

Amsterdam

Ms. Van Riemsdijkweg 228

Price € 560.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

- English text below -

Dit charmante en luxe afgewerkte appartement van circa 58 m² met balkon is gelegen aan de rand van het IJ, in het geliefde en levendige Amsterdam-Noord.

Het goed onderhouden appartement beschikt over een lichte woonkamer met een luxe open keuken, een moderne badkamer, een ruime slaapkamer en een balkon met een prachtig uitzicht over het IJ richting het centrum van Amsterdam. In de onderbouw bevinden zich een gemeenschappelijke fietsenberging en een eigen berging.

Locatie

Alle dagelijkse voorzieningen bevinden zich op loopafstand. Het centrum van Amsterdam is met de veerboot binnen enkele minuten bereikbaar. Daarnaast biedt de directe omgeving een ruim aanbod aan gezellige restaurants, cafés en culturele voorzieningen. Voor de dagelijkse boodschappen bevindt zich een Albert Heijn op de begane grond van het gebouw.

Ook de bereikbaarheid is uitstekend. Op korte loopafstand bevindt zich de pont, die een snelle en directe verbinding biedt met het centrum van Amsterdam. Daarnaast is de woning zowel met het openbaar vervoer als met de auto uitstekend bereikbaar. De ring A10 ligt op slechts enkele minuten rijden.

Ben je op zoek naar een sfeervol appartement in Amsterdam-Noord, met een fraai uitzicht over het IJ en alle voorzieningen binnen handbereik? Dan is dit appartement zeker een bezichtiging waard.

Indeling

Het appartement is gelegen op de vierde verdieping van het moderne wooncomplex Pontkade, op het populaire NDSM-terrein. Via de galerij bereik je de entree van de woning.

Bij binnenkomst word je direct verrast door de royale raampartij aan de voorzijde van de woonkamer. Deze zorgt voor een prachtige lichtinval en biedt een weids uitzicht over het IJ en de Amsterdamse binnenstad. Vanuit de

woonkamer stap je zo het balkon op, waar je optimaal kunt genieten van het uitzicht en de levendige omgeving.

De luxe open keuken is voorzien van diverse inbouwapparatuur, waaronder een inductie kookplaat, een vaatwasser, een koelkast, een combi-oven/-magnetron en een praktische heetwaterkraan, waarmee je direct kokend water tot je beschikking hebt.

De hal vormt de centrale verbinding tussen de verschillende vertrekken. Hier bevinden zich de meterkast en een praktische inpandige berging met aansluitingen voor de wasmachine en droger.

De royale slaapkamer ligt aan de rustige zijde van de binnentuin en biedt voldoende ruimte voor een grote kledingkast.

De moderne badkamer is stijlvol afgewerkt en voorzien van een comfortabele inloepdouche en een wastafelmeubel. Het separate toilet met fonteintje bevindt zich tegenover de badkamer.

Het appartement is afgewerkt met een fraaie pvc-visgraatvloer, wat de woning een warme en verzorgde uitstraling geeft.

Bijzonderheden:

- Woonoppervlakte ca. 58,3 m²
- Berging (extern) ca. 5,2 m²
- Balkon gelegen van het Zuidwesten van ca. 4 m²;
- Energielabel A++;
- Bouwjaar 2020;
- Inventaris ter overname;
- Fundering risico-indicator A, B of C – geen verhoogd risico;
- WTW-systeem (warmteterugwinning) unit aanwezig;
- Verwarming en warmwater door middel van stadsverwarming;
- In de gehele woning is vloerverwarming aanwezig;
- Lift aanwezig;
- De VvE Pontkade SML wordt professioneel beheerd door Munnik VvE beheer. De maandelijkse servicekosten bedragen € 162,51;



- Gelegen op voortdurende erfpacht tot 15 augustus 2067. De jaarlijkse erfpachtcanon bedraagt € 1.066,27 (2026). Na deze periode is de overstap gemaakt naar eeuwigdurende erfpacht met een jaarlijkse erfpachtcanon betaling;
 - Niet zelfbewoningsclausule van toepassing.
-

Charming and Luxuriously Finished
Apartment of Approx. 58 m² with Balcony
Overlooking the IJ!

This charming and luxuriously finished apartment of approximately 58 m², featuring a private balcony, is situated along the waterfront of the IJ in the popular and vibrant Amsterdam Noord district.

The well-maintained apartment offers a bright living room with a high-end open-plan kitchen, a modern bathroom, a spacious bedroom, and a balcony with stunning views across the IJ towards Amsterdam's historic city centre. In the basement, you will find a communal bicycle storage area as well as a private storage room.

Location

All daily amenities are within walking distance. Amsterdam's city centre can be reached within minutes by the nearby ferry. The surrounding area offers an excellent selection of restaurants, cafés and cultural venues, while an Albert Heijn supermarket is conveniently located on the ground floor of the building.

Accessibility is excellent. The ferry terminal is just a short walk away, providing a fast and direct connection to the city centre. The property is also easily accessible by both public transport and car, with the A10 ring road only a few minutes' drive away.

Are you looking for a stylish apartment in Amsterdam Noord with beautiful waterfront views and all amenities within easy reach?

Then this property is definitely worth a viewing.

Layout

The apartment is located on the fourth floor of the modern residential complex Pontkade, situated on the popular NDSM Wharf. The apartment is accessed via the gallery walkway.

Upon entering, you are immediately welcomed by the generous floor-to-ceiling windows at the front of the living room. These provide an abundance of natural light and offer panoramic views over the IJ and Amsterdam's city skyline. From the living room, you have direct access to the southwest-facing balcony, where you can fully enjoy the vibrant surroundings and spectacular waterfront views.

The luxurious open-plan kitchen is fitted with a range of integrated appliances, including an induction hob, dishwasher, refrigerator, combination oven/microwave and a practical instant boiling water tap.

The hallway provides access to the various rooms and includes the utility cupboard, a practical internal storage room with connections for a washing machine and tumble dryer.

The spacious bedroom is quietly situated overlooking the landscaped communal courtyard and offers ample space for a large wardrobe.

The stylish modern bathroom is fitted with a walk-in shower and a vanity unit. Opposite the bathroom is a separate toilet with a washbasin.

The apartment is finished throughout with an elegant herringbone-pattern PVC floor, creating a warm and contemporary atmosphere.



Details:

- Living area: approximately 58.3 m²;
- External private storage room of approximately 5.2 m²;
- Southwest-facing balcony of approximately 4 m²;
- Energy label A++;
- Built in 2020;
- Inventory available for takeover by mutual agreement;
- Foundation risk indicator A, B or C – no elevated foundation risk;
- Heat recovery ventilation system (HRV) installed;
- District heating for both heating and hot water;
- Underfloor heating throughout the entire apartment;
- Lift available in the building;
- Professionally managed Homeowners' Association (VvE Pontkade SML) by Munnik VvE Beheer. Monthly service charges: €162.51;
- Situated on municipal leasehold, prepaid until 15 August 2067. The current annual ground lease payment amounts to €1,066.27 (2026). After this period, the leasehold has been converted to the perpetual leasehold system with an annual ground rent payment;
- Non-owner-occupancy clause applies.



Features

MS. VAN RIEMSDIJKWEG 228
1033 RD AMSTERDAM

Construction

Type house	Galerijflat, Appartement
Year of construction	2020
Maintenance inside	Good
Maintenance outside	Good
Energy rating	A++

Areas and capacity

Living area	Approx 58.30m ²
Capacity	Approx 202.80m ³
Storage space	Approx 5.20m ²

Layout

Number of rooms	2
Bedrooms	1
Floor	4

Location

Ms. Van Riemsdijkweg 228

Other features

- Foundation risk indicator A, B or C - no elevated foundation risk;
- Lift available in the building





**Bright
Living-Room**







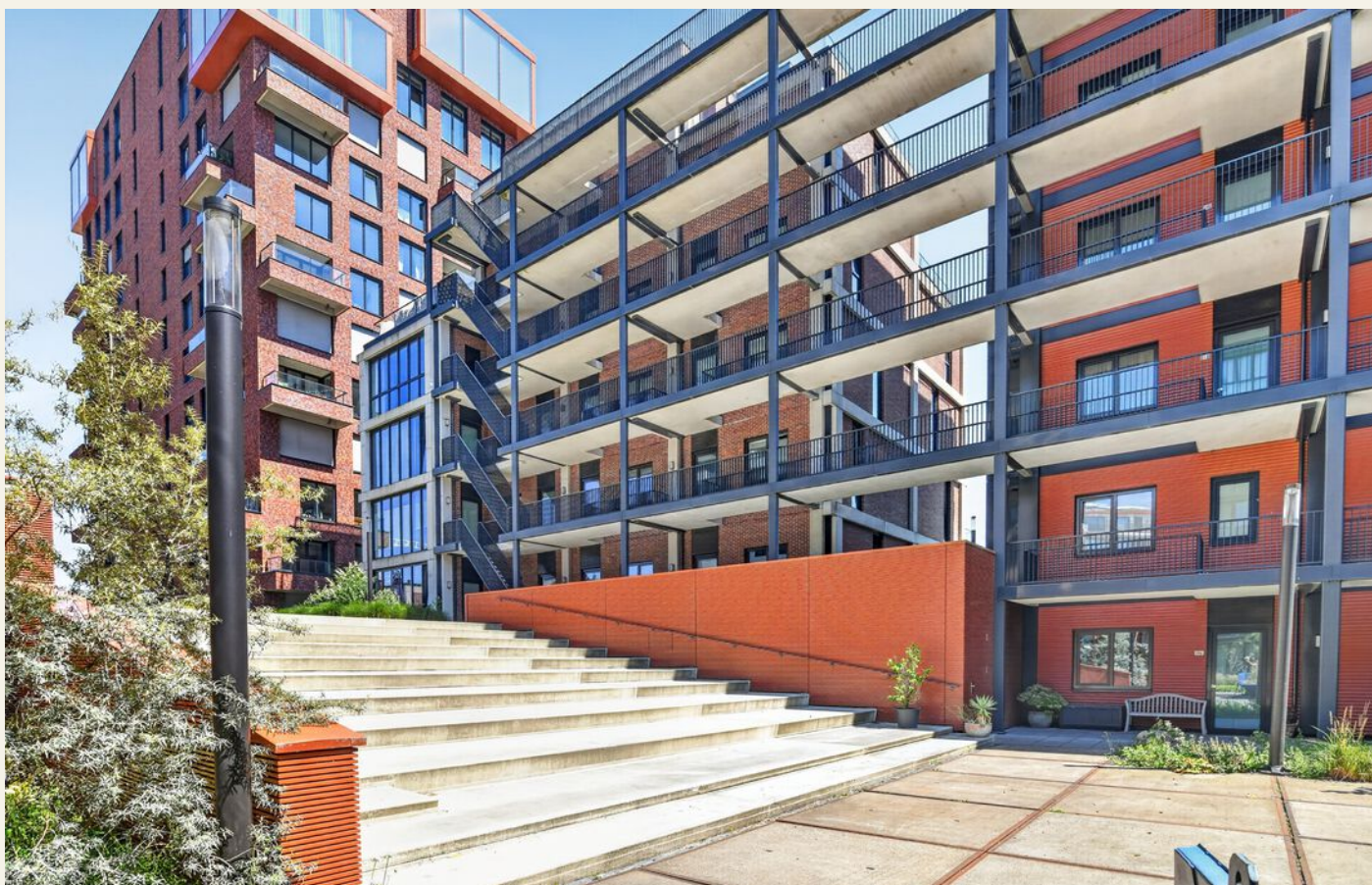
Open
Kitchen







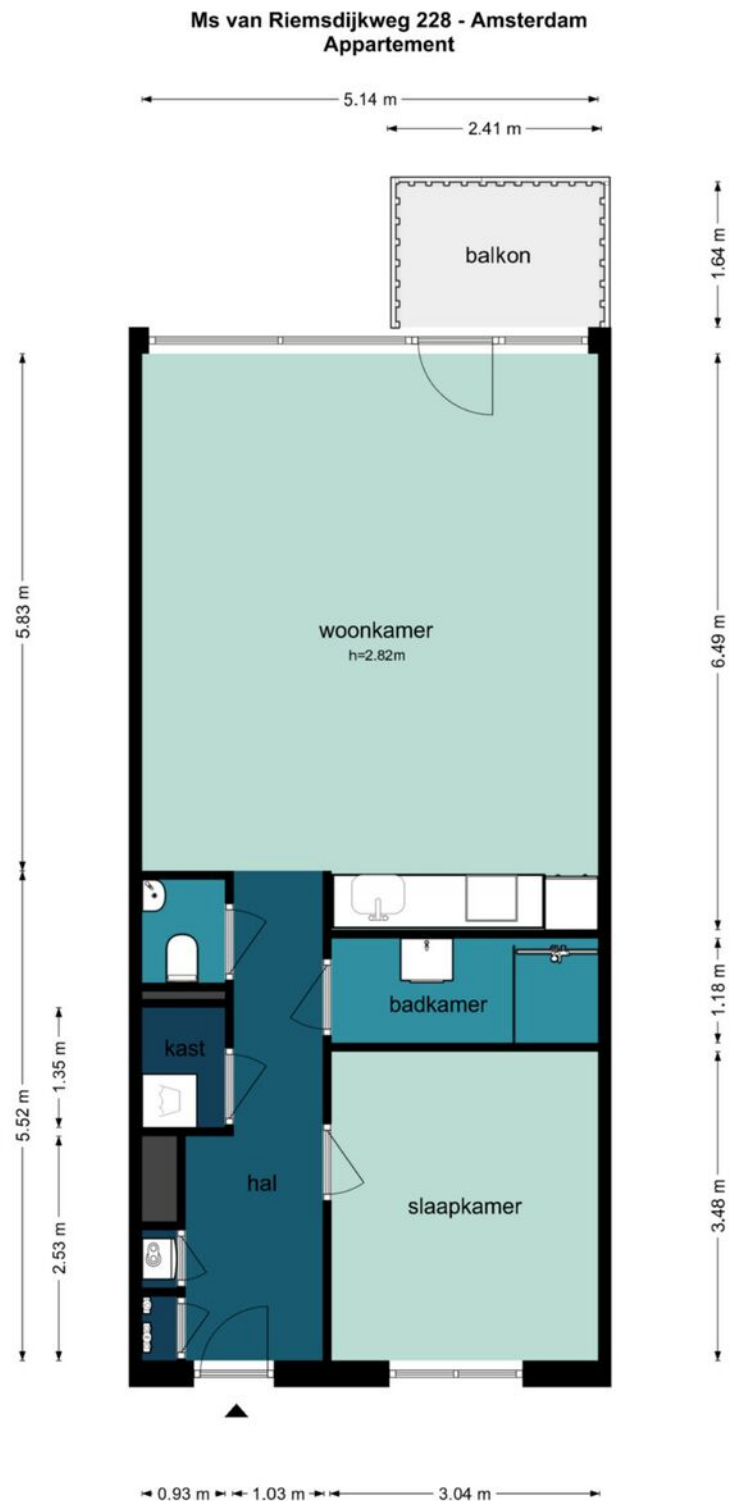






Floorplan

MS. VAN RIEMSDIJKWEG 228

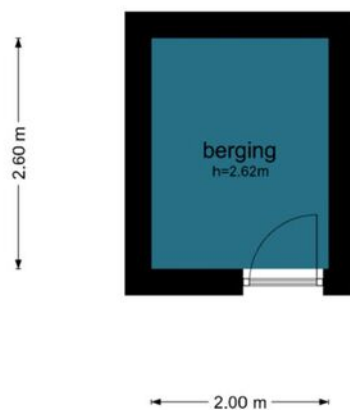


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
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Floorplan

MS. VAN RIEMSDIJKWEG 228

Ms van Riemsdijkweg 228 - Amsterdam
Berging

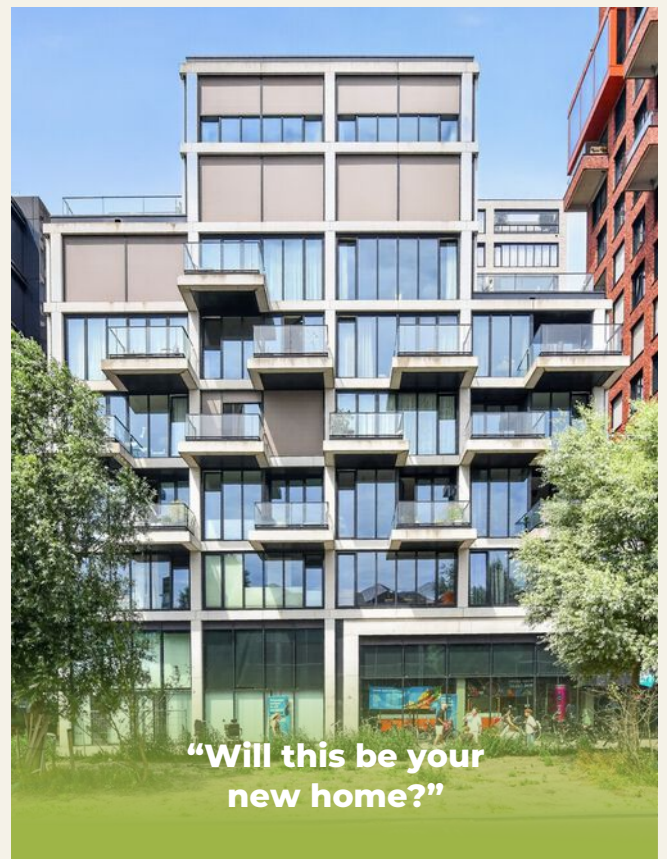
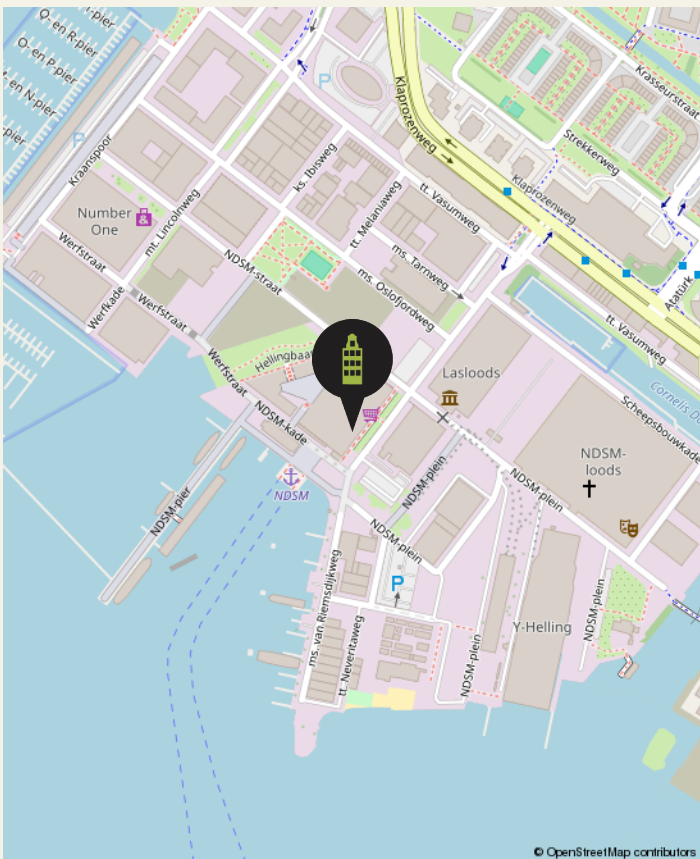
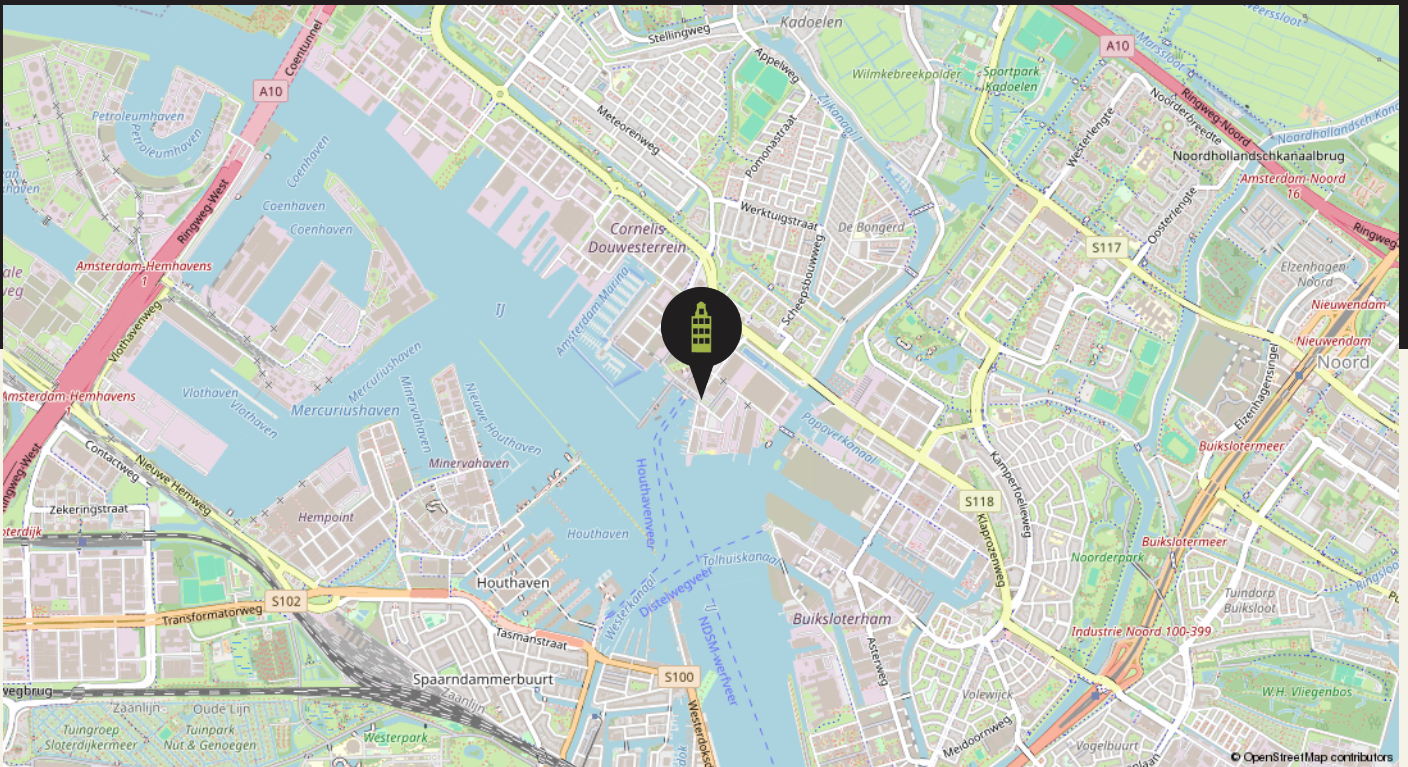


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The location of

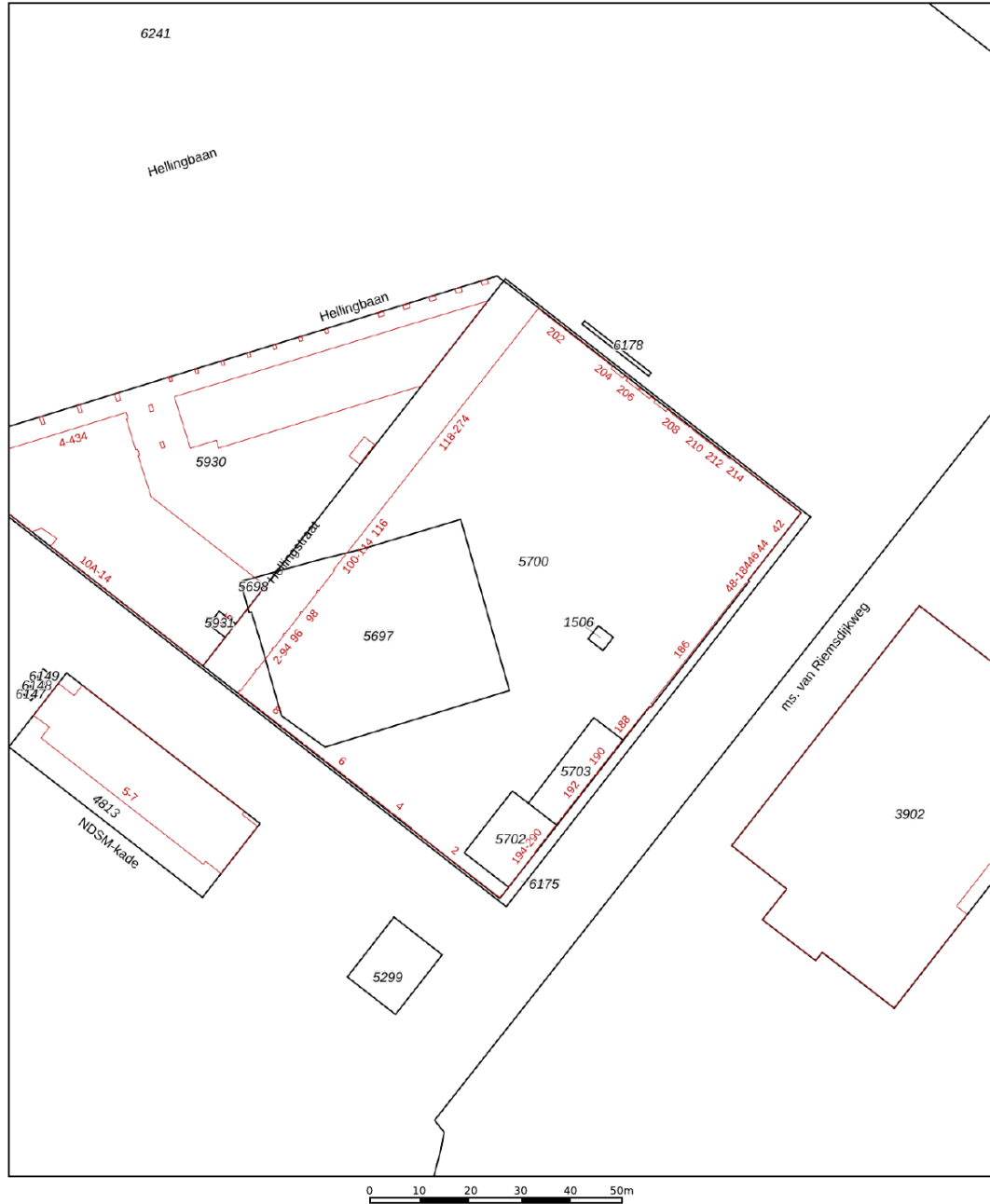
MS. VAN RIEMSDIJKWEG 228

1033 RD AMSTERDAM



Cadastral map
MS. VAN RIEMSDIJKWEG 228

Uw referentie: ms v r228



Deze kaart is noordgericht
Perceelnummer
Huisnummer
Vastgestelde kadastrale grens
Voorlopige kadastrale grens
Administratieve kadastrale grens
Bebouwing

Kadastrale gemeente	Amsterdam
Sectie	AH
Perceel	5702

kadaster



Voor een eensluitend uittreksel, geleverd op 10 juli 2026
De bewaarder van het kadaster en de openbare registers

Energy label

MS. VAN RIEMSDIJKWEG 228

Energie label woningen

Registratienummer
387138596

Datum registratie
20-11-2024

Geldig tot
05-11-2034

Status
Definitief

Deze woning
heeft energielabel

A⁺⁺



Isolatie

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

Installaties

7 Verwarming	Warmtenet
8 Warm water	Warmtenet
9 Zonneboiler	Geen zonneboiler
10 Ventilatie	Balansventilatiesysteem
11 Koeling	Geen koeling
12 Zonnepanelen	133 Wp

Verbeteradvies

Deze woning wordt niet verwarmd via een aardgas aansluiting

Warmtebehoefte
in de wintermaanden



Laag

Gemiddeld

Hoog

Risico op hoge
binnentemperaturen
in de zomermaanden



Laag

Hoog

Aandeel hernieuwbare
energie



3,8 %

Toelichtingen en aanbevelingen vindt u op pagina 2 en verder

Over deze woning

Adres
ms. van Riemsdijkweg 228
1033RD Amsterdam
BAG-ID: 0363010012125412

Detailaanduiding

Bouwjaar 2020
Compactheid 0,62
Vloeroppervlakte 55m²

Woningtype
Tussenwoning op
tussenverdieping



Opnamedetails

Naam S. Bosman
Examennummer 109755

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



27 HOUSE REAL ESTATE



Our Team

27 HOUSE REAL ESTATE



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KRMT Agent

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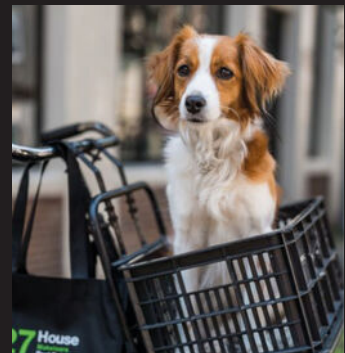
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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1015 SJ Amsterdam

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✉ 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

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



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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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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27 House

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Real Estate

