

Amsterdam

Réaumurstraat 33 H

Price € 639.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

RÉAUMURSTRAAT 33 H

---English text below---

Unieke woning in Amsterdam Oost, gelegen op eigen grond met tuin!

In een rustige straat in het populaire Amsterdam Oost ligt deze verzorgde woning aan de Réaumurstraat. Een ideale plek voor wie comfortabel wil wonen met alles wat de stad te bieden heeft binnen handbereik.

Indeling

Via de eigen entree betreed je de woning in een goede verzorgde gang met prettige plafondhoogte en voldoende plaats voor een praktische garderobe. Vanuit deze lange hal zijn diverse functionele ruimtes bereikbaar, waaronder een separaat toilet en meerdere handige opbergruimtes evenals een nette wasruimte. De woning is gelegen op eigen grond en beschikt over een energielabel A, wat bijdraagt aan comfortabel en toekomstbestendig wonen.

Aan het einde van de gang bevindt zich de moderne, goed uitgeruste keuken, voorzien van diverse inbouwapparatuur zoals een oven, gasfornuis met afzuigkap, koelkast, vriezer en vaatwasser. Aangrenzend ligt de royale en lichte eetkamer, met volop ruimte voor een grote eettafel, een uitnodigende plek voor gezellige diners en lange avonden met familie en vrienden.

De uitgebouwde woonkamer met dakraam, is gelegen aan de achterzijde van de woning en beschikt over een comfortabele zithoek met veel natuurlijke lichtinval. De brede schuifpui zorgt voor een fraaie verbinding met de tuin en versterkt het ruimtelijke en open karakter van de leefruimte.

Via de eetkamer bereikt u het rustig gelegen slaapgedeelte. Hier bevinden zich twee sfeervolle en speels ingedeelde slaapruidtes met een slim split-level ontwerp. De verhoogde slaapplaatsen zijn bereikbaar via een charmant trappetje en geven de ruimtes een knus en uniek karakter. Onder de ene slaapruidte is extra berguidte gerealiseerd, terwijl onder de andere een praktische en rustige werkplek is ingericht. Grenzend aan een van de slaapruidtes, aan de voorzijde van de woning, bevindt zich tevens nog een extra

lichte ruimte direct aan het raam. Deze kamer kan gebruikt worden als speelruimte, rustige zithoek of extra werkplek, een flexibele plek die zich makkelijk aanpast. Hoewel deze ruimtes geen traditioneel afgesloten slaapkamers zijn, zijn ze functioneel, creatief en efficiënt benut. Indien gewenst kan de huidige indeling eenvoudig worden aangepast. Zo kan de ene huidige slaap/opbergruidte worden verwijderd en de andere slaap/werkplek aan de voorzijde van de woning worden omgebouwd tot een reguliere slaapkamer.

Tussen de slaapruidtes ligt de verzorgde badkamer, uitgerust met een comfortabele douche, een stijlvol wastafelmeubel en een toilet. De badkamer en overige vertrekken zijn aangesloten op een centraal ventilatiesysteem, dat lucht afzuigt uit de badkamer, het toilet, de wasruimte, de slaapkamers en de hal, en deze via het dak afvoert.

De woning is bovendien voorzien van een slim energiebeheersysteem (Tado) dat eenvoudig via een app te bedienen en te programmeren is, waardoor het energieverbruik efficiënt kan worden geregeld.

Locatie:

De woning is gelegen in Amsterdam Oost. Het ligt ideaal tussen groene parken en levendige stadsvoorzieningen. Zo zijn Park Frankendael en de Amstel op korte fietsafstand gelegen en perfect voor ontspanning, sportieve activiteiten of een wandeling in het groen.

Voor leuke eet- en drinkmomenten in de buurt en iets verderop zijn er diverse fijne adressen, zoals The Lobby Fizeaustraat voor een uitgebreide lunch of diner, Benji's voor heerlijke brunch en lunch of het gezellige Café Hesp aan de Weesperzijde.

De bereikbaarheid is uitstekend: de tram is op loopafstand, evenals diverse buslijnen, en het Amstel Station is met de fiets bereikbaar, met snelle verbindingen naar het centrum, Schiphol en verder. Ook zit je zo met de auto op de ringweg A10.

Bijzonderheden:

- Gelegen op eigen grond!;
- Energietabel A;
- Woonoppervlakte: ca. 72m2;



Bijzonderheden:

- Gelegen op eigen grond!;
- Energie label A;
- Woonoppervlakte: ca. 72m²;
- C.V.-ketel: bouwjaar 2010;
- VvE bestaat uit 2 leden, in eigen beheer;
- Servicekosten per maand bedragen: €66,71;
- Betaald parkeren volgens vergunningsstelsel;
- Ouderdomsclausule van toepassing;
- Niet zelf bewoningsclausule van toepassing;
- Nen2580 meetrapport aanwezig;
- Projectnotaris: KB notarissen;
- Opleveringsdatum in overleg, doch kan spoedig.

Nieuwsgierig geworden? Wij maken graag een afspraak met je!

Unique home in Amsterdam East with garden, on own ground!

Located in a quiet street in the popular district of Amsterdam East, this well-maintained home is situated on the Réaumurstraat. An ideal place for those who wish to live comfortably with everything the city has to offer just around the corner.

Layout

Upon entering through the private entrance, you are welcomed into a well-maintained hallway with generous ceiling height and ample space for a practical wardrobe. From this long hall, several functional rooms are accessible, including a separate toilet, multiple convenient storage areas, and a tidy laundry space. The property is situated on own ground and boasts an energy label A, ensuring comfortable and sustainable living. At the end of the hall lies the modern, fully equipped kitchen, featuring appliances such as an oven, gas hob with extractor, refrigerator, freezer, and dishwasher. Adjacent is the bright and generous dining area, offering plenty of space for a large dining table, a perfect spot for relaxed meals and long evenings with family and friends. The extended living room at the rear of the house, complete with a skylight, features a

cozy seating area with abundant natural light.

A wide sliding door provides a seamless connection to the garden, enhancing the open and airy feel of the living space. From the dining area, you access the charming sleeping quarters, which comprise two creatively designed bedrooms with a smart split-level layout. The elevated sleeping areas are reached via a little staircase, giving the rooms a cozy and distinctive character. Under one of the bedrooms, additional storage has been cleverly integrated, while under the other, a practical workspace has been created. Adjacent to this workspace is a bright, versatile room by the window, ideal as a play area, quiet reading corner, or additional workspace, a flexible space that adapts easily to your needs. Although these rooms are not traditional enclosed bedrooms, they are highly functional, creative, and efficiently utilized. If desired, the current layout can be easily adapted. The elevated bedroom can be removed, and the storage beneath along with the other raised work/sleep area at the front of the house can be converted into a regular bedroom, offering flexibility to suit future needs.

Between the bedrooms is a well-appointed bathroom, equipped with a comfortable shower, stylish vanity, and toilet. The bathroom and other rooms are connected to a central ventilation system, which efficiently extracts air from the bathroom, toilet, laundry, bedrooms, and hallway, expelling it through the roof.

The property is also fitted with a smart energy management system (Tado), which can be conveniently controlled and programmed via an app to optimize energy usage efficiently.

Location

The property is located in Amsterdam East, perfectly positioned between green parks and lively urban amenities. Park Frankendael and the Amstel River are just a short bike ride away, offering ideal spots for relaxation, exercise, or a scenic stroll.



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For dining and social moments, the neighborhood offers a variety of charming options. Enjoy a full lunch or dinner at The Lobby Fizeastraat, a delightful brunch at Benji's, or a cozy coffee at Café Hesp on the Weesperzijde.

Accessibility is excellent: trams and buses are within walking distance, and Amstel Station is easily reachable by bike, providing fast connections to the city center, Schiphol, and beyond. By car, you can quickly access the A10 ring road, ensuring smooth travel in and out of Amsterdam.

Details:

- Located on own ground;
- Energy label A;
- Living area: approx. 72 m²;
- Central heating boiler: year of construction 2010;
- Homeowners' association consists of 2 members, self-managed;
- Service costs per month: €66,71;
- Paid parking according to permit system;
- Old age clause applies;
- Non-owner-occupancy clause applicable;
- NEN2580 measurement report available;
- Project notary: KB Notarissen;
- Delivery date in consultation, but can be soon.

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



Features

RÉAUMURSTRAAT 33 H

1097 RE AMSTERDAM

Construction

Type house	Apartment
Year of construction	1914
Maintenance inside	Good
Maintenance outside	Good
Energy rating	A

Areas and capacity

Living area	Approx 71.60m ²
Capacity	Approx 273.48m ³
Outdoor space	Approx
Storage space	Approx -

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Location	The property is located in Amsterdam East.
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Other features

Details:	-2 members in the VvE;
-Located on own ground;	-Service costs per month: €66,71;
-Energy label A;	-Paid parking according to permit system;
-Living area: approx. 72 m ² ;	-Central heating boiler: 2010.





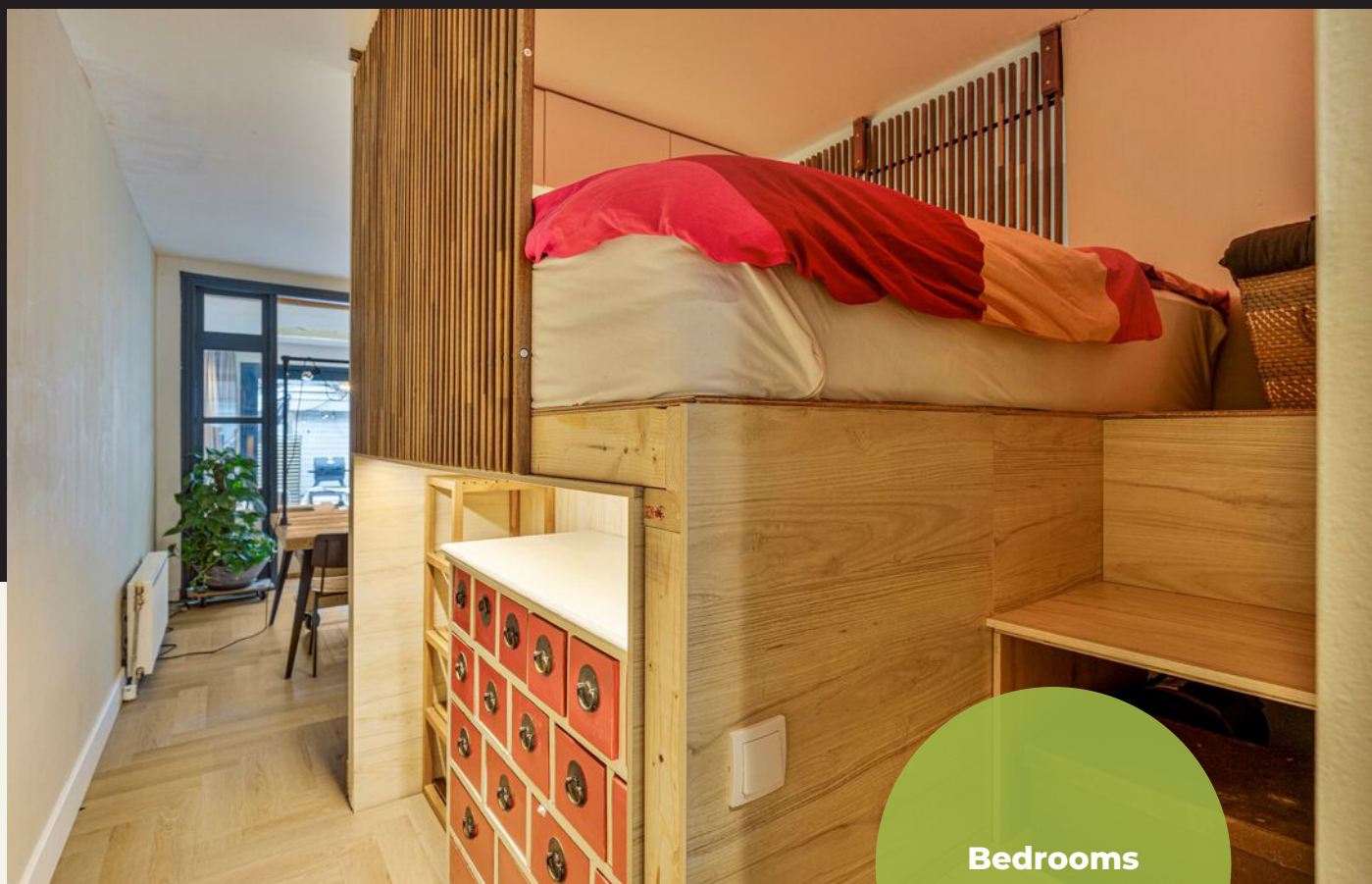
Dining area





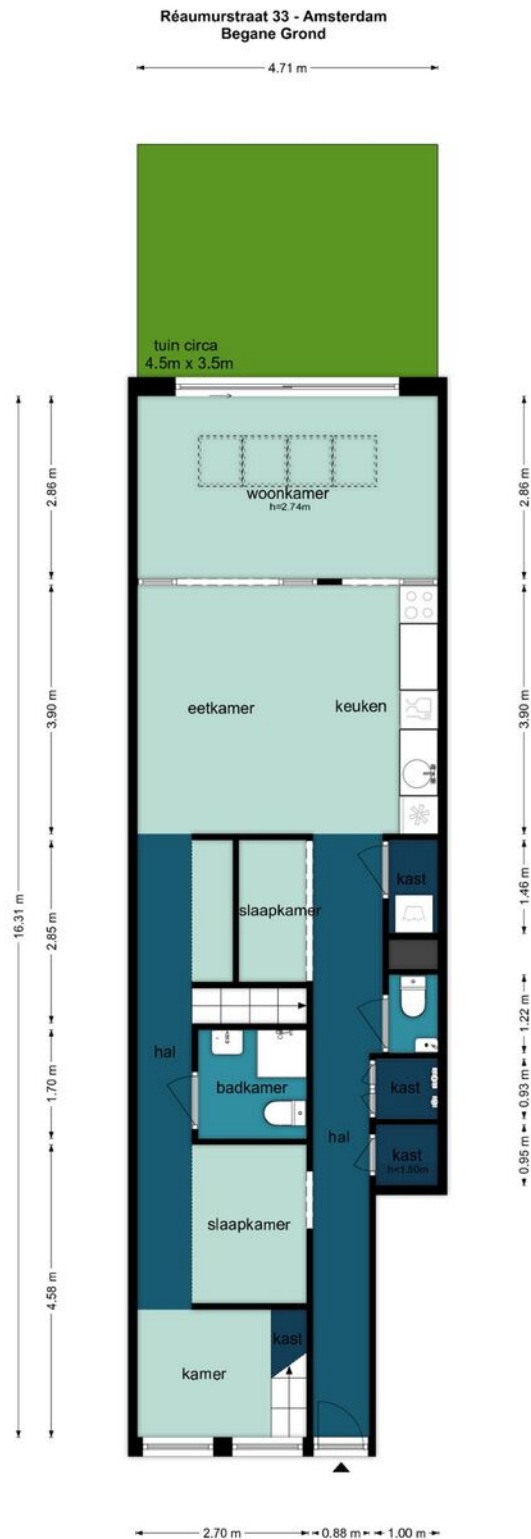






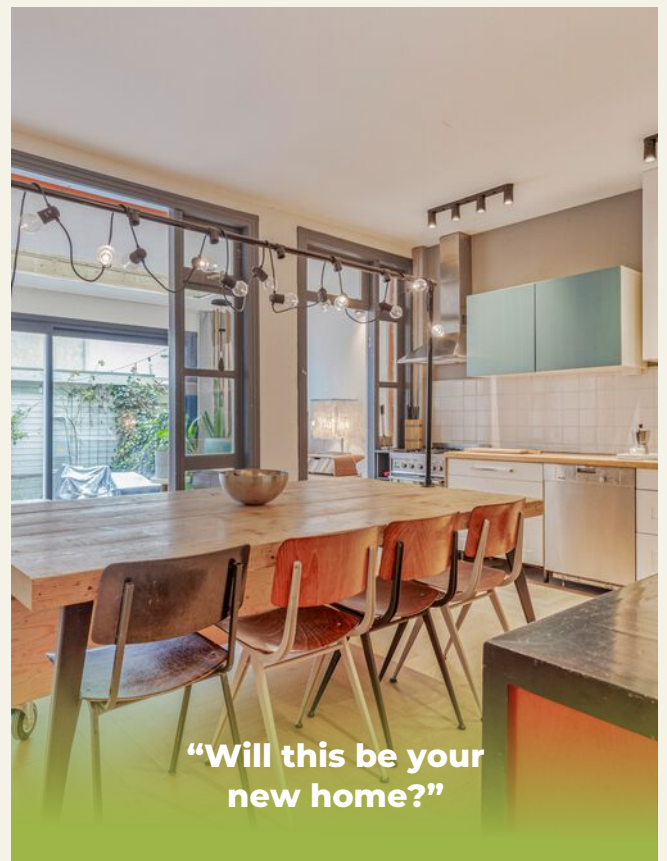
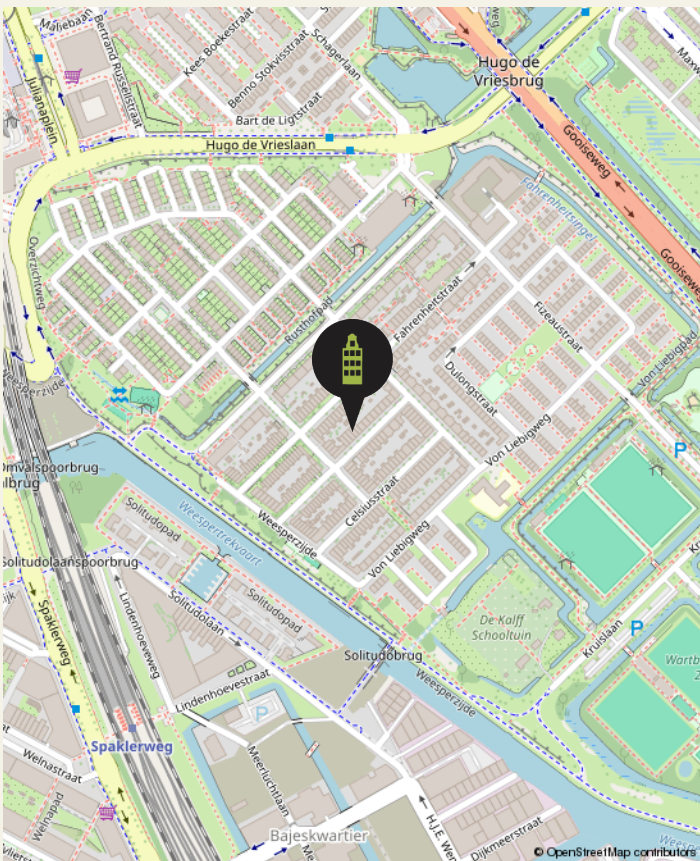
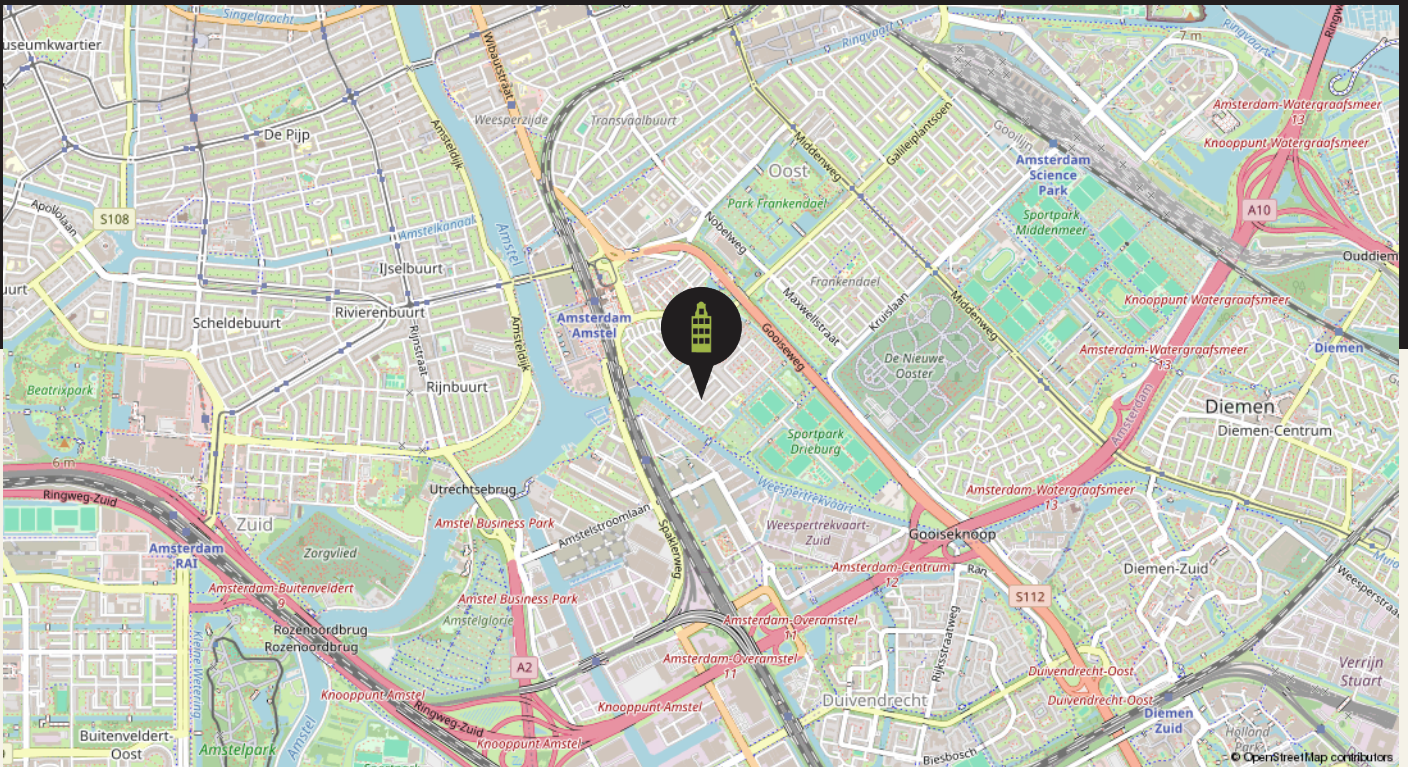
Floorplan

RÉAUMURSTRAAT 33 H



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Aan de plattegronden kunnen geen rechten worden ontleend.
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The location of RÉAUMURSTRAAT 33 H 1097 RE AMSTERDAM



12345 25 Deze kaart is noordgericht Perceelnummer Huisnummer Vastgestelde kadastrale grens Voorlopige kadastrale grens Administratieve kadastrale grens Bebouwing	Schaal 1: 500 Kadastrale gemeente Sectie Perceel Watergraafsmeer A 2672 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.	
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Energy label

RÉAUMURSTRAAT 33 H

Energie label woningen

Registratienummer
687923165

Datum registratie
12-02-2024

Geldig tot
15-12-2033

Status
Definitief

Deze woning
heeft energielabel

A



Isolatie				Installaties			Hoofdsysteem	Verbetering aanbevolen?
1	Gevels		+/- + ++	7	Verwarming		HR-107 ketel	nee ja
2	Gevelpanelen		n.v.t.	8	Warm water		Combiketel	nee ja
3	Daken		+ ++	9	Zonneboiler		Niet aanwezig	nee ja
4	Vloeren		+/- + ++	10	Ventilatie		Natuurlijke toevoer met mechanische afzuiging	nee ja
5	Ramen		+ ++	11	Koeling		Niet aanwezig	nee n.t.b.
6	Buitendeuren		- +/- + ++	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

Réaumurstraat 33 H
1097RE Amsterdam
BAG-ID: 0363010000788572

Detailaanduiding

Bouwjaar 1914
Compactheid 1,24
Vloeroppervlakte 77 m²

Woningtype

Tussenwoning onderste
bouwlaag



Opnamedetails

Naam

M.T. Meijer

Examennummer

55151646

Certificaathouder

ImmoCert

Inschrijfnummer

EPG2016-45

KvK-nummer

10145406

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

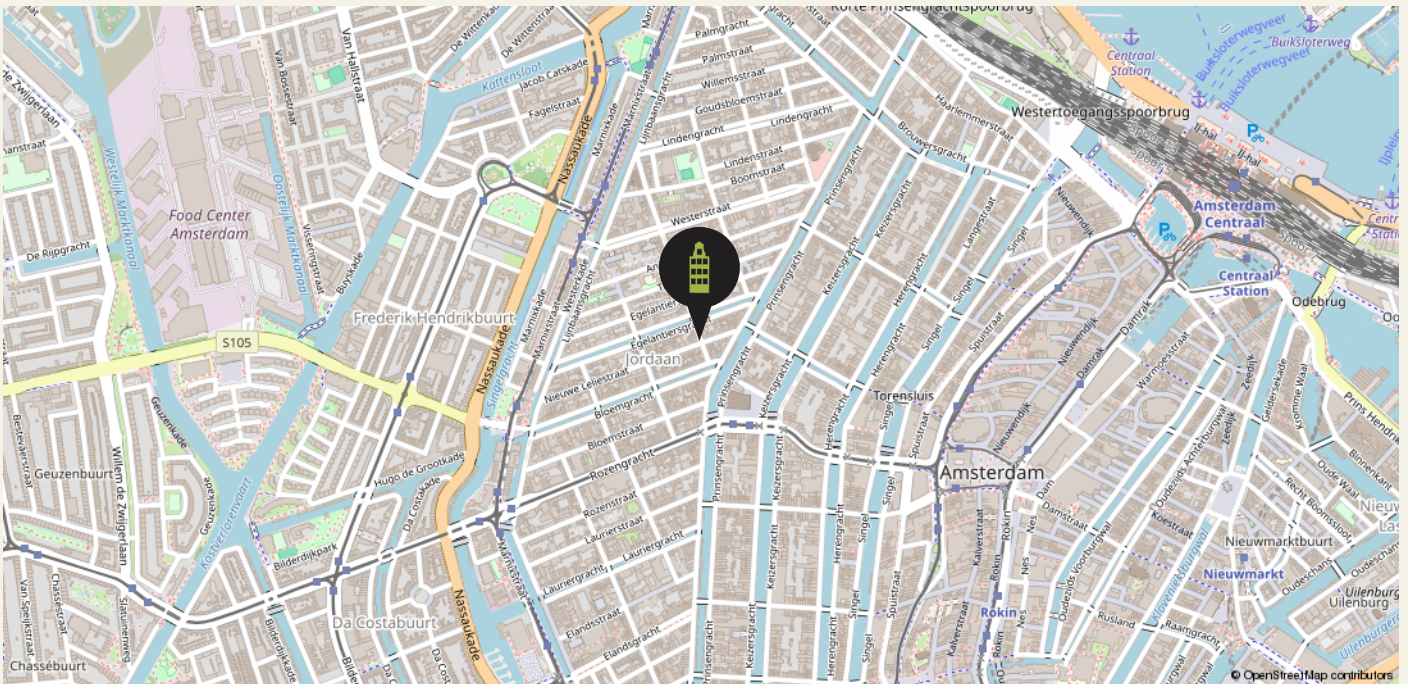
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



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

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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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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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Notes AND OBSERVATIONS

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Notes AND OBSERVATIONS

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Notes AND OBSERVATIONS

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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Real Estate

