

Amsterdam

Jacques Veltmanstraat 57

Price € 715.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

JACQUES VELTMANSTRAAT 57

- English text below -

Modern, licht en verrassend ruim wonen op hoogte – dit stijlvolle 3-kamerappartement van ca. 128 m² in het luxe complex Uptown biedt comfort, rust én een prachtig uitzicht over Amsterdam Nieuw-West. Gelegen op de 7e verdieping (entree op de 8e) beschikt dit uitstekend ingedeelde appartement over een royale doorzonwoonkamer met open keuken, twee comfortabele slaapkamers, een riante badkamer en een zonnige loggia waar je tot in de avond van de zon kunt genieten. Het appartement maakt deel uit van het hoogwaardige complex Uptown, waar gemak en uitstraling samenkomen. Zo zijn er twee liften, een gemeenschappelijke fietsenberging, een inpandige parkeergarage en is er vrijwel dagelijks een huismeester aanwezig.

Ligging

De ligging is bijzonder centraal en prettig. Voor je dagelijkse boodschappen zijn diverse supermarkten op loopafstand, en ook winkelcentrum Sierplein ligt vlakbij. Voor ontspanning en recreatie kun je terecht in het Rembrandtpark, het Vondelpark of rondom de Sloterpas. Ook qua bereikbaarheid zit je hier uitstekend: station Lelylaan (metro en trein) ligt dichtbij en brengt je snel richting het centrum of Schiphol. Met de auto ben je binnen enkele minuten op de A10.

Indeling

Via de representatieve entree en lift bereik je de verzorgde 8e verdieping, waar zich de entree van het appartement bevindt. Binnenkomst is ruim opgezet met een overloop en praktische inbouwkasten. Via de interne trap kom je op de 7e verdieping, waar het woongedeelte zich bevindt. De hal geeft toegang tot alle vertrekken. De ruime badkamer is compleet uitgevoerd met ligbad, douche en wastafelmeubel. Daarnaast is er een separaat toilet en een handige inpandige berging met kastenwand en C.V.-opstelling. De twee goed bemeten slaapkamers liggen

naast elkaar en hebben beide directe toegang tot de loggia. Eén van de kamers beschikt over een vaste kledingkast.

De royale doorzonwoonkamer is dankzij de grote raampartijen heerlijk licht en biedt een fijne leefruimte. Via openslaande deuren stap je zo de loggia op – een verlengstuk van je woonkamer waar je in alle rust kunt genieten. De open keuken is ruim opgezet en voorzien van diverse inbouwapparatuur, waaronder een koelkast, vriezer, oven, magnetron en een 5-pits gaskookplaat.

Een eigen parkeerplaats in de ondergelegen parkeergarage (separaat te koop) en de gemeenschappelijke fietsenberging maken het geheel compleet.

Bijzonderheden:

- Ruim, licht en goed onderhouden appartement met een heerlijke loggia!
- Het woonoppervlak van het appartement bedraagt ongeveer 128m².
- Loggia van ca. 6m² op het westen.
- Handige gemeenschappelijke fietsenberging op de begane grond.
- Energielabel A.
- Door de gehele woning ligt een fraaie Afzelia parketvloer.
- Voorzien van video-intercominstallatie.
- Verwarming en warm water via C.V.-ketel (Intergas Kombi Kompact HRE, bouwjaar 2022)
- De actieve Vereniging van Eigenaren (VvE) Uptown wordt professioneel beheerd door Munnik VvE beheer. De maandelijkse servicekosten bedragen € 244,21 (appartement) / € 17,32 (parkeerplaats).
- Gelegen op erfpacht, eigendom gemeente Amsterdam. De erfpachtcanon is afgekocht t/m 15 maart 2052. De aanbieding voor de overstap naar eeuwigdurende erfpacht is aanwezig.
- Parkeren op de openbare weg, met de mogelijkheid tot het aanvragen van een parkeervergunning (vergunningsgebied Nieuw-West 4 en Nieuw-West 7).



• Niet-zelfbewoningsclausule van toepassing.

Kortom: een royaal en instapklaar appartement met loggia en optionele parkeerplaats, op een fantastische locatie in Amsterdam!

Nieuwsgierig? Wij nodigen je van harte uit om dit appartement zelf te komen ervaren.

Vraagprijs appartement € 715.000,-- k.k.

Vraagprijs parkeerplaats € 30.000,-- k.k.

Aanvaarding kan direct.

Modern, bright and surprisingly spacious living at height – this stylish 3-room apartment of approx. 128 m² in the luxury Uptown complex offers comfort, tranquility and beautiful views over Amsterdam Nieuw-West.

Located on the 7th floor (entrance on the 8th), this well-designed apartment features a generous dual-aspect living room with open-plan kitchen, two comfortable bedrooms, a spacious bathroom and a sunny loggia where you can enjoy the sun well into the evening. The apartment is part of the high-quality Uptown complex, where convenience and comfort go hand in hand. The building offers two elevators, a shared bicycle storage, an indoor parking garage and an on-site caretaker present almost daily.

Location

The location is both central and convenient. Several supermarkets for daily groceries are within walking distance, and Sierplein shopping center is nearby. For relaxation and outdoor activities, you can visit Rembrandt Park, Vondelpark or the Sloterpark area. Accessibility is excellent: Lelylaan station (metro and train) is close by, providing fast connections to the city center and Schiphol Airport. By car, you can reach the A10 ring road within minutes.

Layout

Via the representative entrance and elevator, you reach the well-maintained 8th floor, where the apartment entrance is located. Upon entering, you step into a spacious landing with built-in wardrobes. An internal staircase leads to the 7th floor, where the main living area is situated.

The hallway provides access to all rooms. The spacious bathroom is fully equipped with a bathtub, walk-in shower and vanity unit. There is also a separate toilet and a practical internal storage room with fitted cabinets and the central heating system.

The two well-proportioned bedrooms are located next to each other and both provide direct access to the loggia. One of the bedrooms also features a built-in wardrobe. The bright dual-aspect living room benefits from large windows at both the front and rear, creating a pleasant and airy living space. French doors open onto the loggia – a perfect extension of the living area where you can relax in peace. The open-plan kitchen is generously sized and equipped with various built-in appliances, including a fridge, freezer, oven, microwave and a 5-burner gas hob.

A private parking space in the underground garage (available separately) and the shared bicycle storage complete the property.



Special features:

- Spacious, bright and well-maintained apartment with a delightful loggia!
- Living area of approx. 128m².
- Loggia of approx. 6m² facing west.
- Convenient communal bicycle storage on the ground floor.
- Energy label A.
- Elegant Afzelia parquet flooring throughout the apartment.
- Equipped with a video intercom system.
- Heating and hot water via central heating boiler (Intergas Kombi Kompact HRE, year 2022).
- The active Homeowners' Association (VvE) Uptown is professionally managed by Munnik VvE beheer. The monthly service costs amount to € 232.46 (apartment) / € 16.15 (parking space)
- Leasehold, owned by the Municipality of Amsterdam. The ground rent has been bought off until March 15, 2052. The offer to switch to perpetual leasehold is available.
- Public street parking available, with the option to apply for a parking permit (permit area Nieuw-West 4 and Nieuw-West 7).
- Non-self-occupancy clause applies.

In short: a spacious and move-in ready apartment with loggia and optional parking space, at a fantastic location in Amsterdam! Curious? We warmly invite you to come and experience this apartment for yourself.

Asking price apartment € 715,000 k.k.

Asking price parking space € 30,000 k.k.

Delivery can be soon.



Features

JACQUES VELTMANSTRAAT 57

1065 EG AMSTERDAM

Construction

Type house	Bovenwoning, Appartement
Year of construction	2003
Maintenance inside	Good
Maintenance outside	Good
Energy rating	A

Areas and capacity

Living area	Approx 127.70m ²
Capacity	Approx 396.58m ³

Layout

Number of rooms	3
Bedrooms	2
Floors	

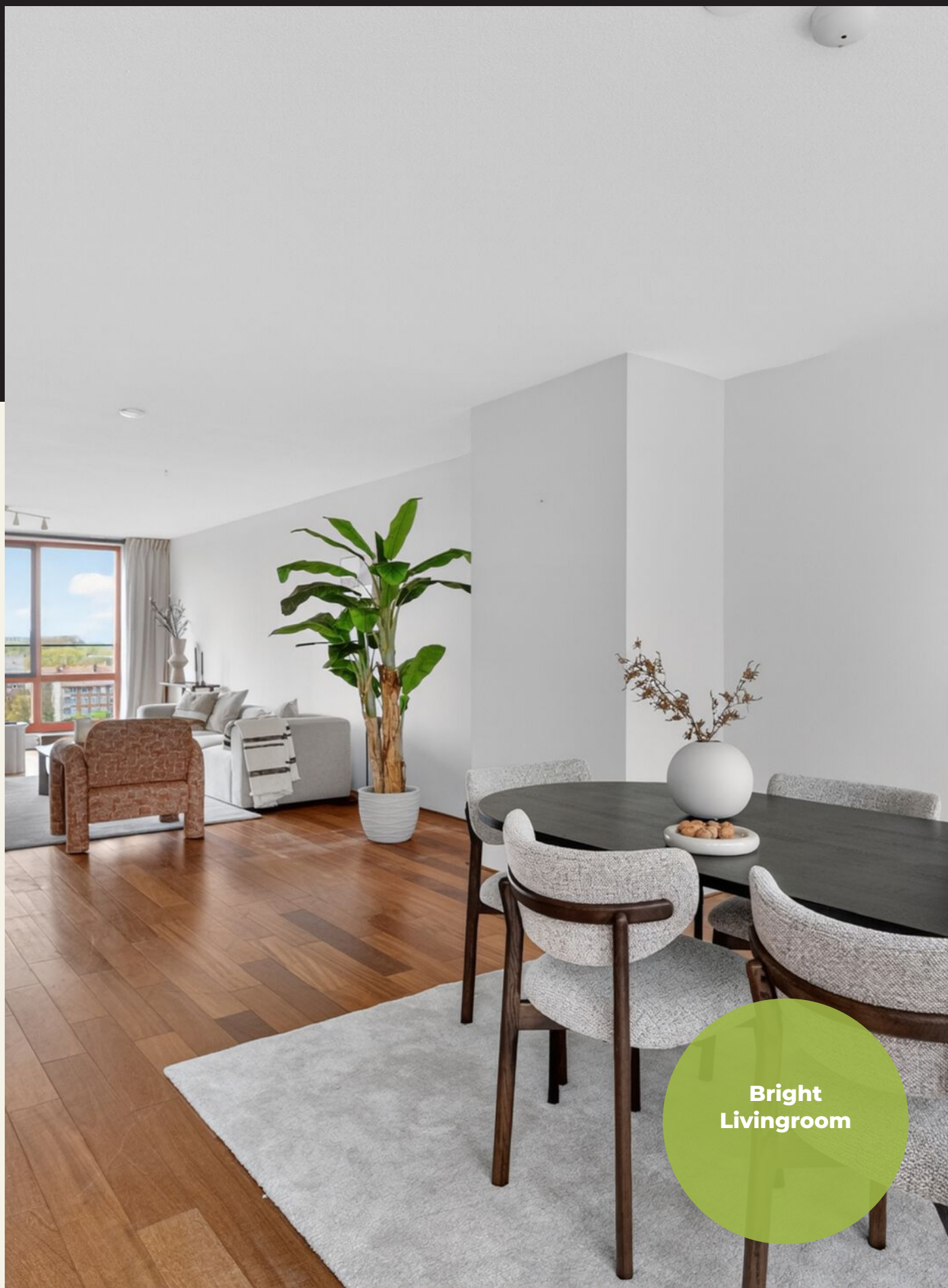
Location

Jacques Veltmanstraat 57	Aan rustige weg, In woonwijk
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Other features

-

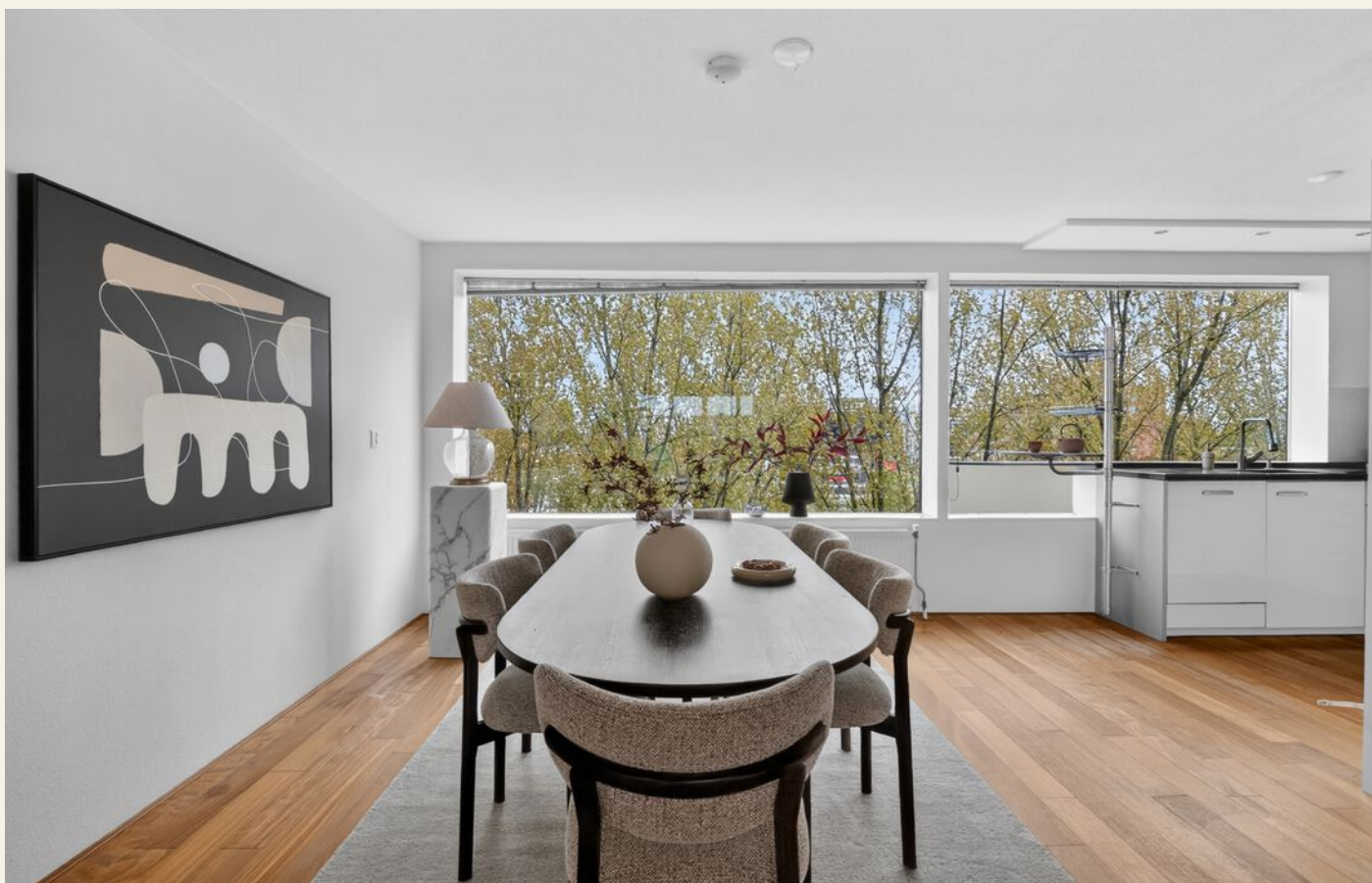


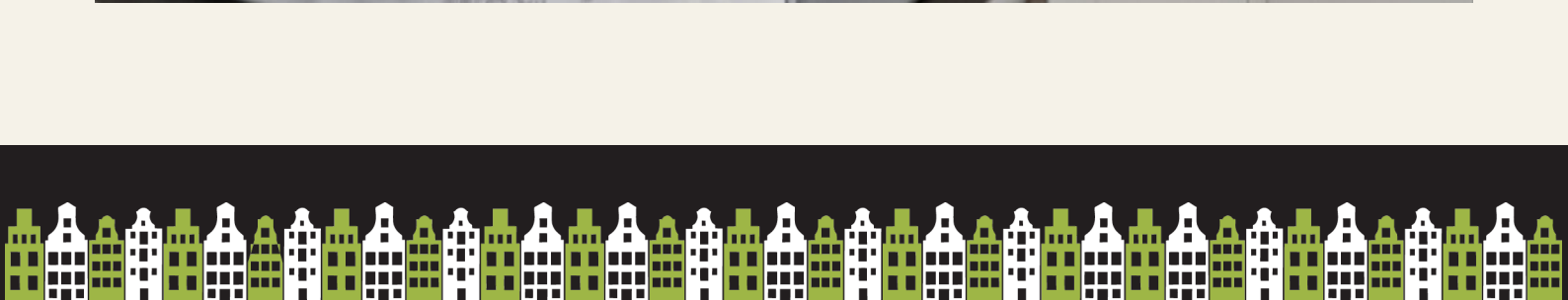
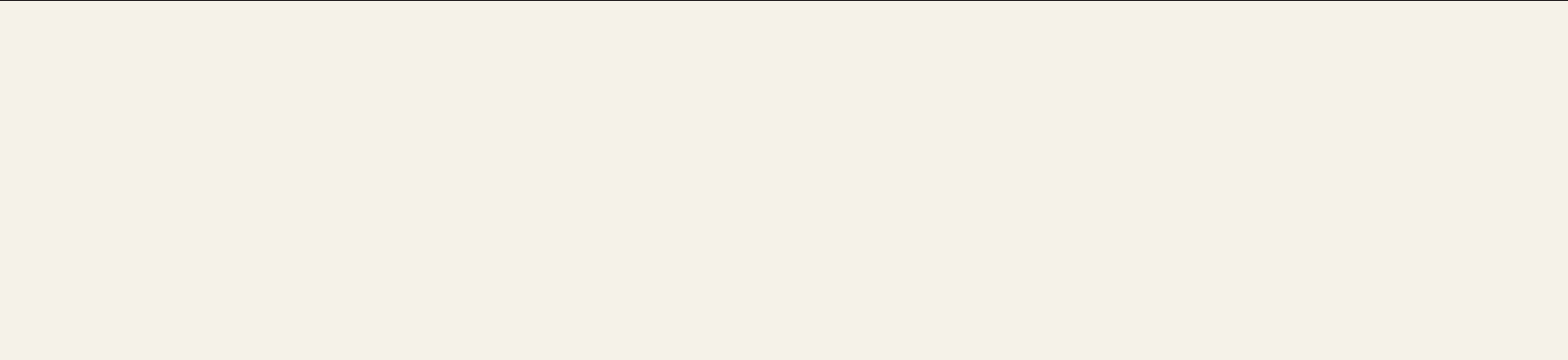


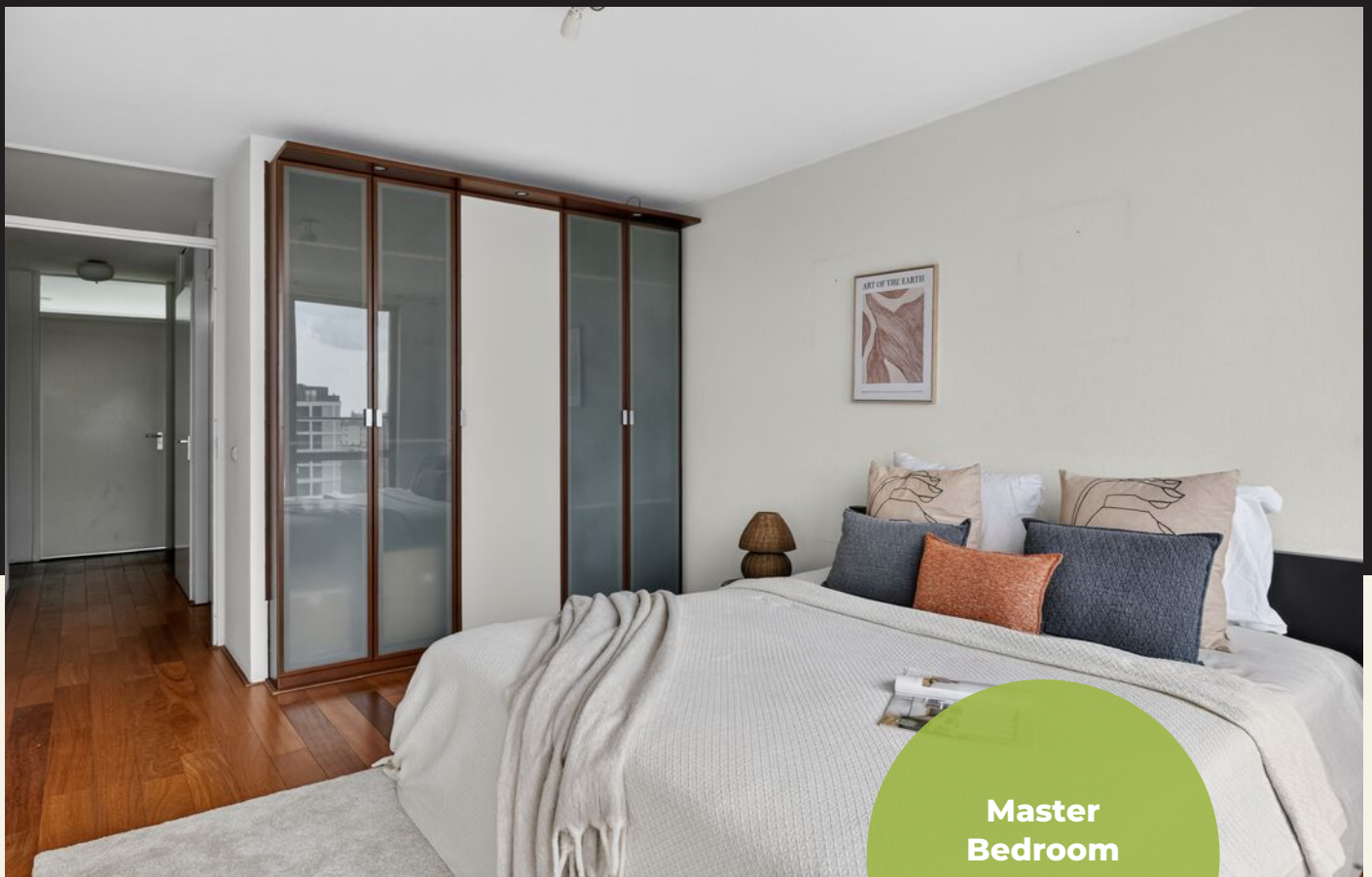
**Bright
Livingroom**

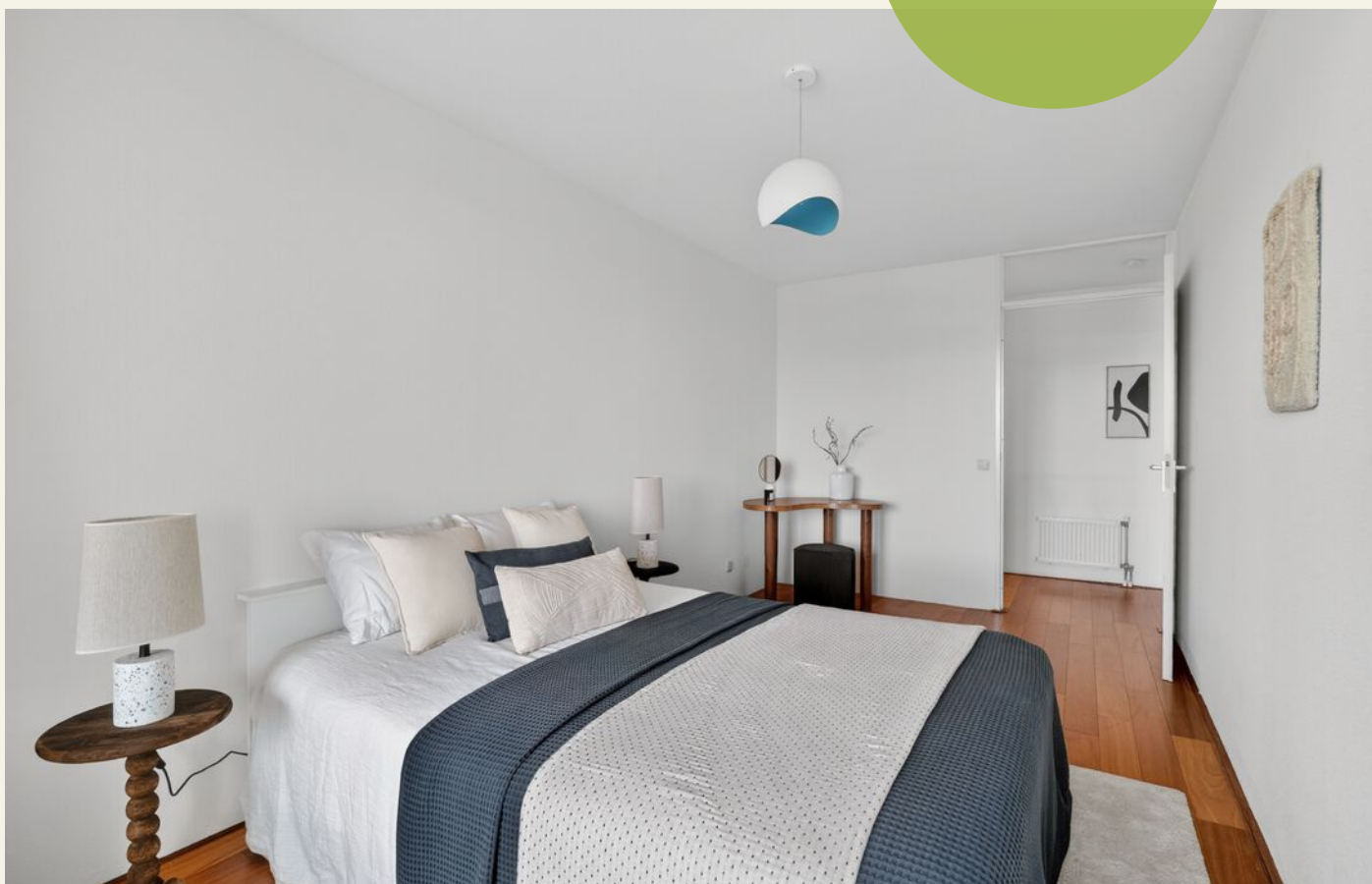
















Floorplan

JACQUES VELTMANSTRAAT 57

Jacques Veltmanstraat 57 - Amsterdam
Appartement

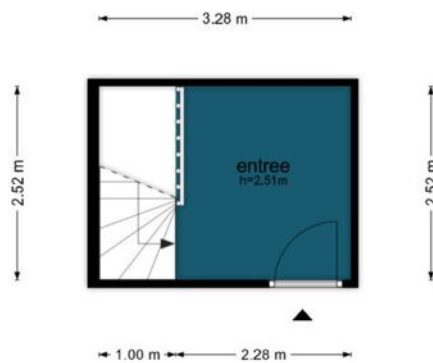


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Aan de plattegronden kunnen geen rechten worden ontleend.
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Floorplan

JACQUES VELTMANSTRAAT 57

Jacques Veltmanstraat 57 - Amsterdam
Entree

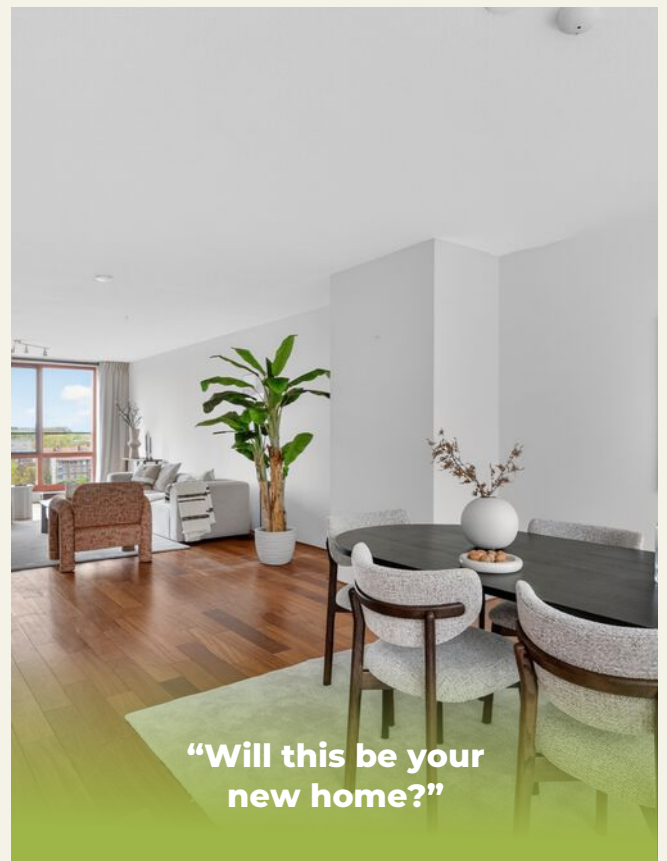
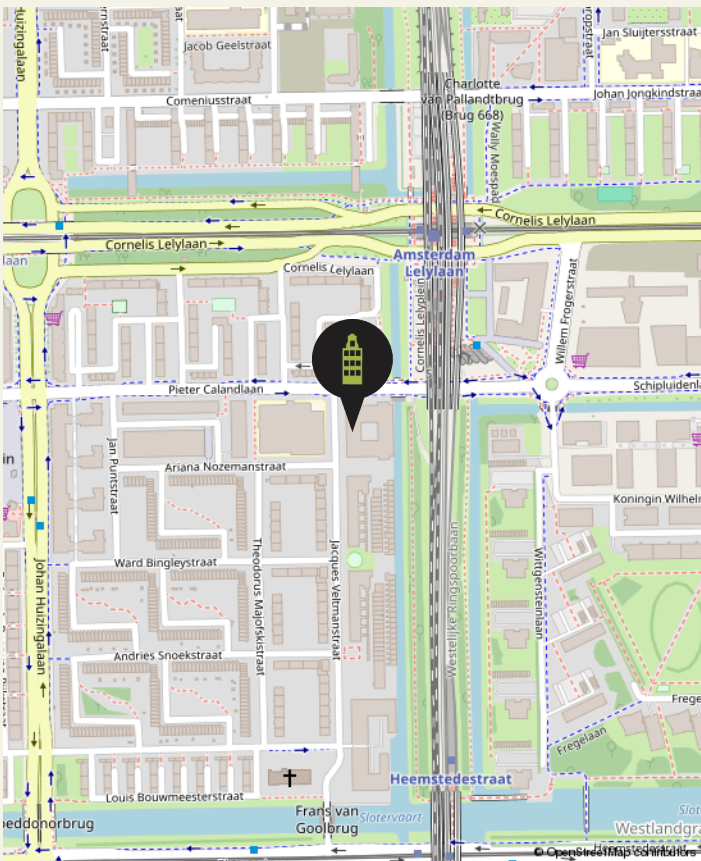
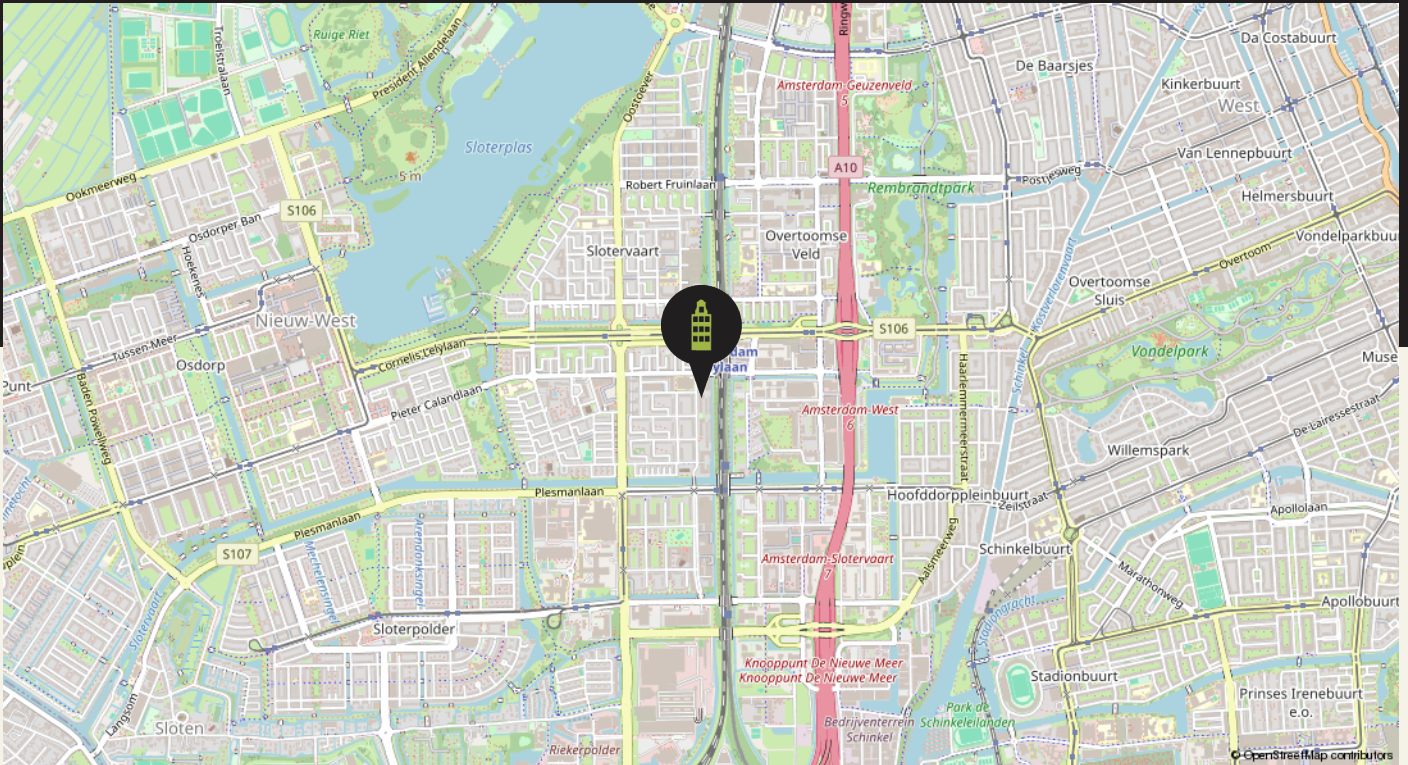


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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The location of

JACQUES VELTMANSTRAAT 57

1065 EG AMSTERDAM

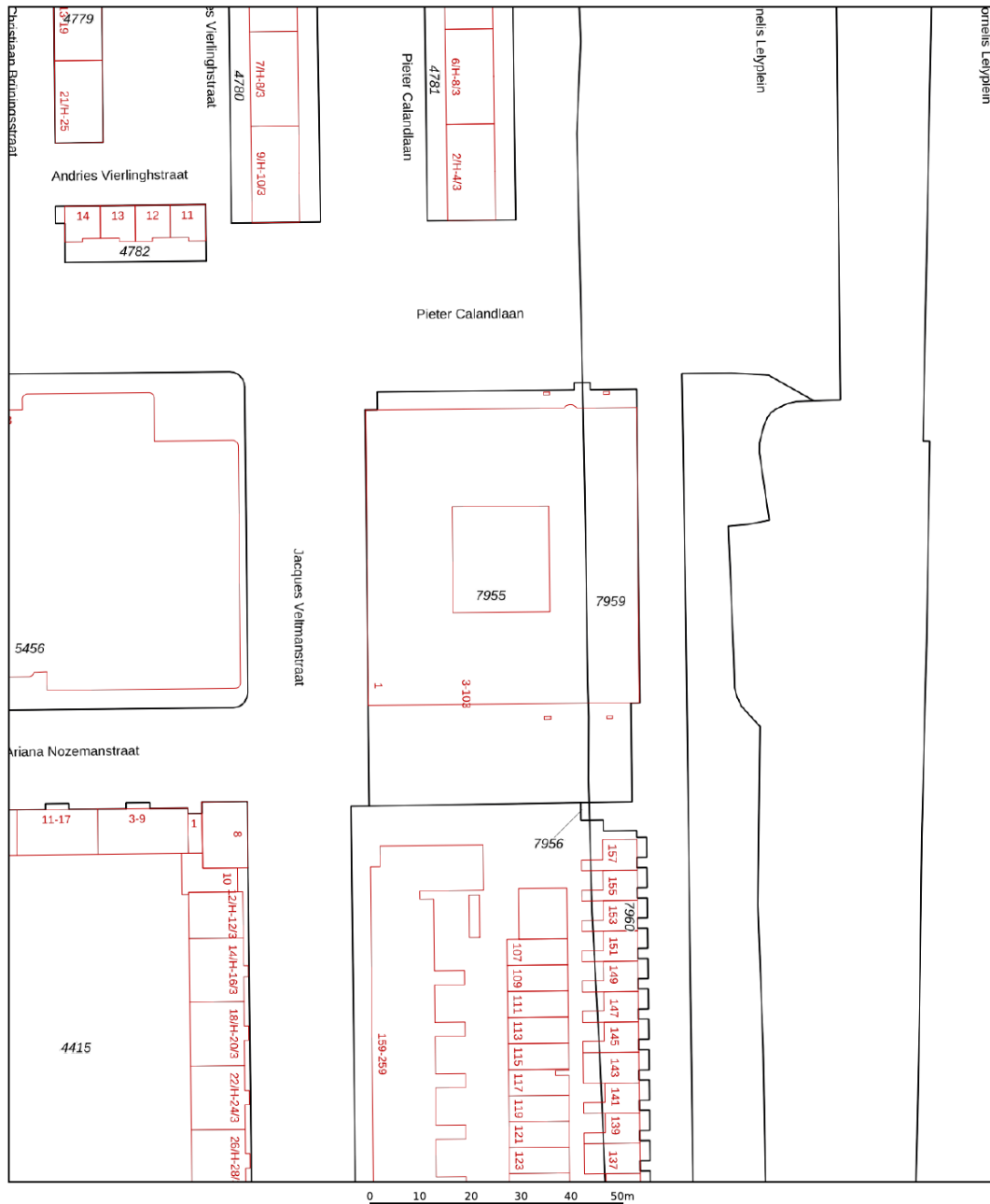


Cadastral map

JACQUES VELTMANSTRAAT 57

Kadastrale kaart

Uw referentie: Mark



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 1000

Kadastrale gemeente Sloten Noord-Holland

Sectie D

Perceel 7959

kadaster

Voor een eensluidend uittreksel, geleverd op 22 augustus 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

JACQUES VELTMANSTRAAT 57

Energie label woningen

Registratienummer
507241691

Datum registratie
13-05-2026

Geldig tot
04-05-2036

Status
Definitief

Deze woning heeft energielabel

A



Isolatie

1 Gevels			+	++
2 Gevelpanelen		+/-	+	++
3 Daken			+	++
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	Verbeteradvies
10 Ventilatie	Natuurlijke toevoer met mechanische afzuiging	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	Verbeteradvies

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

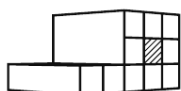
Over deze woning

Adres
Jacques Veltmanstraat 57
1065EG Amsterdam
BAG-ID: 0363010001017547

Detailaanduiding

Bouwjaar 2003
Compactheid 0,87
Vloeroppervlakte 122m²

Woningtype
Tussenwoning op
tussenverdieping



Opnamedetails

Naam
LF Vinagre de Freitas
Certificaathouder
Duurzaam Energieloket

Vakbekwaamheidsnummer
88181047

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

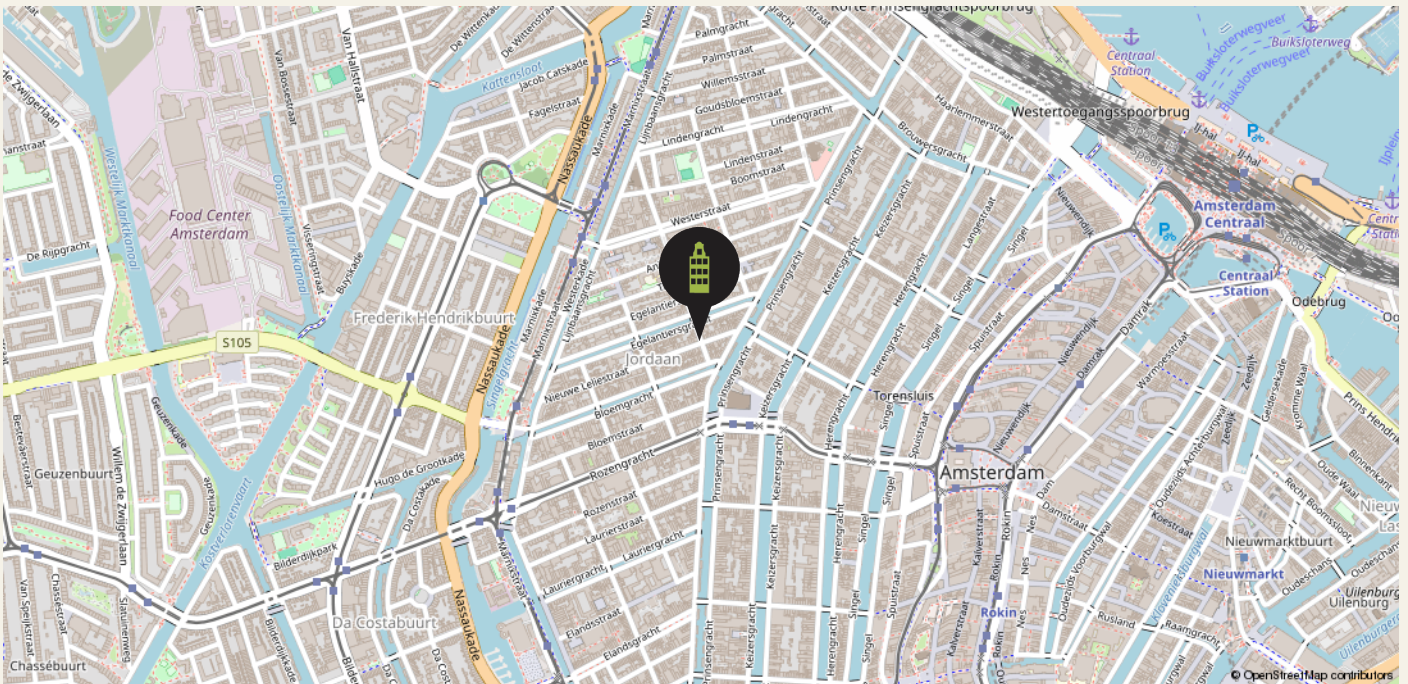
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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

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KRMT Agent

Yvonne van Luijk

yvonne@27huis.nl



Rental Team Lead & Buying Agent

Roos Pham

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RM Agent

Mark Zweers

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KRMT Agent

Anna de Groot

anna@27huis.nl



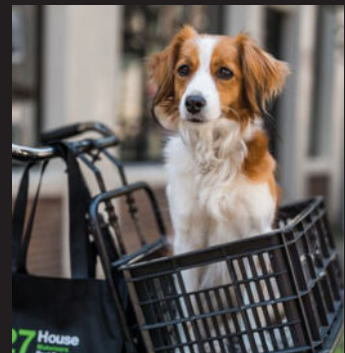
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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🌐 www.27huis.nl

27 House
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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
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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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