

# Amsterdam

## Goudsbloemstraat 59-Huis

Price € 795.000,- K.K.

**FOR  
SALE**



**27** House  
Makelaars  
Real Estate



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

# About

## GOUDSBLOEMSTRAAT 59 H

### ---English text below---

Sfeervolle benedenwoning met heerlijke tuin, op eigen grond in het hart van de Jordaan!

Deze prachtige woning gebouwd in 1933 en geheel gerenoveerd in 2014, beschikt over twee slaapkamers, een heerlijke zonnige tuin op het zuidwesten, eigen grond, een energielabel B en een slimme indeling verdeeld over twee woonlagen. De woning ademt warmte en gezelligheid en is met veel liefde verzorgd.

### Indeling:

Bij binnenkomst valt direct de prettige en huiselijke sfeer op. Er is voldoende plek voor een royale garderobe, zodat jassen en schoenen netjes opgeborgen kunnen worden. Aan de rechterzijde bevindt zich de sfeervolle keuken, uitgevoerd met een prachtig natuurstenen werkblad en voorzien van alle gewenste gemakken. De keuken beschikt over een 5-pits gaskookplaat met afzuigkap, vaatwasser, koelkast, vriezer, combi-oven en volop praktische kastruimte. Een fijne plek waar koken en gezellig samenzijn moeiteloos samenkomen. Links in de woning bevindt zich ook de meterkast, gecombineerd met een extra grote handige bergruimte.

Via enkele treden bereik je het sfeervolle lagergelegen leefgedeelte van de woning. Hier ontvouwt zich een bijzonder fijne woonruimte met een royale eethoek en een heerlijke zithoek. Het gehele onderste deel van de benedenverdieping is voorzien van comfortabele vloerverwarming, wat zorgt voor een aangenaam en behaaglijk woonklimaat gedurende het hele jaar.

De ruime woonkamer voelt dankzij de prettige lichtinval en de open verbinding met de tuin bijzonder aangenaam en uitnodigend aan. Via de dubbele deuren stap je direct de zonnige achtertuin in. De tuin ligt op het geliefde zuidwesten, waardoor je hier volop kunt genieten van de middag- en avondzon. Als sfeervol en uniek detail is de tuin voorzien van een prachtige muurschildering van de

artiest 'I am Eelco', die deze buitenruimte een extra bijzonder en persoonlijk karakter geeft.

Via de trap in de woonkamer bereik je de fijne bovenverdieping. Hier bevindt zich aan de voorzijde van de woning de royale master bedroom. Dankzij de ligging aan de mooie rustige straat geniet je hier van een heerlijke nachtrust. De slaapkamer is ruim opgezet en beschikt over praktische ingebouwde kasten, waardoor er veel bergruimte aanwezig is. Ook op de overloop vind je meerdere handige vaste kasten.

De moderne badkamer bevindt zich eveneens op deze verdieping en is compleet uitgerust met een stijlvol wastafelmeubel en een ruime inloofdouchecabine. Er is voldoende plek voor handdoeken en verzorgingsproducten. Daarnaast beschikt deze verdieping over een separaat toilet en een aparte wasruimte, ideaal voor extra gemak en functionaliteit. Ook zijn de badkamer en het toilet zijn voorzien van vloerverwarming.

Aan de achterzijde van de woning ligt de tweede slaapkamer. Deze veelzijdige ruimte is perfect te gebruiken als slaap-, logeer-, werk- of babykamer. Ook hier is veel kastruimte aanwezig en via de deur stap je het fijne balkon op, eveneens gelegen op het zonnige zuidwesten. Een heerlijke plek om rustig de dag te beginnen met een kop koffie of juist de avondzon mee te pakken.

### Ligging:

De woning ligt in een rustige straat, terwijl de gezellige cafés, sfeervolle restaurants, unieke winkels en pittoreske grachten van de Jordaan zich op loopafstand bevinden. Ook de Noordermarkt, Westerkerk, de Negen Straatjes en het Centraal Station zijn dichtbij. Het openbaar vervoer bevindt zich om de hoek. Ook de ring A10 is gemakkelijk bereikbaar.



## Bijzonderheden:

- Charmante benedenwoning uit 1933 in de geliefde Jordaan;
- Volledig gerenoveerd in 2014;
- Gelegen op eigen grond!
- Woonoppervlakte ca: 83m<sup>2</sup>;
- Zonnige tuin op het zuidwesten van ca. 10m<sup>2</sup>, met unieke muurschildering van de artiest 'I am Eelco';
- Balkon op het zuidwesten, ca: 1m<sup>2</sup>;
- Verdeeld over twee woonlagen;
- Twee slaapkamers;
- Energielabel B;
- 4 leden in de VvE;
- De servicekosten per maand bedragen: €162,16,-
- De woonkamer en badkamer zijn voorzien van een geïntegreerd audiosysteem voor optimaal luistercomfort;
- Vloerverwarming aanwezig op het laagstgelegen deel van de benedenverdieping, in de badkamer en in het toilet;
- Rustige straat midden in het centrum van Amsterdam;
- Veel praktische bergruimte en ingebouwde kasten;
- Keuken met natuurstenen blad en complete apparatuur;
- NEN2580 meetrapport aanwezig;
- Opleveringsdatum in overleg, liefst rond oktober.

Een sfeervolle, comfortabele en unieke woning op een fantastische plek in Amsterdam, een heerlijke Jordaanwoning waar je direct verliefd op wordt.

Nieuwsgierig geworden? Wij maken graag een afspraak met je om te bezichtigen!

## \*\*\*ENGLISH\*\*\*

Charming ground-floor apartment with sunny garden, on freehold land in the heart of the Jordaan!

A beautifully renovated two-bedroom ground-floor residence with a private southwest-facing garden, balcony, and freehold ownership, ideally situated on a quiet street in Amsterdam's iconic Jordaan neighbourhood.

Tucked away on a peaceful and picturesque street in the heart of Amsterdam's highly sought-after Jordaan, this charming ground-floor apartment offers a rare combination of character, comfort, privacy, and outdoor space.

Originally built in 1933 and thoughtfully renovated in 2014, the property retains the charm of its period architecture while offering the convenience and quality of modern living. Spread over two levels, the home features two well-proportioned bedrooms, a bright and spacious living area, a contemporary kitchen and bathroom, a southwest-facing balcony, and as a true highlight, a private southwest-facing rear garden.

Adding to its appeal, the apartment is situated on freehold land, meaning there is no leasehold, an increasingly rare and valuable advantage in Amsterdam.



### Layout:

Upon entering the apartment, there is a welcoming space for coats, shoes, and everyday essentials. To the right is the stylish, fully equipped kitchen, finished with an elegant natural-stone worktop and generous storage. The kitchen is fitted with a five-burner gas hob and extractor, dishwasher, refrigerator, freezer, combination oven, and additional storage solutions, making it equally suited to everyday cooking and entertaining. A utility cupboard and meter cabinet are conveniently positioned near the entrance.

A few steps lead down to the heart of the home: the bright and inviting living area. Generously proportioned, this versatile space comfortably accommodates both a dining area and a relaxing lounge. Underfloor heating throughout the lower living level adds an extra layer of comfort.

Large double doors open directly onto the garden, creating a seamless connection between the interior and exterior and allowing an abundance of natural light to enter the living space.

The southwest-facing rear garden is undoubtedly one of the property's greatest assets. With excellent afternoon and evening sun, it provides a wonderful private setting for outdoor dining, entertaining guests, or simply enjoying a quiet moment in the sunshine.

The garden also features a distinctive mural by artist 'I am Eelco', adding an artistic and highly individual character to this already special outdoor space.

From the entrance level, stairs lead to the upper floor. At the front of the property, the spacious master bedroom offers a peaceful retreat overlooking the quiet residential street. The room features extensive built-in storage can be found on the landing.

The contemporary bathroom has been finished with a clean and stylish design and features a generous walk-in shower, modern vanity unit, and ample storage. Both the bathroom and separate toilet benefit from underfloor heating. A separate laundry room provides additional practicality and storage.

At the rear, the second bedroom offers excellent flexibility and can be used as a bedroom, guest room, nursery, or comfortable home office. Generous space is available for wardrobes, while direct access to the southwest-facing balcony makes this a particularly pleasant room. The balcony is an ideal spot for a morning coffee or an evening drink in the lovely sun.

### Location:

The Jordaan is known for its picturesque canals, historic architecture, independent boutiques, galleries, cafés, and exceptional restaurants, it is one of Amsterdam's most desirable and characterful neighbourhoods.

The iconic Noordermarkt, Westerkerk, De Negen Straatjes (The Nine Streets), and Amsterdam Central Station are all within easy reach. The immediate surroundings offer an exceptional selection of cafés and restaurants.

Public transport connections are conveniently located nearby, while the A10 ring road is also readily accessible.



## HighlightsHighlights

- Charming ground-floor apartment originally dating from 1933;
- Tastefully renovated in 2014;
- **Freehold** ownership, no leasehold;
- Living area approximately: 83m<sup>2</sup>;
- Private southwest-facing garden, approx. 10m<sup>2</sup>;
- Unique garden mural by artist 'I am Eelco'.
- Southwest-facing balcony of approximately: 1m<sup>2</sup>;
- Two bedrooms;
- Split-level layout across two floors;
- Energy label B;
- Four-member home owners' association (VvE);
- Monthly VvE service charges: €162,16;
- Underfloor heating in the lower living area, bathroom, and separate toilet;
- Integrated audio system in the living room and bathroom;
- Luxury kitchen with natural-stone worktop and integrated appliances;
- Generous built-in storage and fitted wardrobes;
- Separate laundry room;
- NEN 2580 measurement report available;
- Quiet residential street in the heart of the Jordaan;
- Transfer date by mutual agreement, preferably around October.

This exceptional apartment offers a wonderful balance of historic Amsterdam character and contemporary comfort, complemented by one of the most desirable features in the city: private outdoor space.

Curious to experience this special home for yourself? We would be delighted to arrange a viewing with you.



# Features

## GOUDSBLOEMSTRAAT 59 H

### 1015 JK AMSTERDAM

#### **Construction**

|                      |           |
|----------------------|-----------|
| Type house           | Apartment |
| Year of construction | 1933      |
| Maintenance inside   | Good      |
| Maintenance outside  | Good      |
| Energy rating        | B         |

#### **Areas and capacity**

|               |                             |
|---------------|-----------------------------|
| Living area   | Approx 83.40m <sup>2</sup>  |
| Capacity      | Approx 269.04m <sup>3</sup> |
| Outdoor space | Approx 10m <sup>2</sup>     |

#### **Layout**

|                 |   |
|-----------------|---|
| Number of rooms | 3 |
| Bedrooms        | 2 |
| Floors          | 2 |

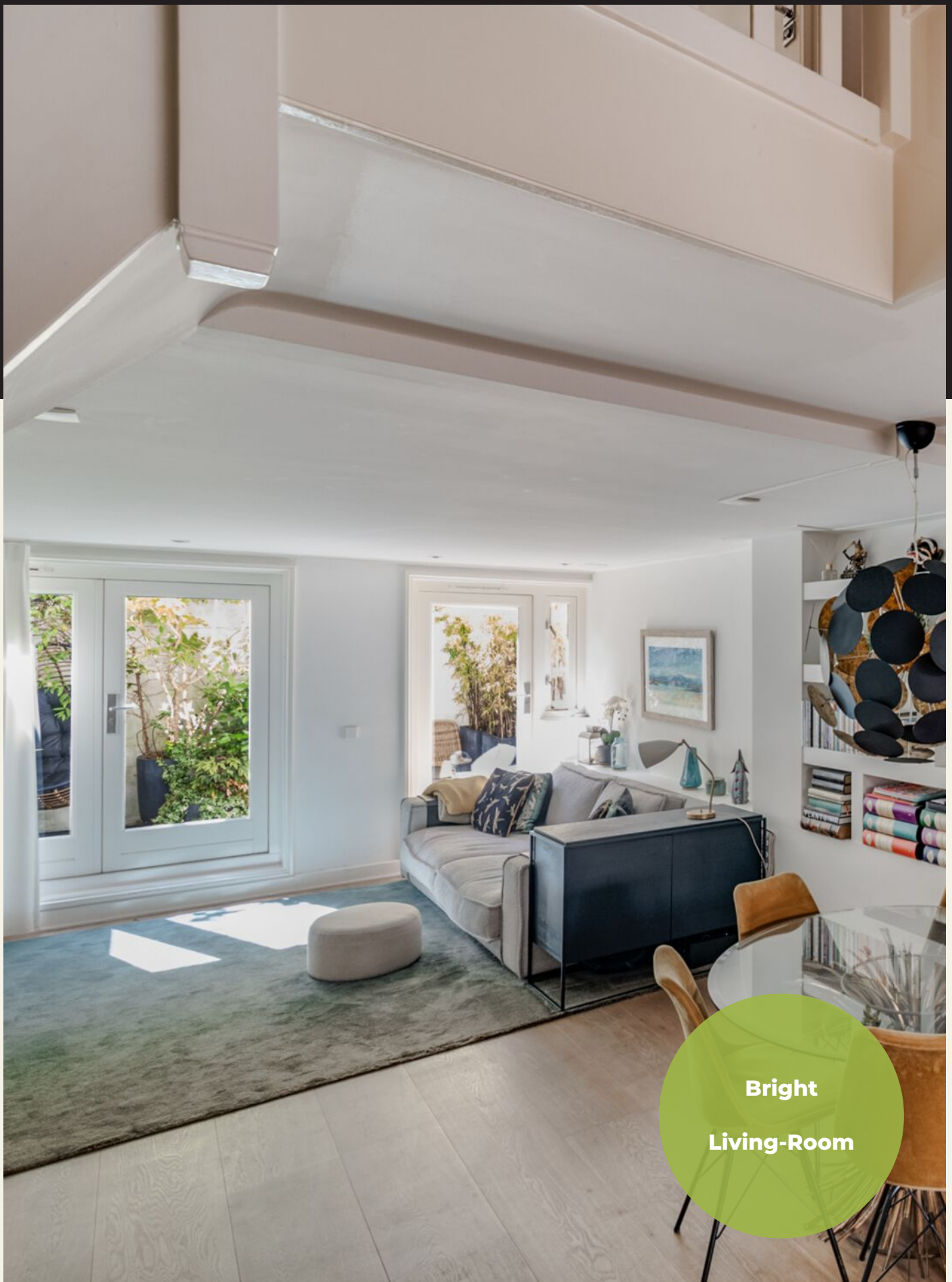
#### **Location**

Jordaan Neighborhood in Amsterdam Center

#### **Other features**

- Own ground
- Garden approx. 10m<sup>2</sup>
- Balcony
- 2 bedrooms













**Master  
Bedroom**







**Office / Second  
Bedroom**

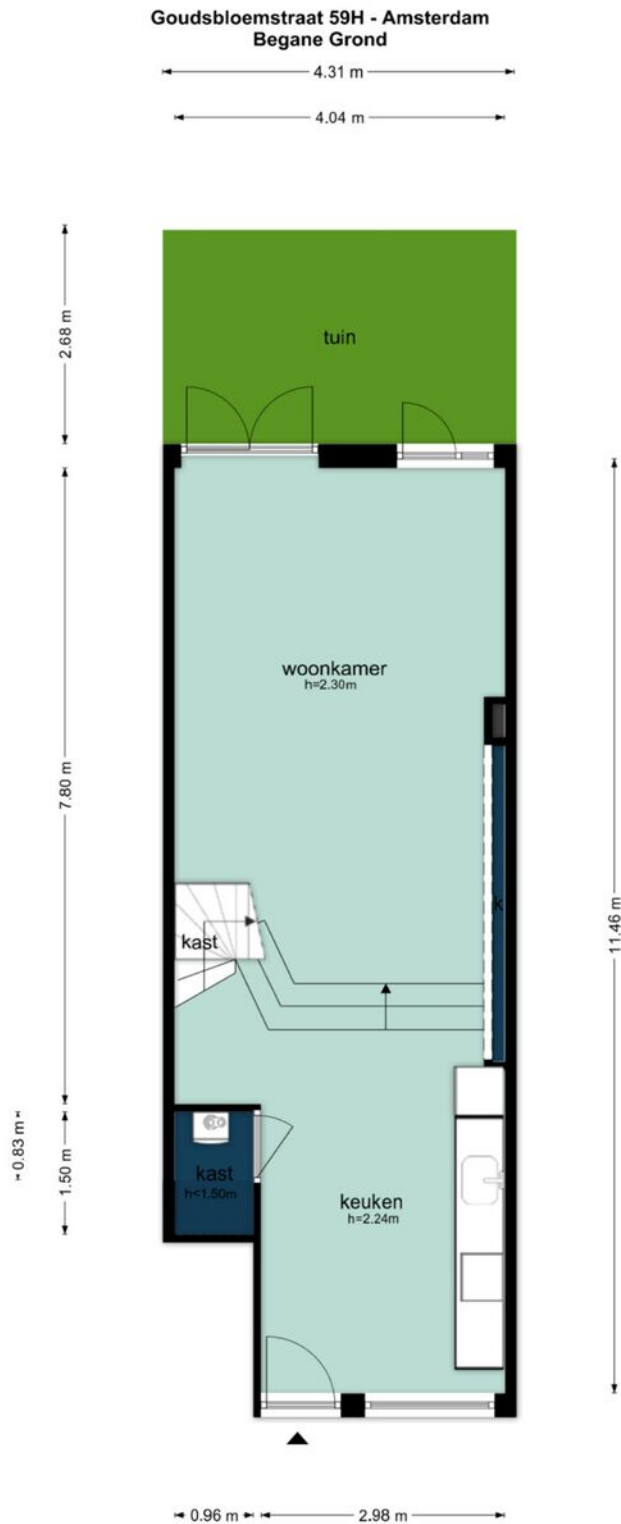






# Floorplan

## GOUDSBLOEMSTRAAT 59 H

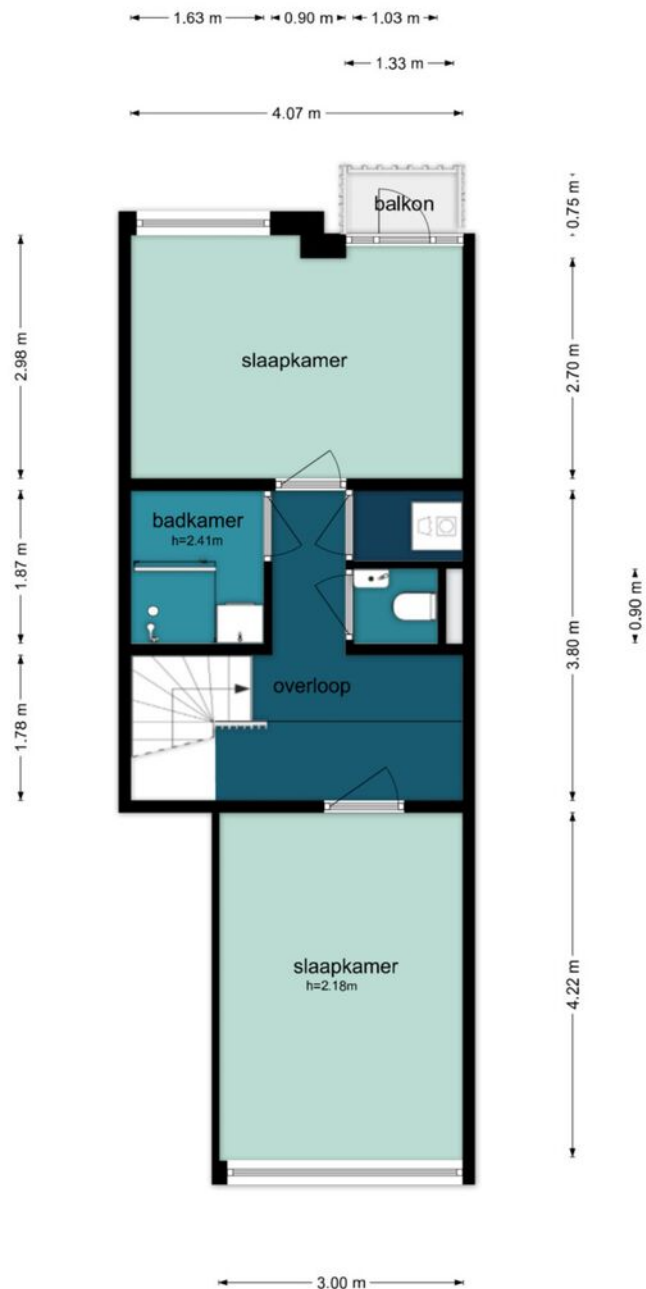


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
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# Floorplan

## GOUDSBLOEMSTRAAT 59 H

### Goudsbloemstraat 59H - Amsterdam Eerste Verdieping

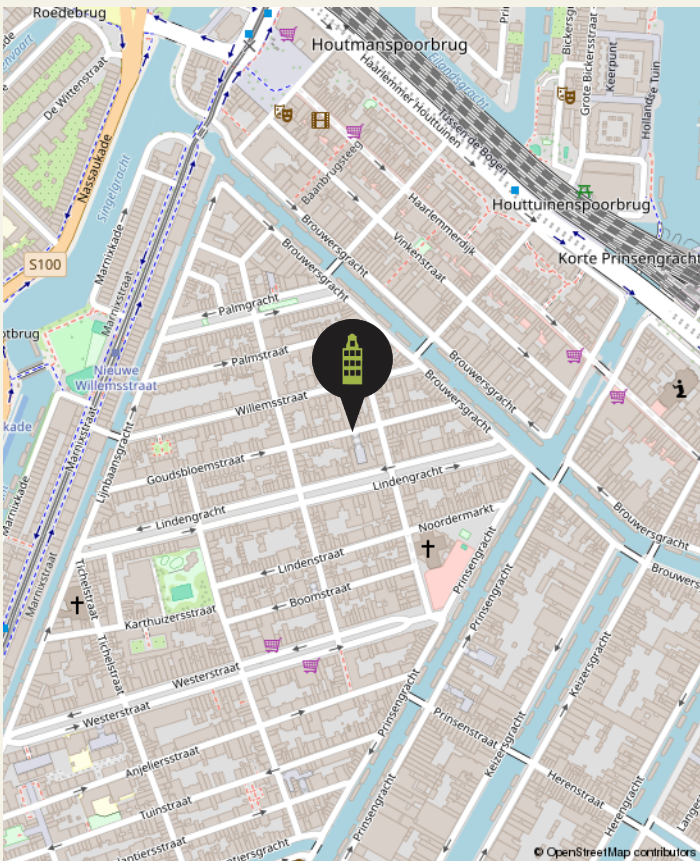
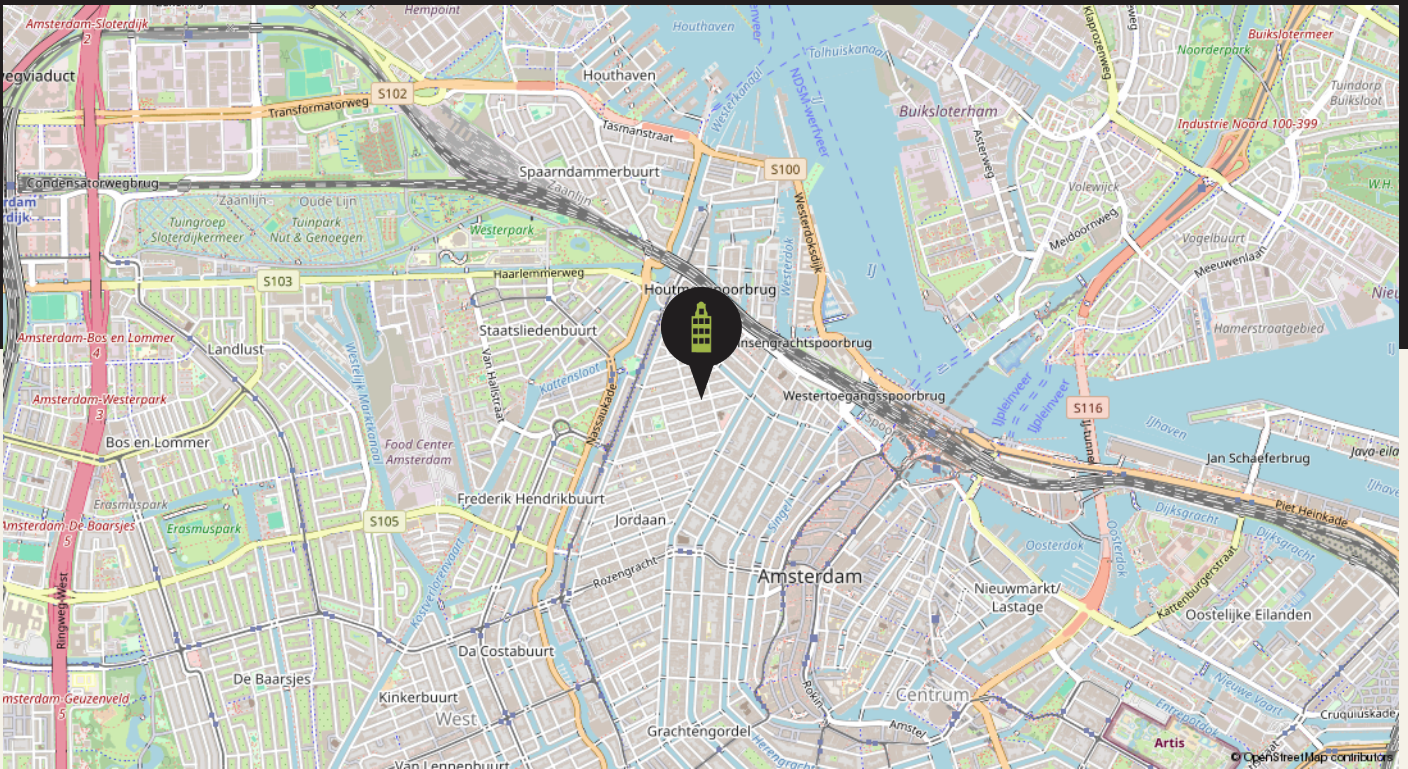


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# The location of

## GOUDSBLOEMSTRAAT 59 H

### 1015 JK AMSTERDAM



# Cadastral map

## GOUDSBLOEMSTRAAT 59 H

Kadastrale kaart

Uw referentie: Anna



**12345**

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Voor een eensluidend uittreksel, geleverd op 6 juli 2026

De bewaarder van het kadaster en de openbare registers

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie L

Perceel 5395

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

## GOUDSBLOEMSTRAAT 59 H

Energie label woningen

Registratienummer  
259104360

Datum registratie  
24-07-2026

Geldig tot  
24-07-2036

Deze woning  
heeft energielabel

**B**

171,57 kWh/m<sup>2</sup> (energie uit fossiele brandstoffen)



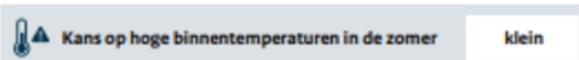
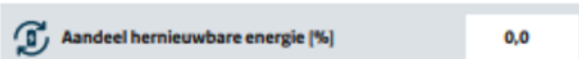
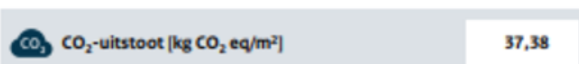
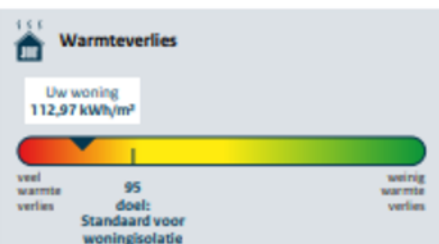
### Isolatie van uw woning



### Installaties in uw woning

|                |                                                 |
|----------------|-------------------------------------------------|
| Verwarming     | HR-107 ketel                                    |
| Warm water     | Combitoestel                                    |
| Zonneboiler    | Geen zonneboiler                                |
| Ventilatie     | Natuurlijke ventilatie via ramen en/of roosters |
| Koeling        | Geen koeling                                    |
| Zonnepanelen   | Geen zonnepanelen                               |
| Batterijopslag | Geen batterijopslag                             |

Verbetermogelijkheden over isolatie en installaties vindt u op pagina 3.



Toelichting op alle indicatoren vindt u op pagina 2.

### Over deze woning

Adres  
Goudsbloemstraat 59 H  
1015JK Amsterdam

Bouwjaar  
1933

Woningtype  
Tussenwoning onderste bouwlaag

Gebruiksoppervlakte  
80 m<sup>2</sup>



Energieadviseur  
J.N. Goedegebuur

# *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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Rental Team Lead & Buying Agent

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RM Agent

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KRMT Agent

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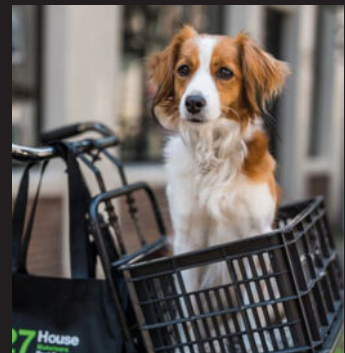
RM Agent

**Renate Holdinga**



Rental Agent

**Maria Han**



Chief Cuddling Officer

**T.J.**

### Contact

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**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.



**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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# Notes AND OBSERVATIONS

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# 27 House

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