equipped as a fully integrated smart home, offering modern comfort and convenience throughout. The home features a TADO smart thermostat system for efficient climate control, a Philips HUE smart lighting system that allows customizable ambiance in every room, and a Verisure alarm system with three security cameras for enhanced safety and peace of mind.

Furthermore, the property benefits from two private parking spaces on site, including a charging station for electric vehicles – a practical and future-proof addition for modern living. The spacious side garden, which is easily accessible from the front of the house, also features a covered bicycle storage area with electricity.

### **Ground Floor**

Upon entering, the stylish finishes and spacious layout immediately stand out. The living room and modern open-plan kitchen together form the warm and inviting heart of the home, designed for relaxing, cooking, dining, and gathering together. The elegant fireplace adds both atmosphere and comfort, while the large floor-to-ceiling windows with French doors create an abundance of natural light and seamlessly connect the indoor and outdoor living spaces – perfect for long summer evenings and entertaining guests. Every detail has been carefully considered in both aesthetics and functionality. Also located on this floor is a luxurious bathroom fitted with a Rapowash Luxe 2.0 toilet. In addition, the ground floor offers the possibility to create an extra bedroom, making single-level living or a guest suite easy to realize.

### **First Floor**

The first floor features several generously sized bedrooms, three of which benefit from their own ensuite bathroom, offering exceptional comfort and privacy for family members or guests.

The master bedroom is a true highlight, featuring a luxurious bathroom with a shower equipped with an integrated infrared sauna. The bathroom also includes a Rapowash Luxe 2.0 toilet, further enhancing the home's sense of comfort and wellness.

### **Basement Level**

The spacious basement level offers additional bedrooms, one of which includes an ensuite bathroom. This floor also features a large family lounge/playroom, ideal as a children's entertainment area, TV room, or guest living space.

The entire basement level is fitted with comfortable underfloor heating, further enhancing the luxurious and pleasant living experience throughout the home.



Practicality has also been carefully integrated, with a spacious laundry room and extensive built-in wardrobes providing ample storage space and everyday convenience.

### Space for Living and Working

In total, the property offers seven bedrooms, four of which have ensuite bathrooms. Thanks to the generous layout and the large number of rooms, the home offers exceptional flexibility. The bedrooms without ensuite bathrooms can easily be used as a home office, gym, meditation room, hobby space, or studio.

This makes Watercirkel 336 particularly suitable for families or professionals who wish to comfortably work from home without compromising on living space or privacy.

### Location

Ideal Location for International Families  
Not only the property itself, but also its location makes Watercirkel 336 especially attractive. Groenelaan is known for its green surroundings, peaceful atmosphere, and family-friendly environment. Shops, public transport, sports facilities, and recreational areas are all within easy reach.

The International School of Amsterdam (ISA) is just a five-minute bike ride away, while major highways connecting to Amsterdam, Schiphol Airport, and the Zuidas business district are easily accessible. This makes the property particularly appealing for international families seeking a comfortable and centrally located home.

### Key Features

- Approx. 300 m<sup>2</sup> of luxurious living space
- Energy label A
- Freehold property (no leasehold)
- Fully renovated and modernized in 2024
- Move-in ready and sustainable living
- 12 solar panels
- Fully integrated smart home system

- TADO smart thermostats
- Philips HUE smart lighting system
- SMEG kitchen extractor hood
- Gaggenau cooking stove with 2 induction zones, 2 gas burners, and a Teppanyaki grill
- Fisher & Paykel mini built-in fridge in the kitchen for easy access while cooking
- Verisure alarm system with 3 security cameras
- Generous 489 m<sup>2</sup> plot
- 7 bedrooms
- 5 full bathrooms, including 4 ensuite bathrooms
- Possibility for ground-floor living
- Spacious basement with additional living area and separate entrance
- Underfloor heating in the basement level
- Luxury jacuzzi in the garden
- Glass pergola with infrared heating
- Infrared sauna integrated into the master bathroom
- Two private parking spaces
- EV charging station
- Covered bicycle storage with electricity
- Ideal for working from home or large families
- Located near the International School of Amsterdam (ISA)
- Excellent access to Amsterdam, Schiphol, and the Zuidas business district
- Age and asbestos clauses apply
- Fixed project notary: Mol Notariaat Amsterdam

### In Summary

Watercirkel 336 presents a unique opportunity for families looking to enjoy spacious, sustainable, and stylish living in one of Amstelveen's most desirable residential areas. A home where luxury, comfort, high-end finishes, and modern smart home technology come together seamlessly — fully move-in ready and meticulously designed throughout.

Schedule a viewing today and experience for yourself the atmosphere, space, and quality of this exceptional villa.



# Features

**WATERCIRKEL 336**  
1186 NE AMSTELVEEN

## **Construction**

Type house	Semi-detached Villa
Construction	Stone
Year of construction	1973
Maintenance inside	Excellent
Maintenance outside	Excellent
Energy rating	A

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## **Areas and capacity**

Living area	Approx 300m <sup>2</sup>
Capacity	Approx 938.83m <sup>3</sup>

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## **Layout**

Number of rooms	9
Bedrooms	7
Floors	3

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## **Location**

Amstelveen	Groenelaan
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*Highlights*  
**WATERCIRKEL 336**  
1186 NE AMSTELVEEN

- **Fully renovated and modernized luxury villa (2024)**
- **Approx. 300 m<sup>2</sup> living space on a 489 m<sup>2</sup> freehold plot**
- **Located in the prestigious and family-friendly Groenelaan area of Amstelveen**
- **Seven spacious bedrooms and five luxury bathrooms, including four ensembles**
- **Elegant indoor-outdoor living with landscaped gardens, jacuzzi, and heated glass pergola**
- **High-end smart home with TADO climate control, Philips HUE lighting, and Verisure security system**
- **Sustainable and energy-efficient living with Energy Label A and 12 solar panels**
- **Luxury wellness features including infrared sauna and underfloor heating in the basement**
- **Two private parking spaces with EV charging station and covered bicycle storage**





Luxury living  
with the  
warmth  
of home





Designed  
for  
effortless  
indoor-outdoor  
living





**A kitchen  
designed for  
gathering,  
cooking, and  
connection**





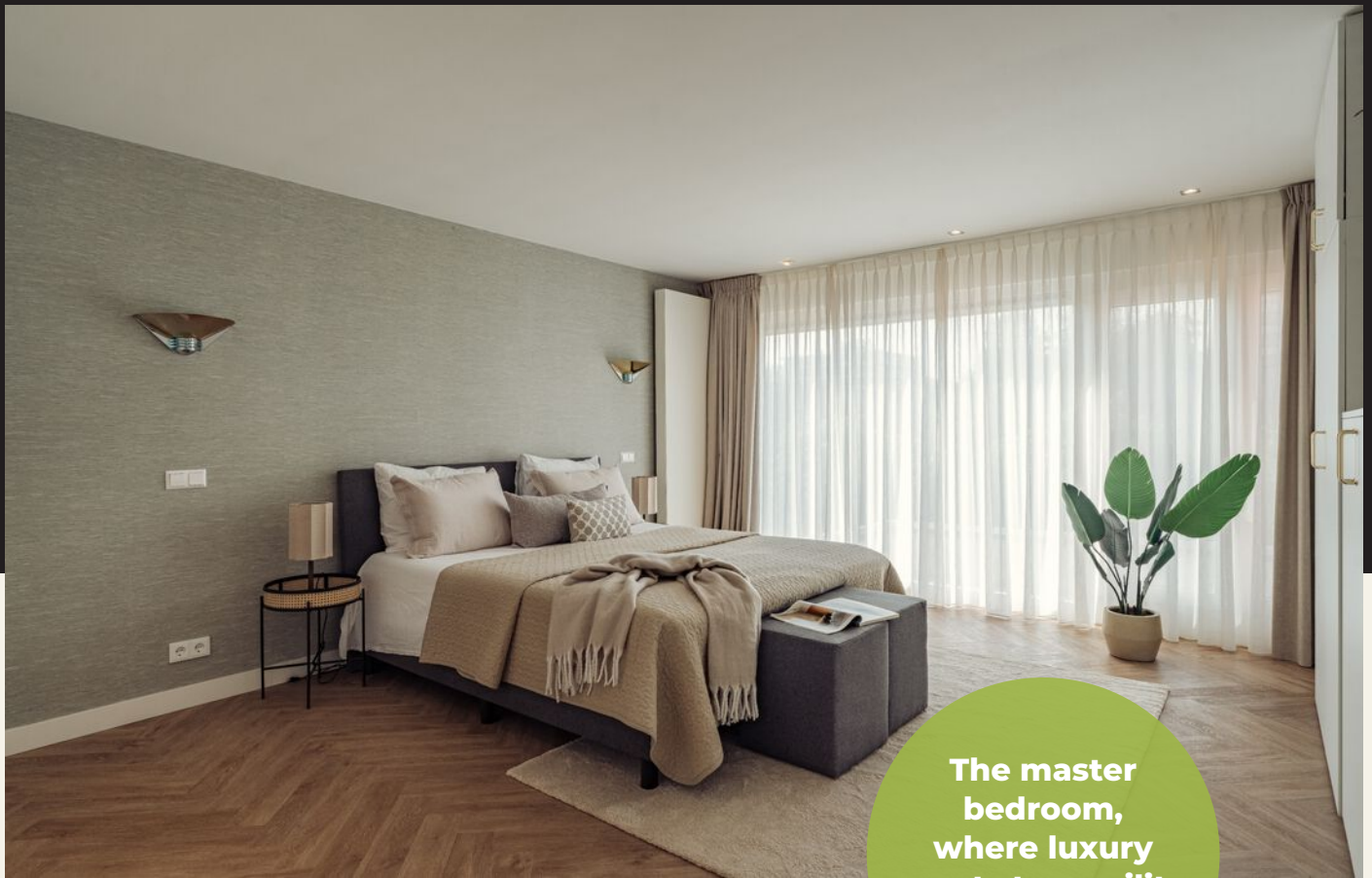
Space to  
entertain, relax,  
and truly  
feel at home





An inviting guest suite or effortless ground-floor living





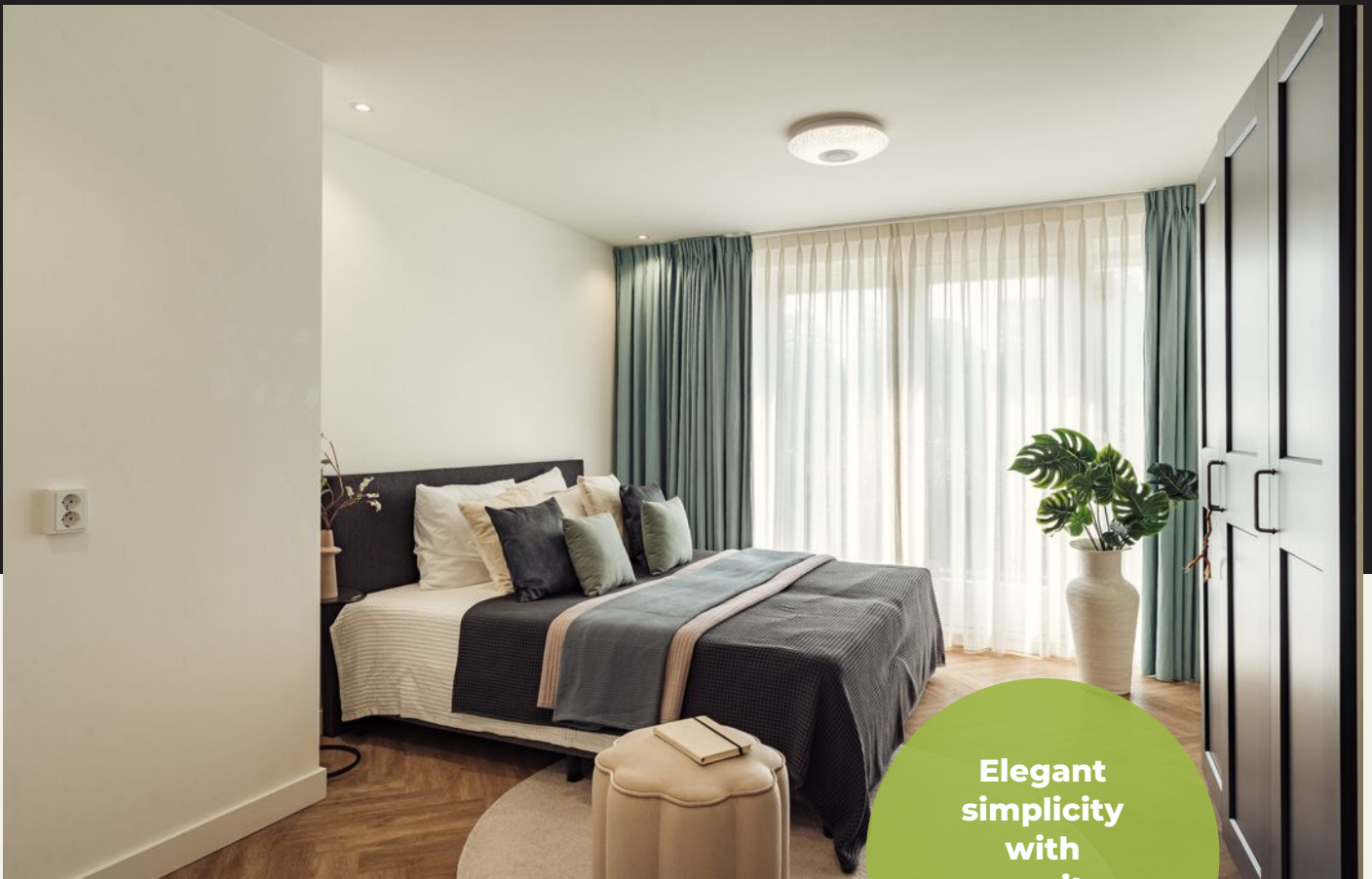
**The master  
bedroom,  
where luxury  
meets tranquility**





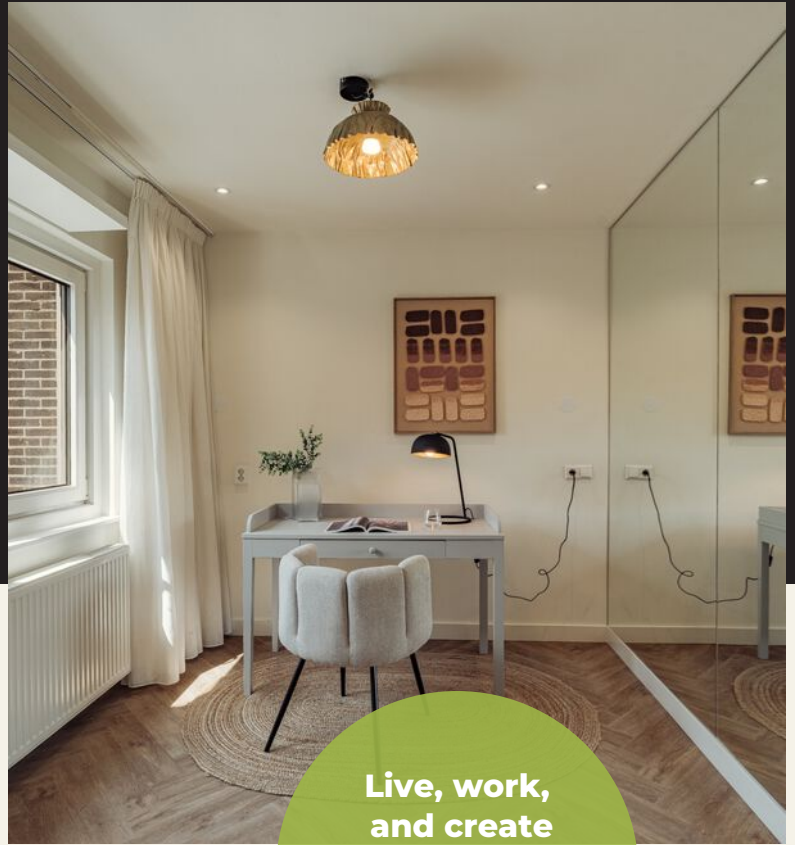
Spa-inspired  
luxury  
in the comfort  
of home



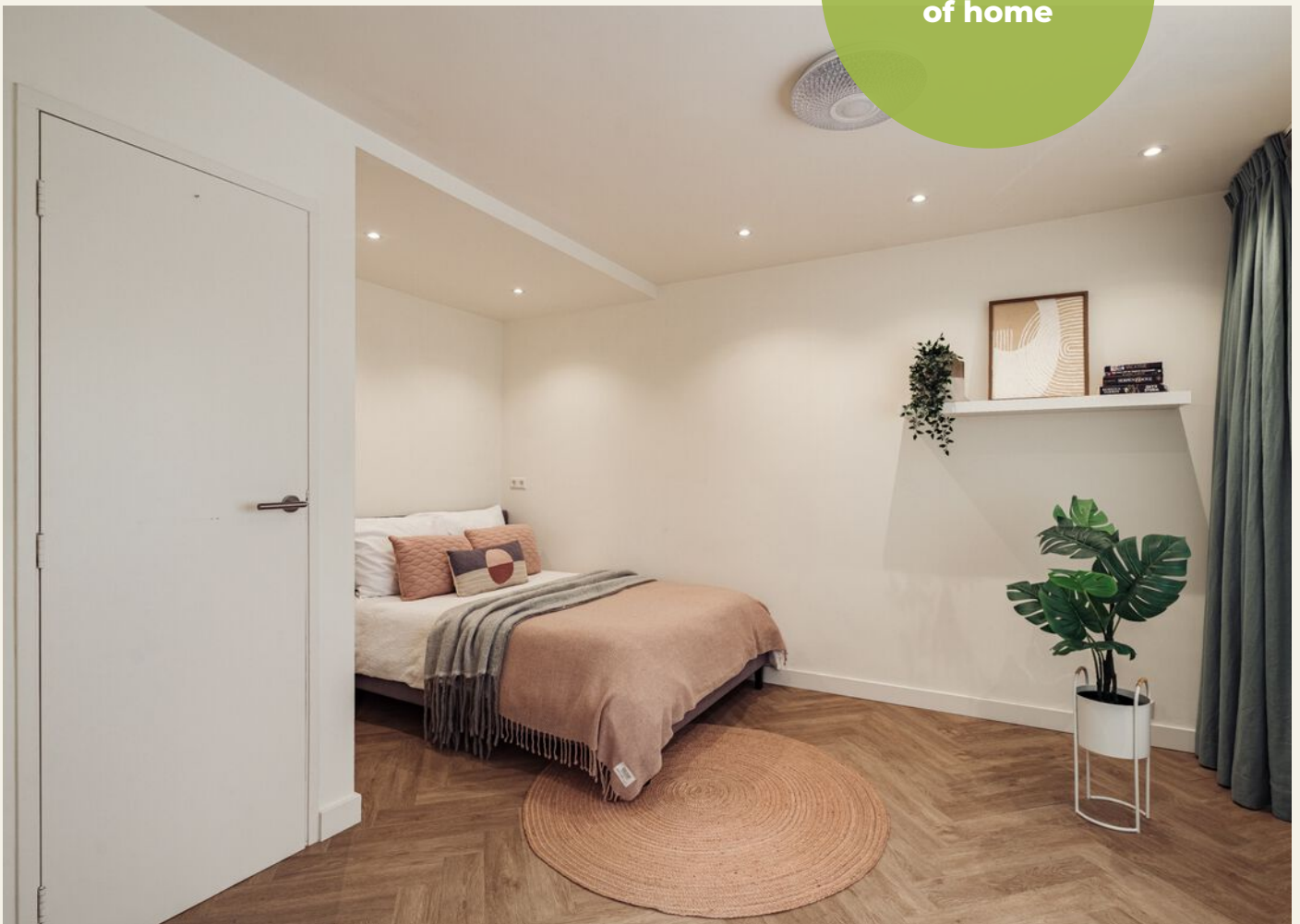


**Elegant  
simplicity  
with  
ensuite  
comfort**





**Live, work,  
and create  
from the comfort  
of home**





**A welcoming  
guest retreat  
with complete  
privacy**



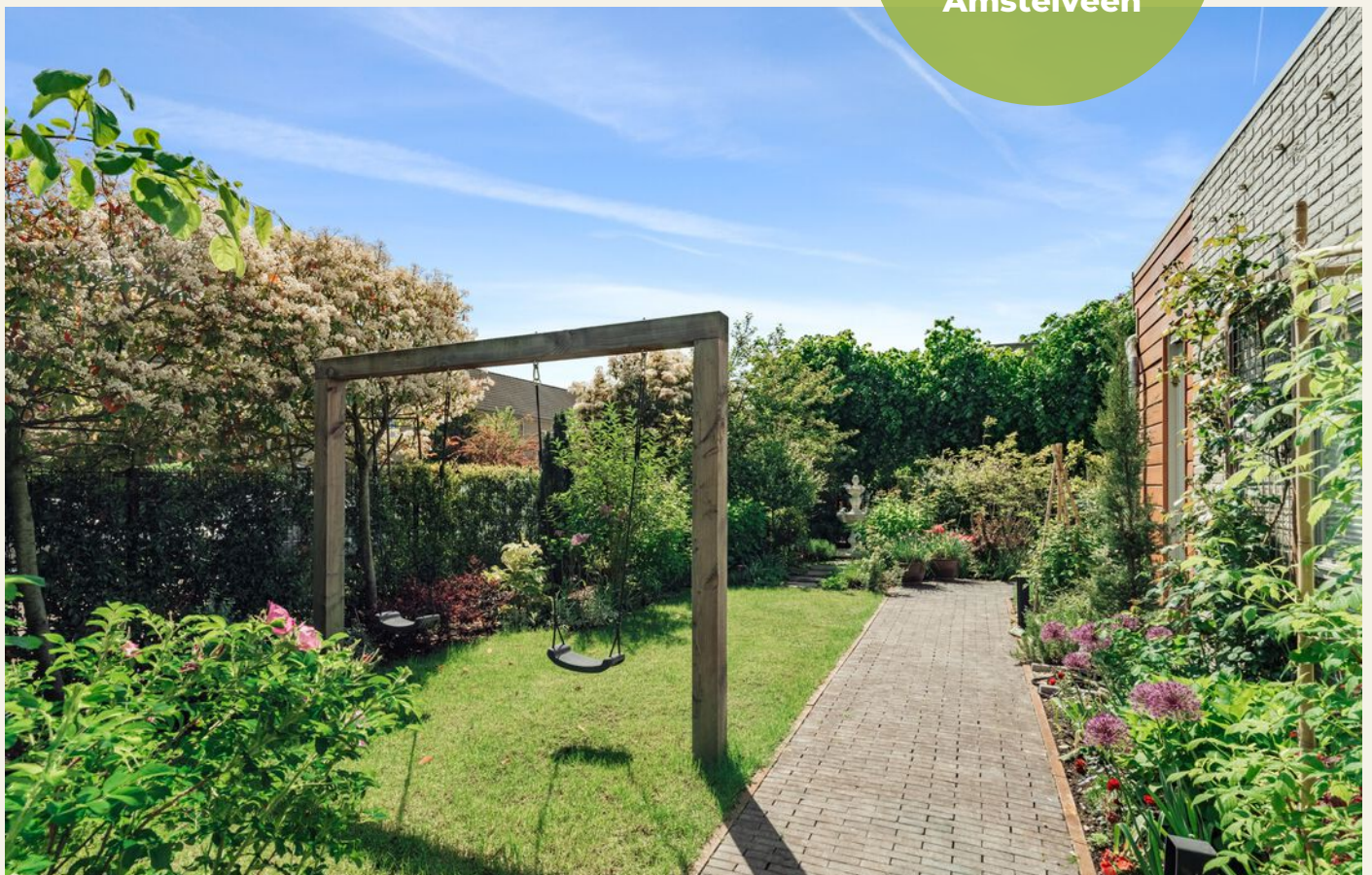


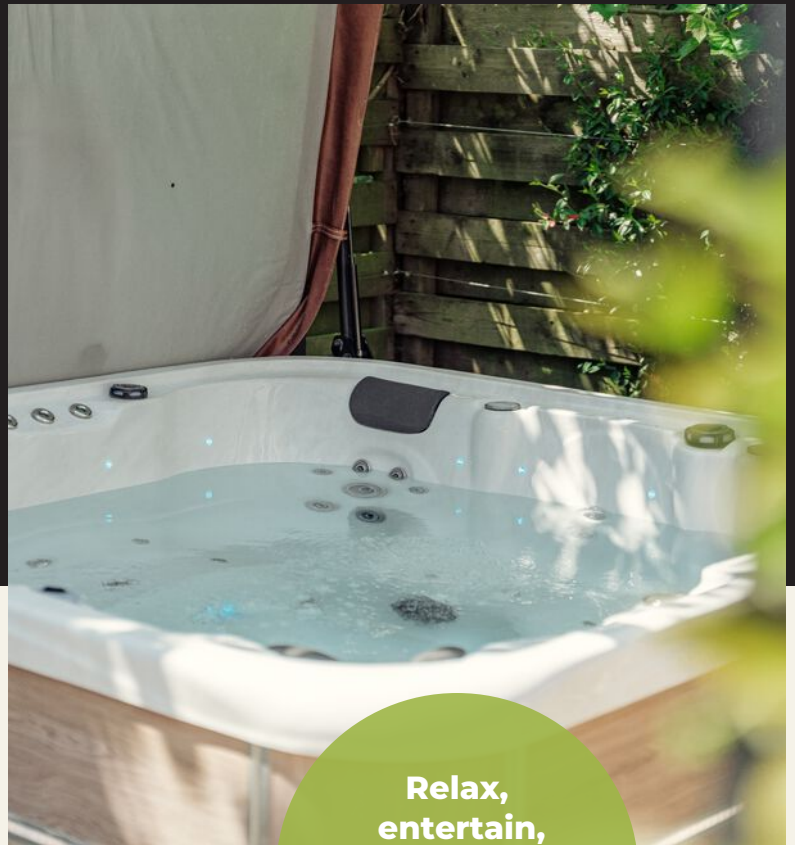
**A versatile  
lower level  
designed for  
modern  
living**





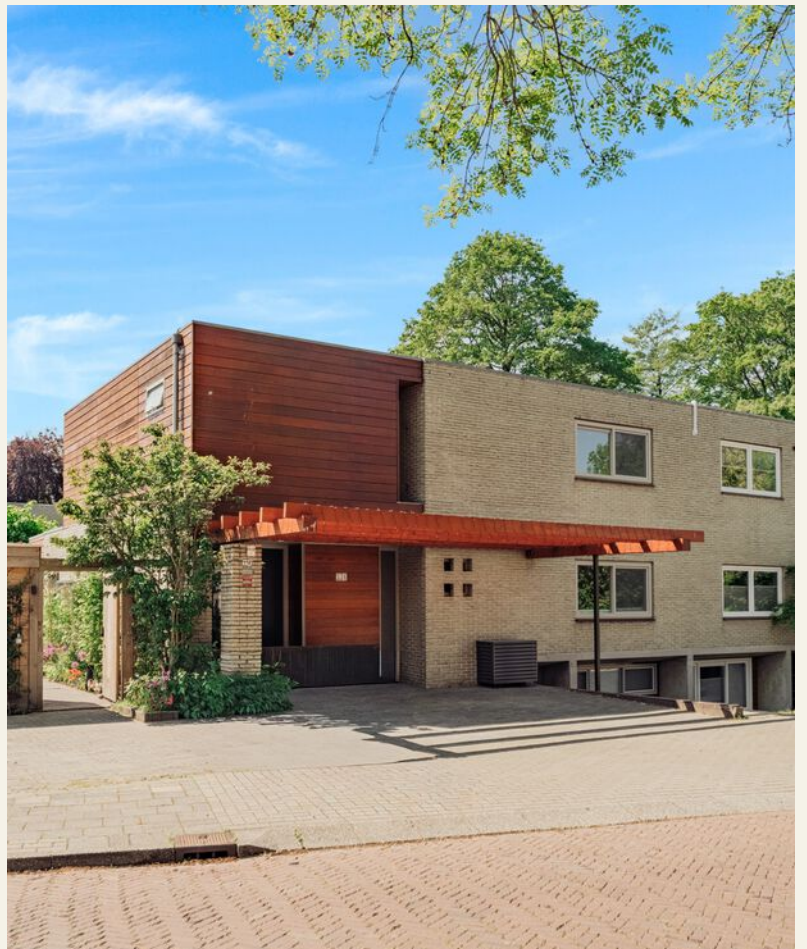
**A private  
garden oasis  
in the heart  
of  
Amstelveen**





**Relax,  
entertain,  
and enjoy  
outdoor living  
year-round**





# Floorplan

## WATERCIRKEL 336

Watercirkel 336 - Amstelveen  
Begane Grond



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

# Floorplan

## WATERCIRKEL 336

Watercirkel 336 - Amstelveen  
Eerste Verdieping

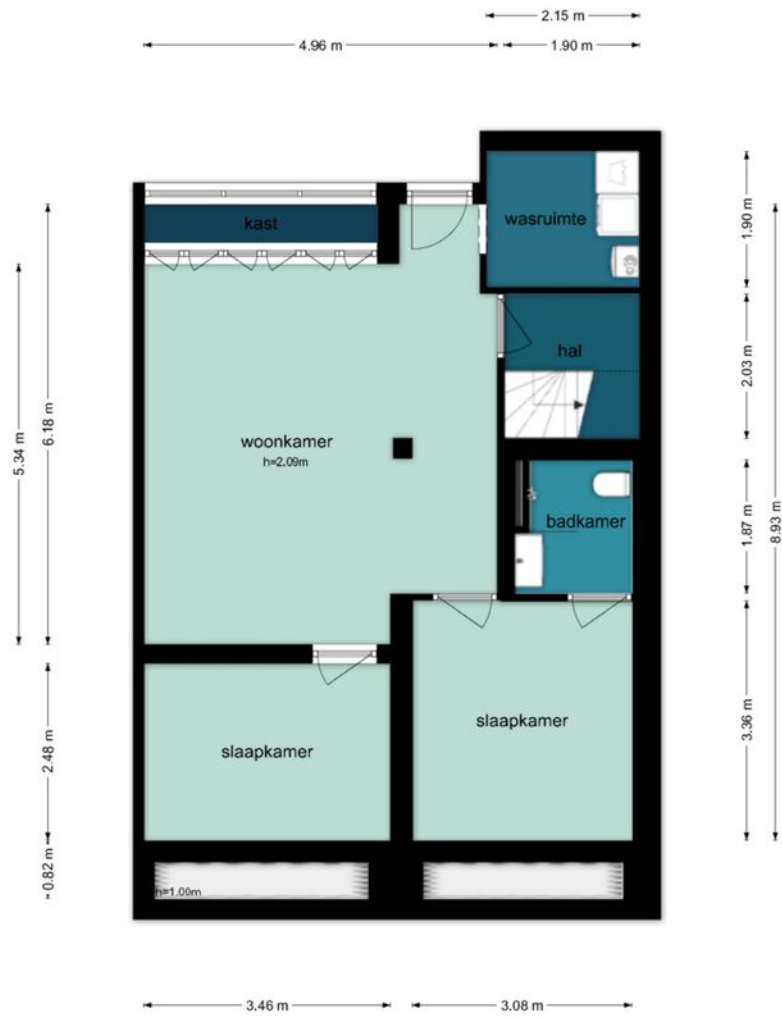


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
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# Floorplan

## WATERCIRKEL 336

Watercirkel 336 - Amstelveen  
Souterrain



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# Floorplan

## WATERCIRKEL 336

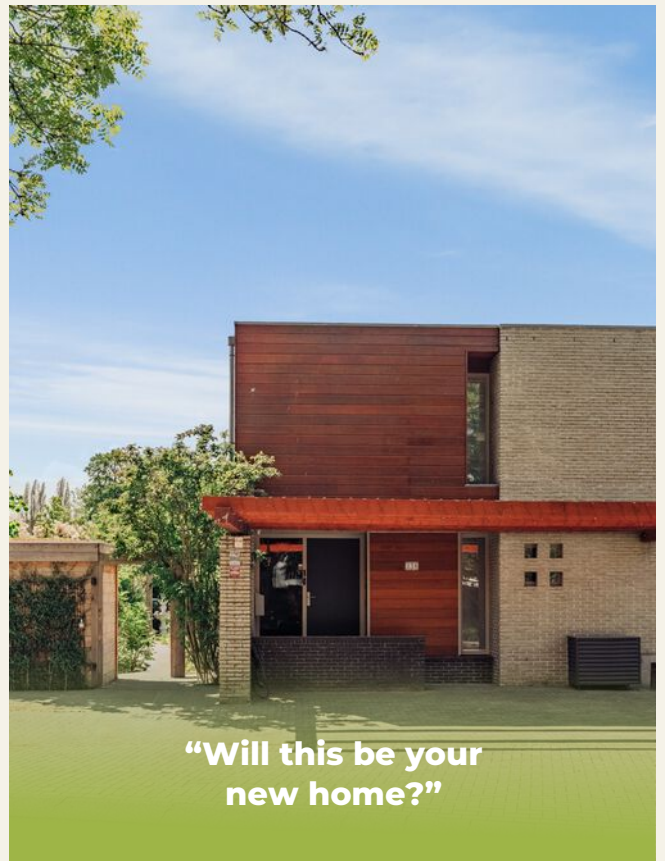
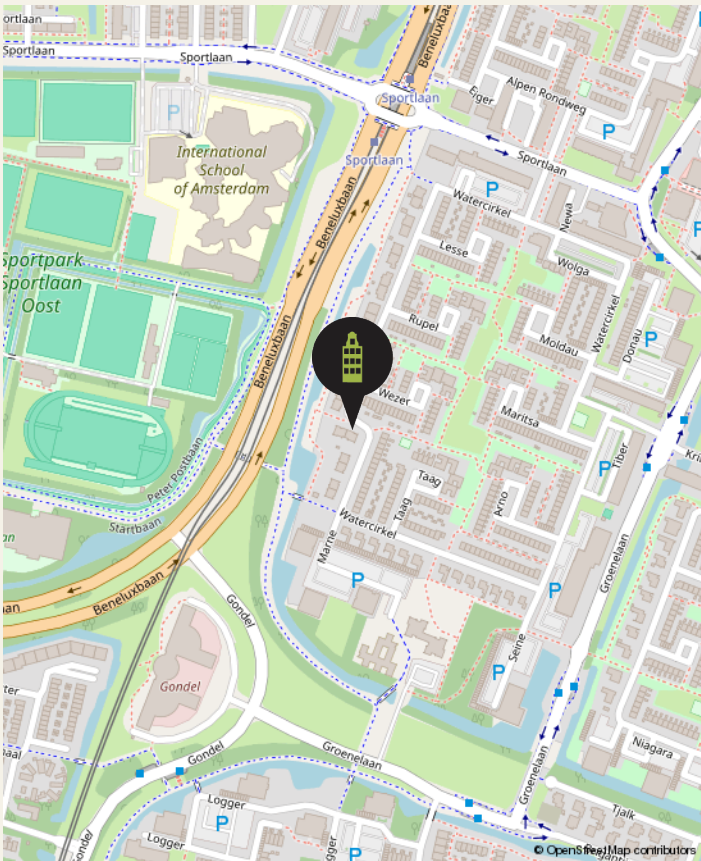
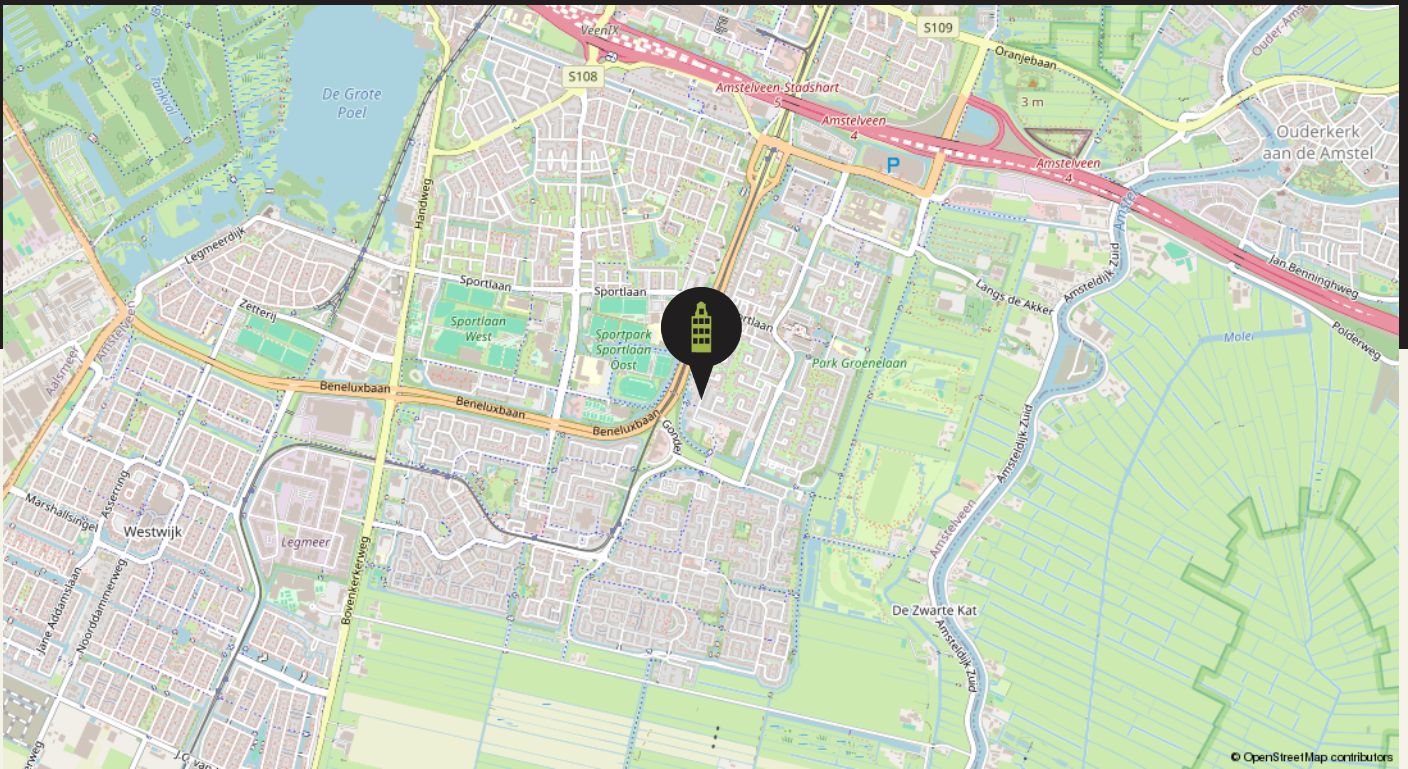


De plattegronden zijn geproduceerd voor praktische doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
Bewak uw rechten!

# The location of

**WATERCIRKEL 336**

**1186 NE AMSTELVEEN**



“Will this be your new home?”



# Cadastral map

## WATERCIRKEL 336

Kadastrale kaart

Uw referentie: Watercirkel 336



12345	Deze kaart is noordgericht	Schaal 1: 500	
25	Perceelnummer	Kadastrale gemeente Amstelveen	
	Huisnummer	Sectie M	
—	Vastgestelde kadastrale grens	Perceel 3233	
—	Voorlopige kadastrale grens		
—	Administratieve kadastrale grens		
—	Bebouwing		

Voor een eensluitend uittreksel, geleverd op 20 april 2026  
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

## WATERCIRKEL 336

Energie label woningen

Registratienummer  
530147762

Datum registratie  
12-05-2026

Geldig tot  
28-04-2036

Status  
Definitief

# Deze woning heeft energielabel

# A



### Isolatie

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

### Installaties

7 Verwarming	Warmtepomp	
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	Verbeteradvies
10 Ventilatie	Natuurlijke toevoer met mechanische afzuiging	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	5160 Wp	

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



**30,0 %**

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

### Over deze woning

**Adres**  
Watercirkel 336  
1186NE Amstelveen  
BAG-ID: 0362010002037048

### Detailaanduiding

**Bouwjaar** 1973  
**Compactheid** 1,58  
**Vloeroppervlakte** 300m<sup>2</sup>

**Woningtype**  
Twee-onder-één kap



### Opnamedetails

**Naam**  
S. Bosman

**Vakbekwaamheidsnummer**  
109755

**Certificaathouder**  
Duurzaam Energieloket

**Inschrijfnummer** 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](http://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

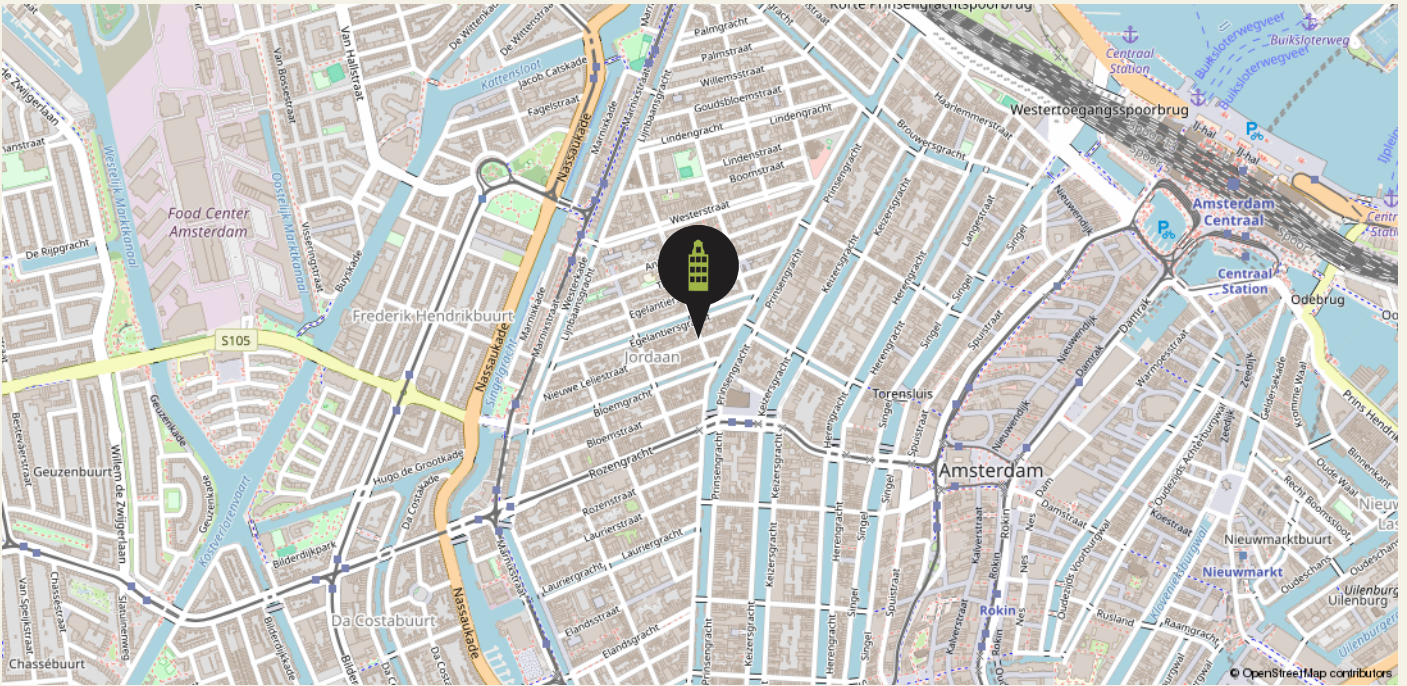
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



KRMT Agent

**Anna de Groot**

anna@27huis.nl



RM Agent

**Renate Holdinga**



Rental Agent

**Maria Han**



Chief Cuddling Officer

**T.J.**

### Contact

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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.



# 27 House Makelaars Real Estate

