



**THIS HOME IS
WAITING FOR YOU.**

REIZIGERSWEG 177

1033 ZP AMSTERDAM

€ 375.000,- k.k.



CHARACTERISTICS

House type	Corner apartment
Floor space	67 m ²
Construction year	1989
Outside	Balcony (NW)

Heating	CV-combiketel Intergas Kombi Kompakt HRE (2007)
Hot water	CV-combiketel Intergas Kombi Kompakt HRE (2007)
Energy label	C, valid until 27-12-2026



DESCRIPTION

A bright apartment, a practical layout, and a brand-new kitchen: welcome to Reizigersweg 177 in Amsterdam-Noord. This is the kind of home where you step inside and immediately notice how well the space is used.

Thanks to the large windows in the corner of the apartment, the living room is exceptionally bright. The extensive use of glass also gives the space a loft-like feel.

The layout is practical and surprisingly spacious. The apartment features two good-sized bedrooms, a neat bathroom, a separate toilet, and a separate laundry/central heating room. The kitchen was completely renovated in August 2026 as well as the laminate flooring throughout the apartment. All walls have been plastered, giving the apartment a fresh and well-maintained look.

The apartment has its own balcony, and on the ground floor you also have access to a private storage unit.

The homeowners' association (VvE) is active and financially very healthy, providing a solid foundation for living in this apartment.

Layout

The entrance is located on the first floor. From the L-shaped hallway, you can access all rooms: the living room, two bedrooms, bathroom, separate toilet, and laundry/central heating room.

Throughout the apartment, you will find neat laminate flooring installed in 2026, while all walls have been plastered. This gives the apartment a calm and modern base.

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Throughout the apartment, you will find neat laminate flooring installed in 2026, while all walls have been plastered. This gives the apartment a calm and modern base.

The living room is a pleasant, open space, with the large corner windows as its main feature. Natural light enters from two sides, making the room feel spacious and creating a loft-like atmosphere. There is plenty of room for a comfortable seating area and dining table.

The brand-new kitchen, installed in August 2026, is located in the living room. It has a practical layout and comes equipped with all the usual built-in appliances, including a fridge, oven, four-burner gas hob, extractor hood, and dishwasher.

The living room provides access to the northwest-facing balcony.

The first bedroom is bright and spacious, with enough room for a bed, desk, and wardrobe. The second bedroom is even more spacious and features a large built-in wardrobe. This room also offers plenty of space for a bed and desk.

The bathroom is well maintained and features a double washbasin and shower. The shower area is partly tiled and partly finished with plaster in a neutral color. Mechanical ventilation provides the necessary ventilation.

The separate toilet features a wall-mounted toilet and washbasin. The room is partly tiled in a neutral color and also has mechanical ventilation.



Finally, there is a practical separate laundry/central heating room, while the private storage unit is located on the ground floor. Ideal for bicycles, boxes, camping equipment, or anything else you would rather keep out of sight.

Parking is available with a residential parking permit. There is currently no waiting list, and the cost is approximately EUR 40 per six months.

Installations and special features

- Bright and well-laid-out corner apartment in Amsterdam-Noord;
- Measured in accordance with NEN 2580, with a total living area of approximately 67 m²;
- Brand-new kitchen (August 2026) and laminate flooring (2026);
- Northwest-facing balcony and private storage unit on the ground floor;
- Energy label C, valid until 27 December 2026;
- Heating and hot water via an Intergas Kombi Kompakt HRE central heating combi boiler (2007);
- Parking with a residential parking permit, costing approximately EUR 40 per six months;
- Active and financially healthy homeowners' association (VvE), with a monthly contribution of EUR 138.68;
- Perpetual leasehold under favorable conditions. The ground rent has been prepaid until 15 January 2039. After that, the annual ground rent will be EUR 99.55 plus inflation.
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SURROUNDINGS AND ACCESSIBILITY



Location

Reizigersweg is located in a quiet residential neighborhood in Amsterdam-Noord. For your daily groceries, you can visit Molenwijk shopping center. Primary schools, childcare facilities, sports clubs, and various healthcare facilities are also located nearby.

For those who enjoy spending time outdoors, there are plenty of options in the area. The NDSM-werf is also easily accessible, offering a varied selection of restaurants, cafés, cultural venues, and events.

The apartment is also conveniently located in terms of public transport. Bus connections are within walking distance, and from Noord metro station you can quickly reach Amsterdam city center and Amsterdam Central Station. By car, the A10 motorway and Coentunnel can be reached within a few minutes, as well as the main roads towards Haarlem, Alkmaar, and Zaandam.



























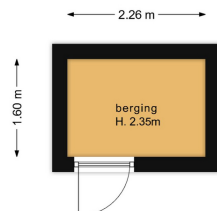


FLOOR PLAN



De plattegronden zijn bedoeld voor informatieve doeleinden en ter indicatie. Aan deze plattegronden kunnen geen rechten ontleend worden.

3.57 m 1.44 m 1.70 m 0.98 m 1.59 m



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WHO WE ARE?

We are a small team with big results.

With over 20 years of experience, father Marcel and his son Kaj particularly enjoy working together. We don't have an expensive office nor additional staff, which allows us to keep costs low for our clients. Always.

INTERESTED IN THIS LISTING?

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Mochten er in onze mededelingen toch fouten of vergissingen voorkomen, dan kunnen wij
hiervoor niet aansprakelijk gesteld worden.
Neem altijd persoonlijk contact met ons op, zodat wij volledig informatie en begeleidend
advies kunnen verschaffen over het object waarvoor u interesse heeft.



VTH Makelaardij is aangesloten bij de brancheorganisatie **Vastgoed Nederland** en is gecertificeerd in het landelijk erkende **MMCEPI** en **NRVT** kwaliteitsregister.



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