Amsterdam

# Beulingstraat 6 C

Price € 525.000,- K.K.

FOR SALE




27 House Makelaars Real Estate

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

# About
# BEULINGSTRAAT 6 C

***** English tekst below *****

Wonen in een monumentaal pand, midden in de Amsterdamse binnenstad
Verscholen tussen het Singel en de Herengracht ligt dit karaktervolle appartement van circa 62 m² aan de Beulingstraat. Je woont hier op de tweede verdieping van een rijksmonument uit 1719, met de grachten, het Spui en de Negen Straatjes vlakbij. De open indeling, brede raampartij aan de voorzijde en plafondhoogte van circa 2,60 meter geven het appartement een ruimtelijk karakter. Een fijne plek voor wie het historische Amsterdam graag zijn thuis noemt.

**Indeling**
De entree van het appartement bevindt zich op de tweede verdieping. Vanuit de entree bereik je het open slaapgedeelte met vaste kasten. Dit gedeelte staat in verbinding met de leefruimte en biedt mogelijkheden om de woning naar eigen smaak in te richten.
Aan de voorzijde ligt de woonkamer met open keuken. De schuin lopende gevel en de brede raampartij met openslaande deuren naar een Frans balkon geven de woonkamer een eigen uitstraling. Er is ruimte voor een zit- en eethoek, met de keuken direct bij het woongedeelte.
De badkamer ligt aan de achterzijde en beschikt over een ligbad met douche, een wastafel en een toilet. Ook bevinden zich hier de aansluitingen voor een wasmachine en droger.

**Omgeving**
De Beulingstraat is een klein, karakteristiek straatje tussen het Singel en de Herengracht. Monumentale gevels, grachten en bruggen bepalen hier het straatbeeld. Je woont midden in de historische binnenstad, met volop winkels, horeca en cultuur in de directe omgeving.
Het Spui, het Begijnhof, de Bloemenmarkt en de Negen Straatjes liggen op loopafstand. Of je nu de dag begint met koffie om de hoek, langs de grachten wandelt of 's avonds uit eten gaat: vanuit deze locatie geniet je gemakkelijk van alles wat Amsterdam te bieden heeft.

**Bijzonderheden**
· Gebruiksoppervlakte wonen circa 62 m² volgens meetrapport;
· Gelegen op de tweede verdieping;
· Rijksmonument, geregistreerd bouwjaar 1719;
· Energielabel B;
· Woonkamer met open keuken;
· Open slaapgedeelte met vaste kastruimte;
· Badkamer met ligbad met douche, wastafel en toilet;
· Aansluitingen voor wasmachine en droger in de badkamer;
· Plafondhoogte woonkamer circa 2,60 meter;
· VvE-bijdrage €191 per maand;
· Glasvezelaansluiting aanwezig;
· Meubels in overleg ter overname;
· Keuze notaris aan koper, mits in Amsterdam en volgens Amsterdams Ringmodel
· Levering in overleg.

Nieuwsgierig naar deze bijzondere plek in de binnenstad? Neem contact met ons op voor een bezichtiging.

***** English *****

Living in a historic building in the heart of Amsterdam
Tucked away between the Singel and Herengracht canals, this characterful apartment of approximately 62 m² is situated on Beulingstraat. Occupying the second floor of a listed national monument dating from 1719, it places the canals, Spui and the Nine Streets within easy reach. The open layout, wide windows at the front and ceiling height of approximately 2.60 metres create a spacious feel. A lovely home for anyone drawn to Amsterdam's historic charm.

**Layout**
The apartment's entrance is on the second floor and leads into the open sleeping area with fitted wardrobes. This area connects to the living space, offering flexibility to arrange the apartment to suit your own style.
At the front is the living room with an open-plan kitchen. The angled façade and wide windows, with French doors opening onto a Juliet balcony, give the room its distinctive character. There is space for both seating and dining, with the kitchen directly adjoining the living area.
The bathroom is situated at the rear and features a bath with an overhead shower, a washbasin and a toilet. Connections for a washing machine and tumble dryer are also located here.

**Location**
Beulingstraat is a small, distinctive street between the Singel and Herengracht canals. Historic façades, canals and bridges define the neighbourhood. Here, you live in the heart of Amsterdam's historic centre, surrounded by shops, cafés, restaurants and cultural attractions.
Spui, the Begijnhof, the floating flower market and the Nine Streets are all within walking distance. Whether you start your day with coffee around the corner, enjoy a stroll along the canals or head out for dinner, this location makes it easy to enjoy everything Amsterdam has to offer.

**Key features**
· Approximately 62 $m^2$ of living space, according to the measurement report;
· Situated on the second floor;
· Listed national monument, with a registered construction year of 1719;
· Energy label B;
· Living room with an open-plan kitchen;
· Open sleeping area with fitted wardrobes;
· Bathroom with a bath and overhead shower, washbasin and toilet;
· Connections for a washing machine and tumble dryer in the bathroom;
· Living room ceiling height of approximately 2.60 metres;
· Owners' association (VvE) contribution of €191 per month;
· Fibre-optic internet connection available;
· Furniture available to purchase by agreement;
· The buyer may choose the civil-law notary, provided they are based in Amsterdam and use the Amsterdam Ring Model.
· Transfer date by mutual agreement.

Would you like to discover this special home in the city centre? Contact us to arrange a viewing.

# Features

**BEULINGSTRAAT 6 C**
1017 BA AMSTERDAM

## Construction

| | |
|---|---|
| **Type house** | Apartment |
| **Construction** | Brick |
| **Year of construction** | 1719 |
| **Maintenance inside** | Good/Excellent |
| **Maintenance outside** | Good/Excellent |
| **Energy rating** | B |

## Areas and capacity

| | |
|---|---|
| **Living area** | Approx 62.01m² |
| **Capacity** | Approx 203.21m³ |
| **Plot size** | Approx 178m² |

## Layout

| | |
|---|---|
| **Number of rooms** | 2 |
| **Bedrooms** | 1 |
| **Floors** | 1 |

## Location

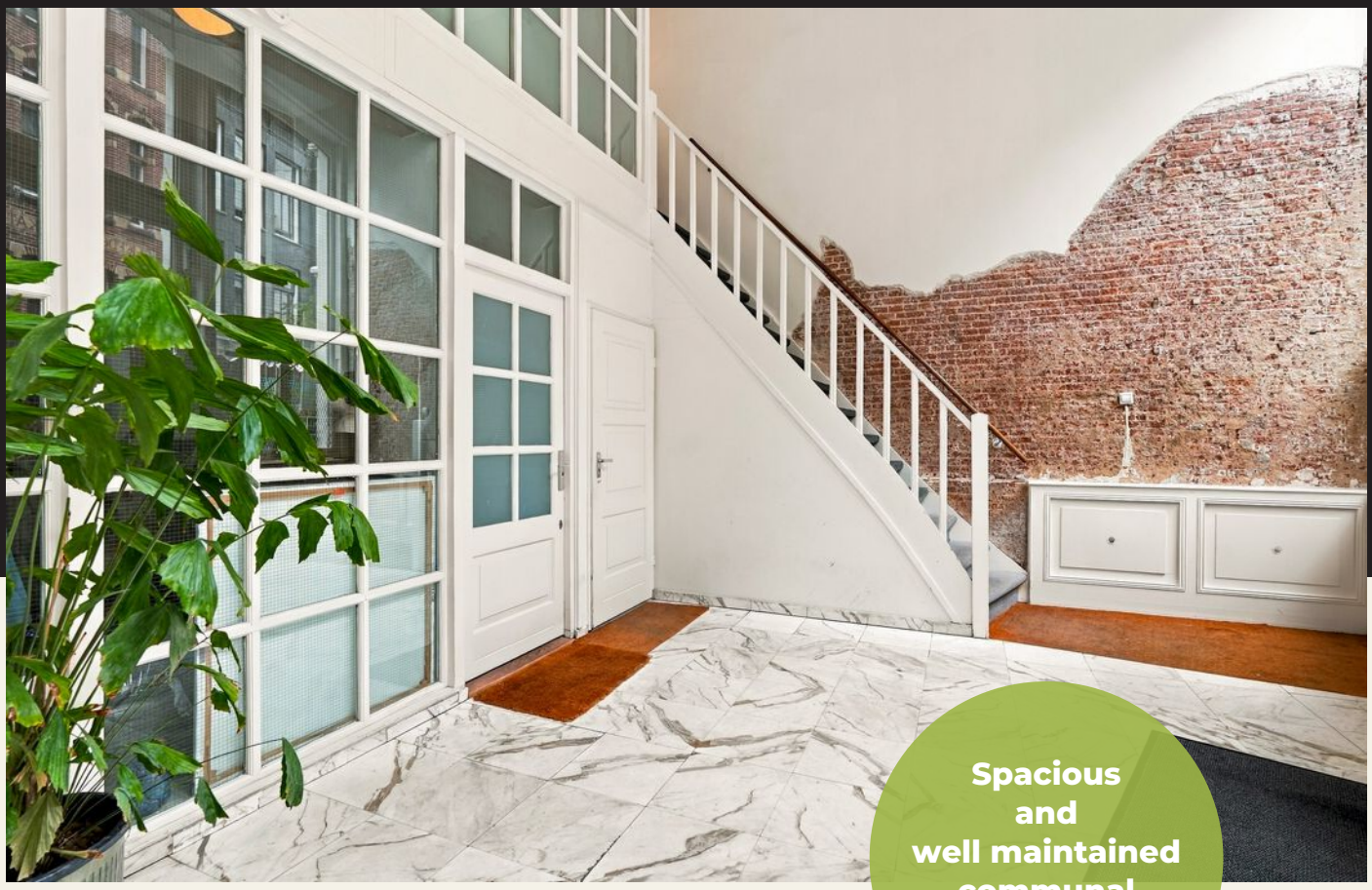
| | |
|---|---|
| Amsterdam | Center |

## Other features

**-Rijksmonument**

**-Energy label B**

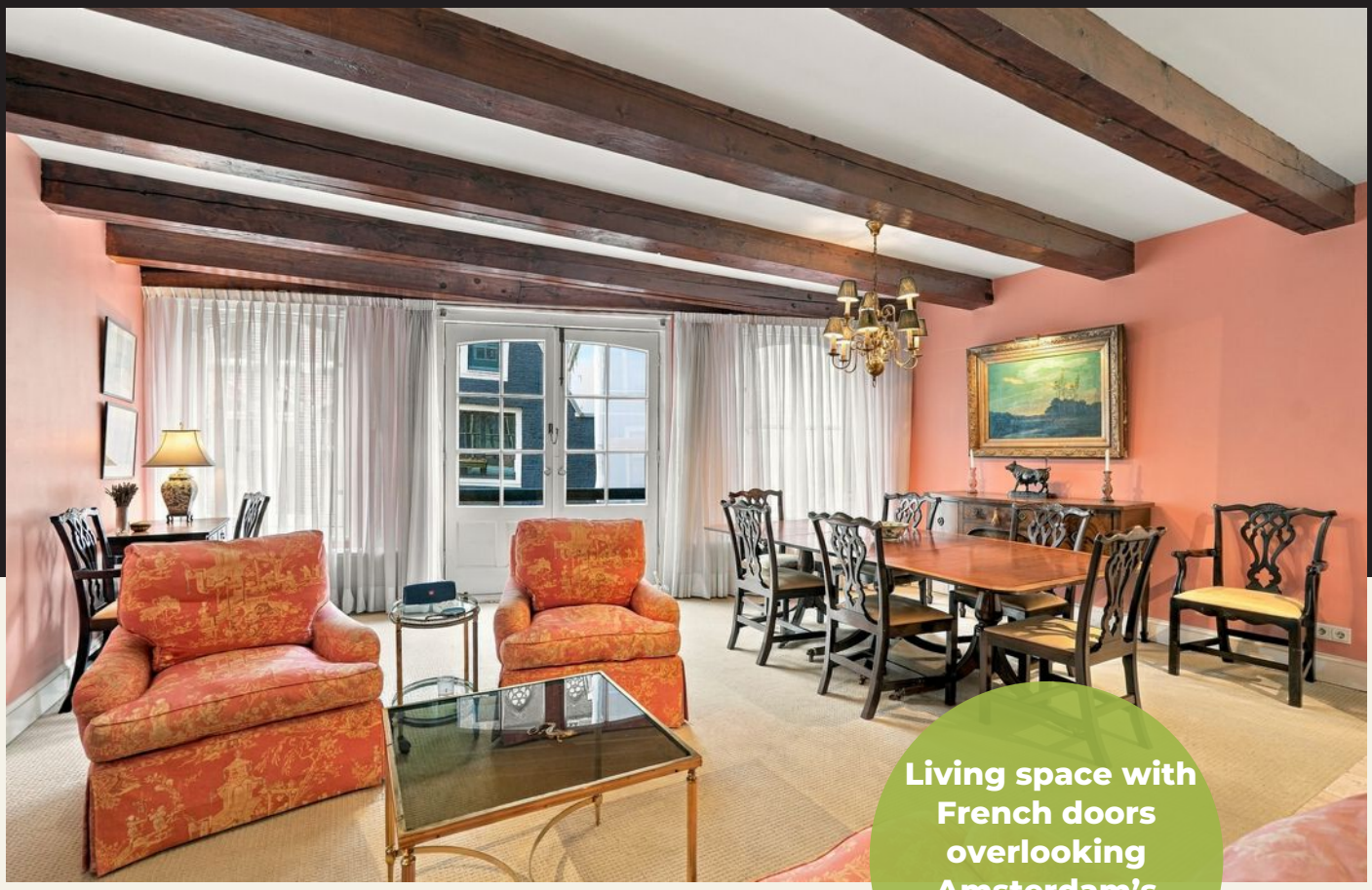
**-Quiet street in the city centre**



Spacious and well maintained communal entrance hall




Living room
with
open kitchen
and
dining area



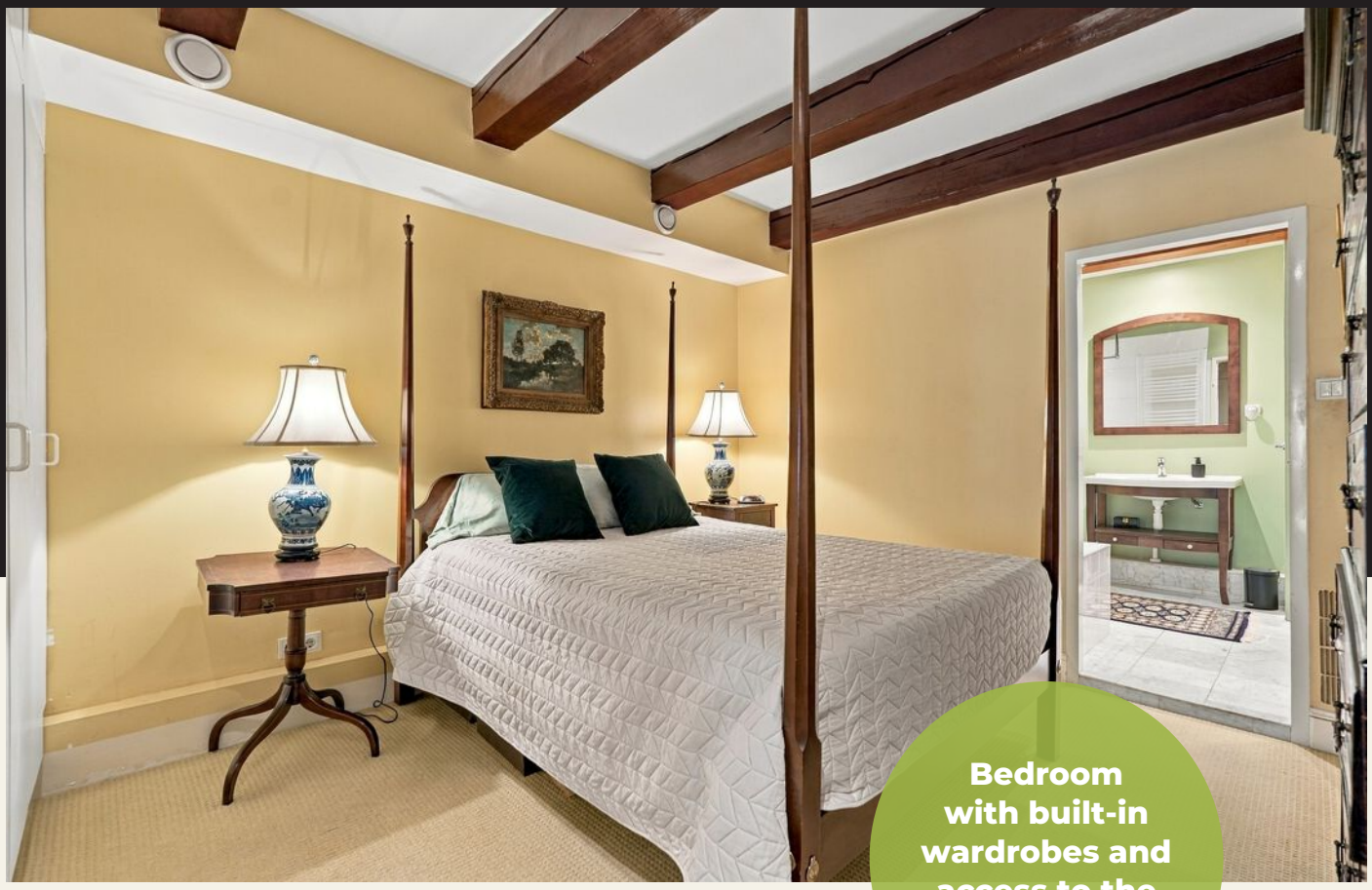
Living space with French doors overlooking Amsterdam's historic streetscape





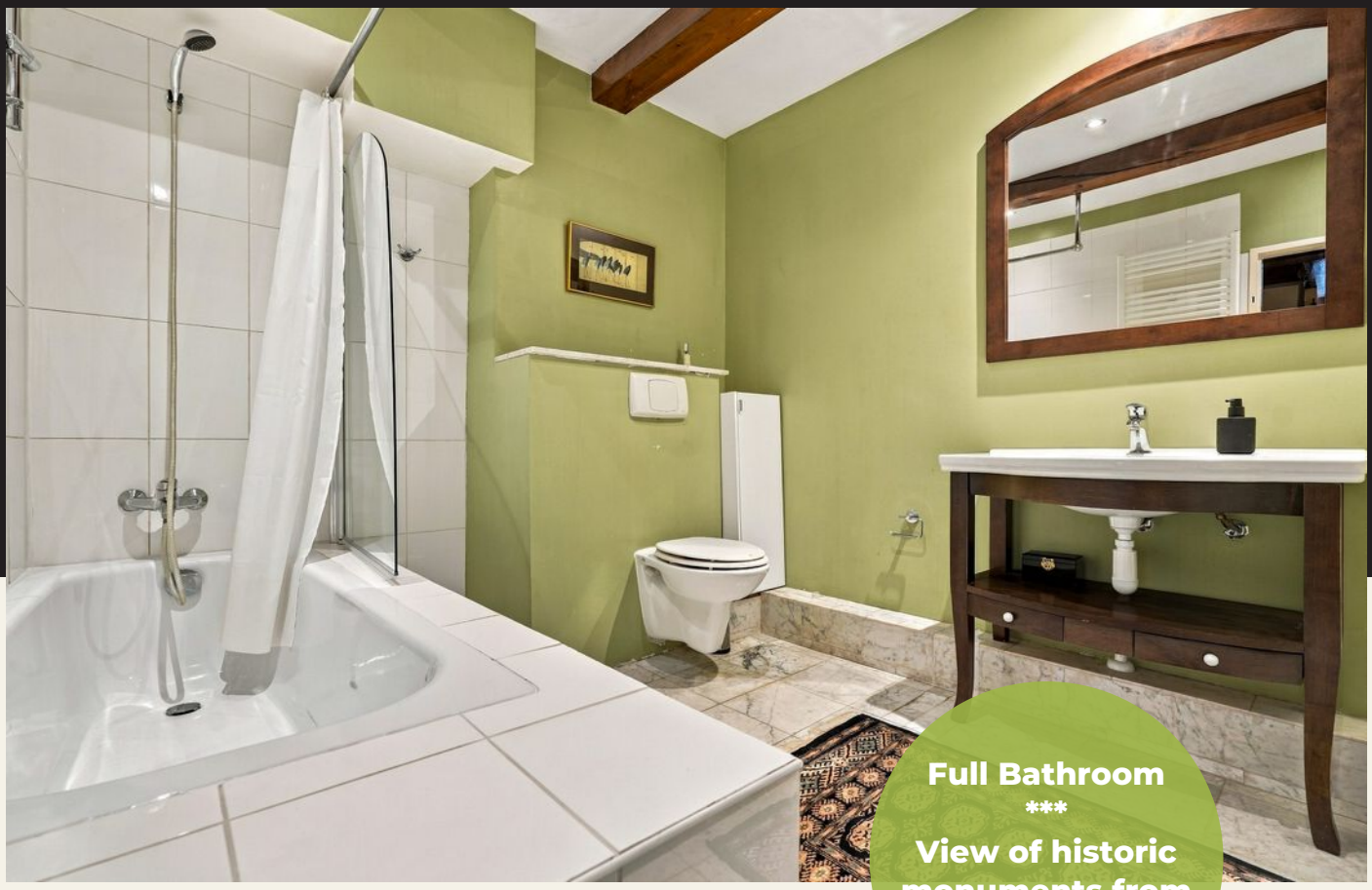
Dining area adjoining the open-plan kitchen with integrated appliances





Bedroom with built-in wardrobes and access to the bathroom





**Full Bathroom**

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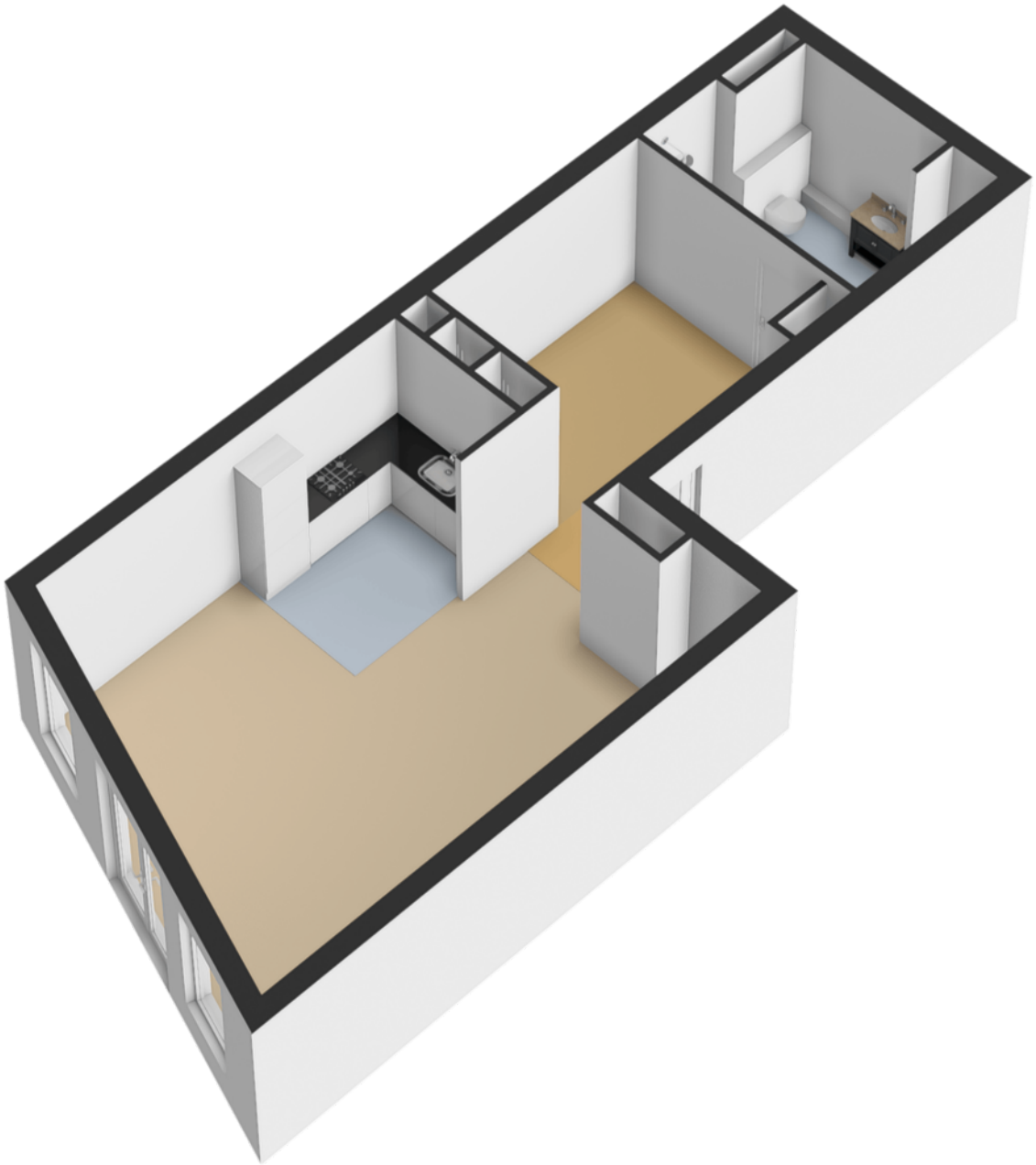
**View of historic monuments from living room**



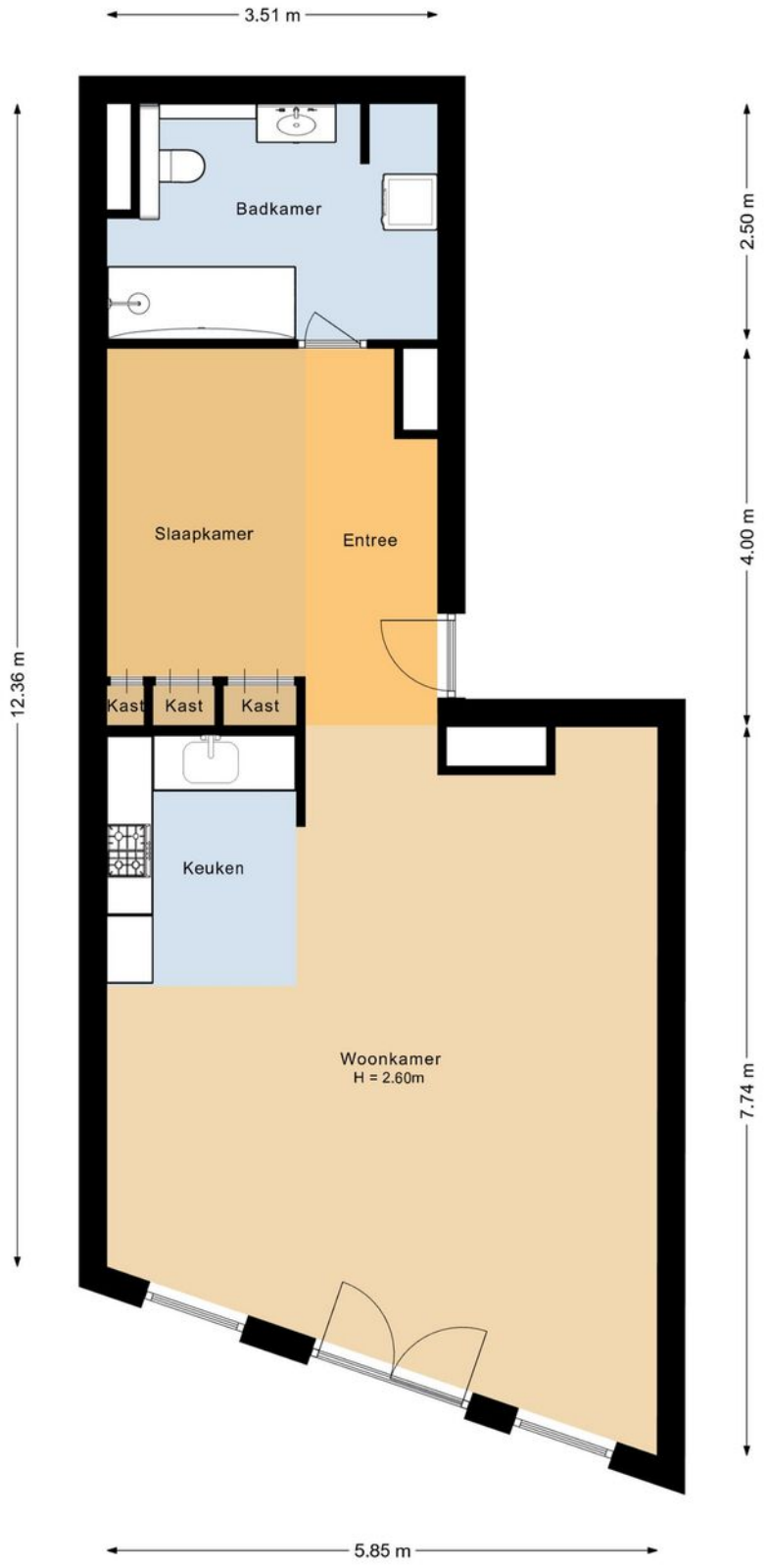
# Floorplan

## BEULINGSTRAAT 6 C



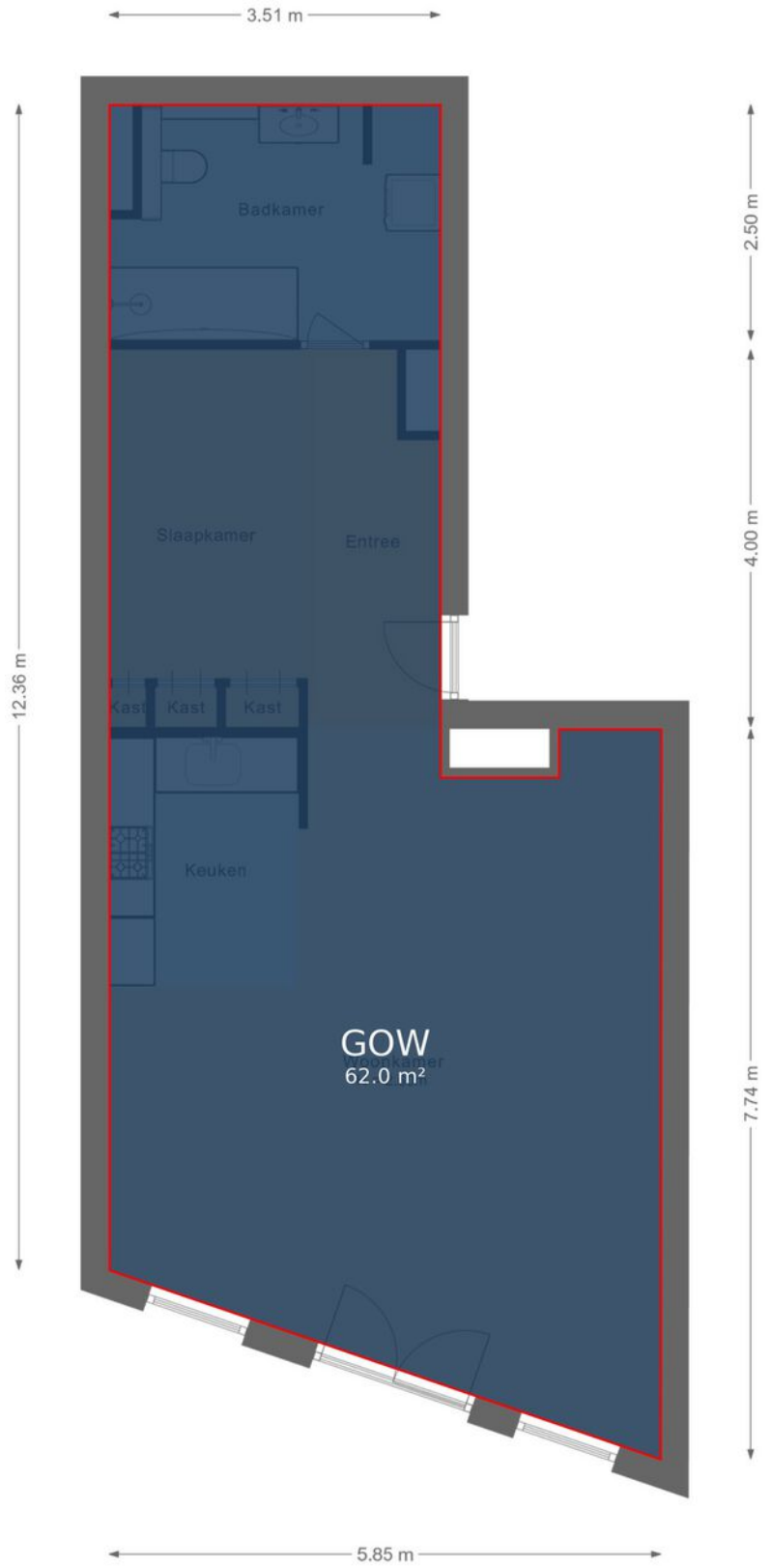
# Floorplan

## BEULINGSTRAAT 6 C



# Floorplan

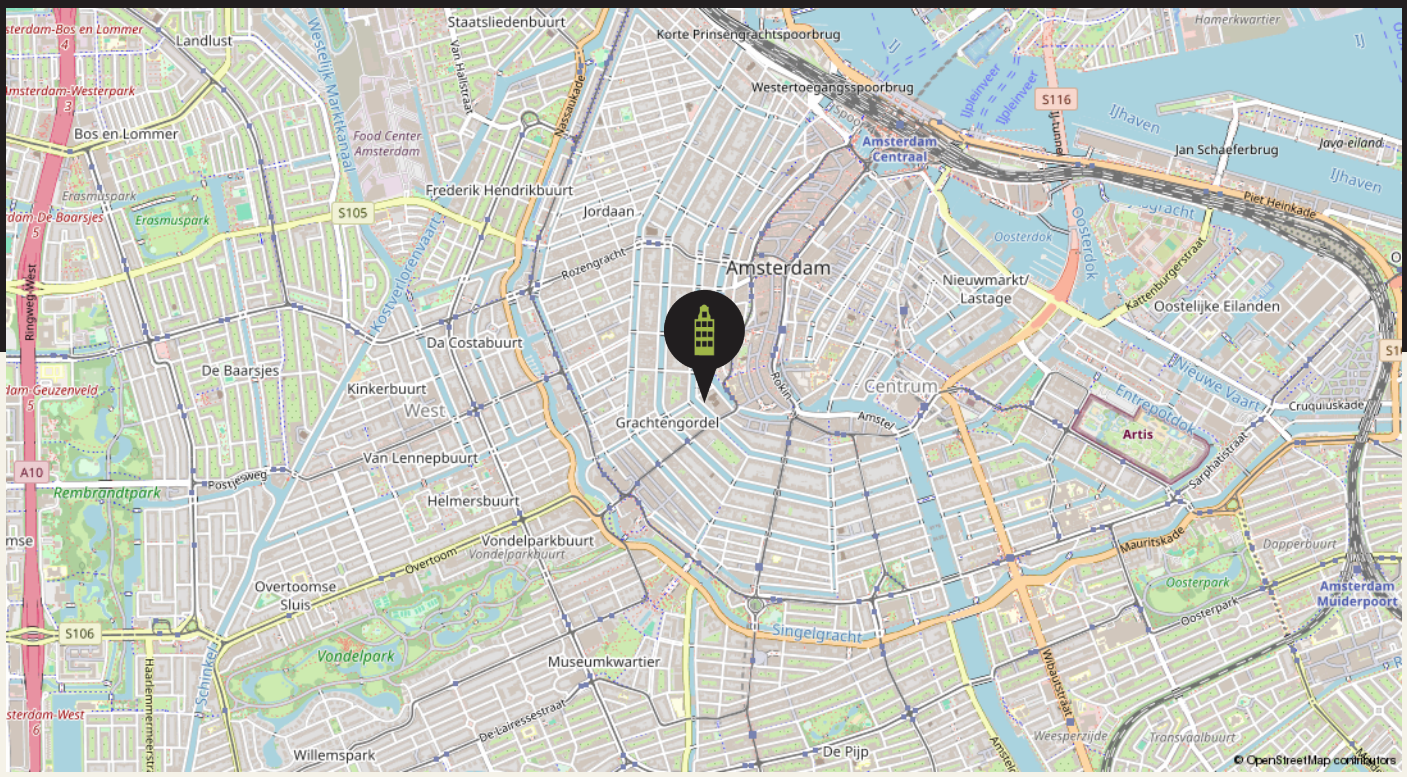
## BEULINGSTRAAT 6 C

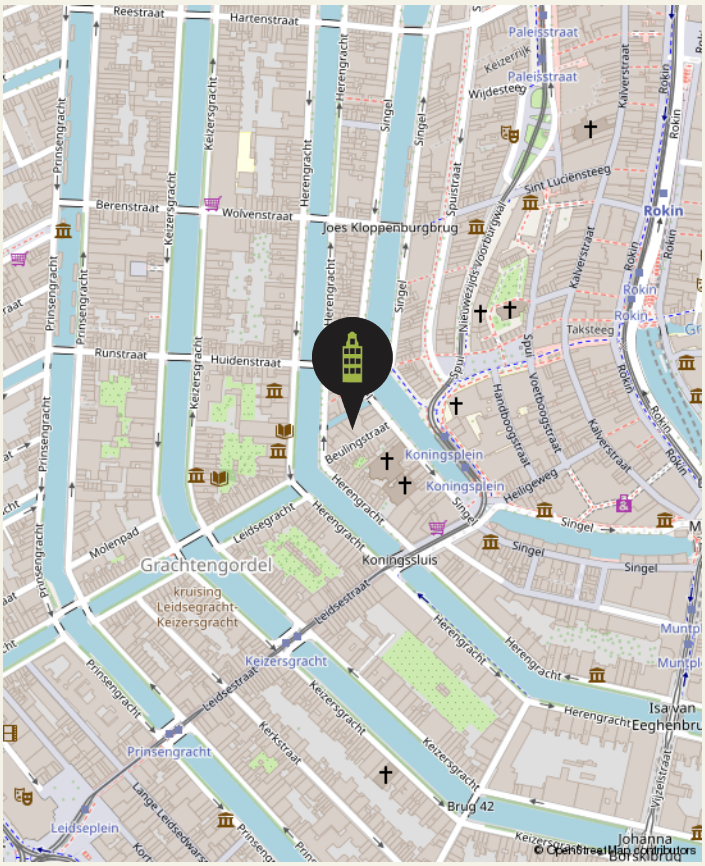


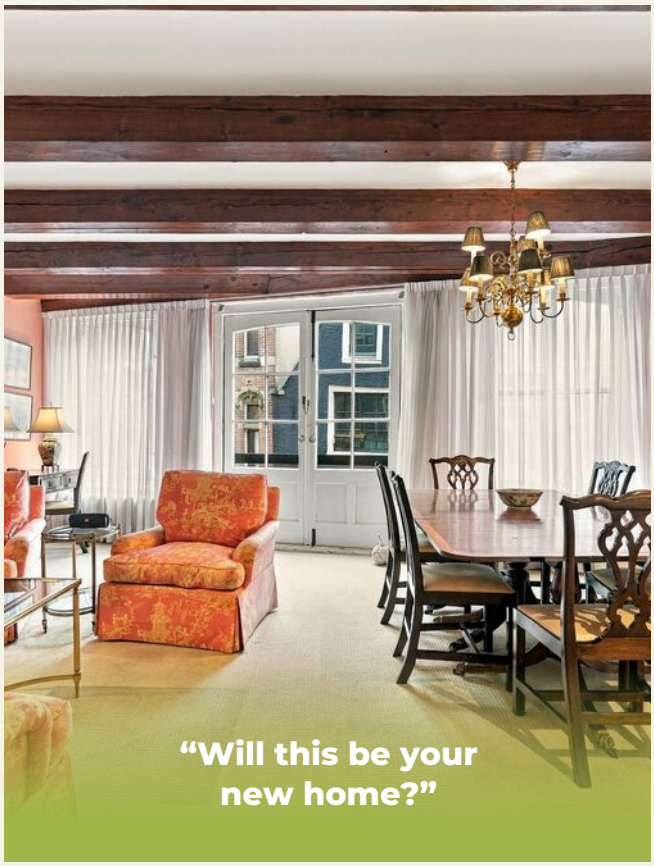
# The location of

**BEULINGSTRAAT 6 C**

1017 BA AMSTERDAM



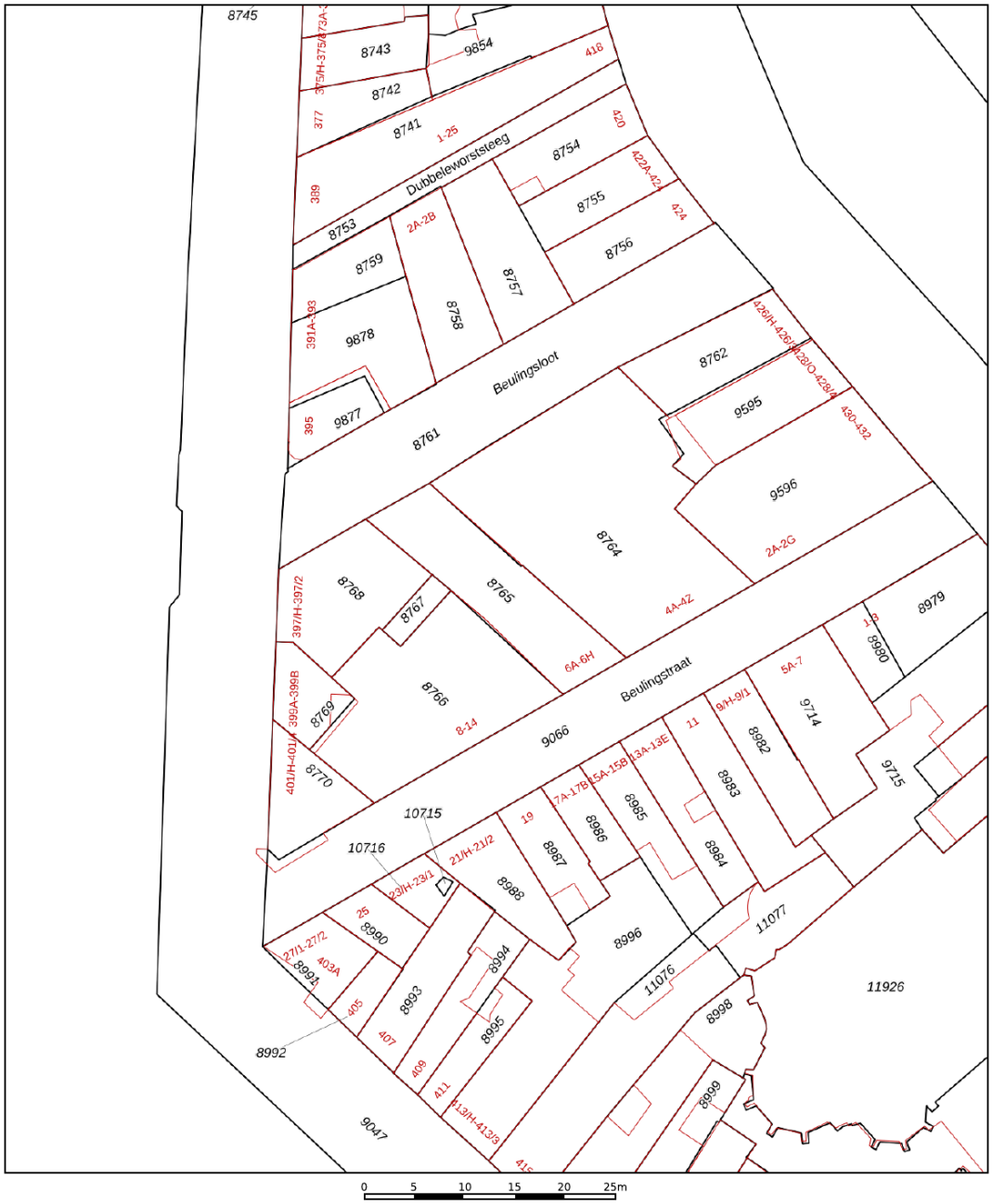



# Cadastral map
## BEULINGSTRAAT 6 C

Kadastrale kaart

Uw referentie: Beulingstraat 6c




Deze kaart is noordgericht

12345 Perceelnummer

25 Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 7 september 2026
De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

| | |
|---|---|
| Kadastrale gemeente | Amsterdam |
| Sectie | I |
| Perceel | 8765 |

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
## BEULINGSTRAAT 6 C

| Energielabel woningen | Registratienummer | Datum registratie | Geldig tot | Status |
|---|---|---|---|---|
| | 395491691 | 06-01-2026 | 01-12-2035 | 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 | - |

### 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 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**

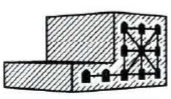
### Over deze woning

**Adres**
Beulingstraat 6 C
1017BA Amsterdam
BAG-ID: 0363010000583589

**Detailaanduiding**

| | |
|---|---|
| **Bouwjaar** | 1719 |
| **Compactheid** | 0,29 |
| **Vloeroppervlakte** | 65m² |

**Woningtype**
Woongebouw met
niet-zelfstandige woonruimte



### Opnamedetails

**Naam**
FS van der Laan

**Vakbekwaamheidsnummer**
55151675

**Certificaathouder**
EnergyLab

**Inschrijfnummer**
SKGIKOB 013960

**KvK-nummer**
85278920

**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



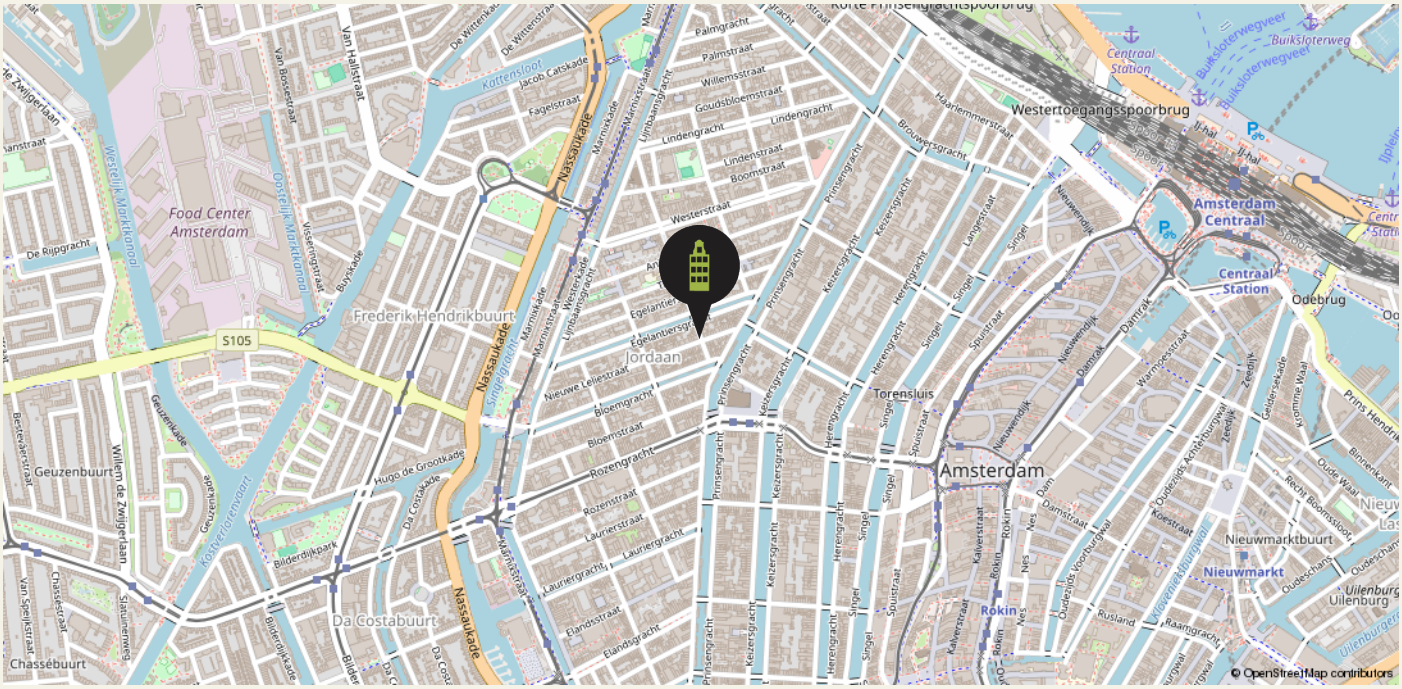
# Our Office Location

## 27 HOUSE REAL ESTATE




Our office

**Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam**



# 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


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 | SELLING | LETTING |
|---|---|---|
| 9,8 | 9,7 | 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*

---

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*



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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 a nswer 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 a nd 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

funda

Vastgoed Ned.

SCVM
REGISTER VOOR MAKELAARS

Nederlands Register Vastgoed Taxateurs

VERENIGING VERHUURMAKELAARS AMSTERDAM

pararius

