

Amsterdam

Silodam 219 A

Price € 560.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

SILODAM 219 A

--See English Text Below--

Ruim en karaktervol appartement van circa 78 m² op een bijzondere locatie aan het IJ!

Dit ruime appartement van circa 78 m² ligt op de vijfde verdieping van het monumentale complex aan de Silodam, direct aan het IJ en aan de rand van de Houthavens. De ligging op deze voormalige strekdam, het uitzicht over het water en de bijzondere historie van het gebouw maken dit tot een karakteristieke plek om te wonen.

Het complex heeft oorspronkelijk dienstgedaan als graansilo. Tijdens de grootschalige renovatie tussen 1996 en 1998 zijn de appartementen, ateliers en bedrijfsruimten gerealiseerd. Daarbij is veel aandacht besteed aan het behouden van het oorspronkelijke karakter van het pand, waardoor op verschillende plaatsen nog authentieke details zichtbaar zijn.

Het appartement verkeert momenteel in een eenvoudige staat en biedt daarmee volop mogelijkheden om het naar eigen smaak en wensen te moderniseren en in te delen.

Omgeving

De Silodam ligt op een bijzondere plek in Amsterdam, direct aan het IJ en op korte afstand van het centrum. Aan de overzijde ligt het Prinseneiland en via de Haarlemmerstraat bereik je al snel de Jordaan.

De Houthavens vormen inmiddels een levendige woon- en werkomgeving, met diverse restaurants, cafés en voorzieningen in de directe omgeving. Tegelijkertijd biedt de ligging aan het water juist een gevoel van ruimte en rust.

De Silodam zelf is een circa 300 meter lange strekdam in het westelijk havengebied van Amsterdam. Aan de voorzijde van het complex bevindt zich een openbaar terras aan het water, waar je van de middagzon en het uitzicht over het IJ kunt genieten. In de

nabijgelegen haven is bovendien gelegenheid om een boot aan te meren.

Voor de dagelijkse boodschappen en andere voorzieningen zijn onder meer de Haarlemmerdijk en Haarlemmerstraat dichtbij. De Noordermarkt ligt eveneens op korte afstand. Voor wandelen, sporten en recreatie kun je terecht in het Westerpark. Met de pont is de NDSM-werf eenvoudig bereikbaar.

Indeling

Via de gemeenschappelijke entree bereik je met de lift de vijfde verdieping, waar de entree van het appartement zich bevindt.

Bij binnenkomst kom je in de ruime hal. Hier bevindt zich de badkamer, voorzien van een toilet, wastafelmeubel en douche. Vanuit de hal is tevens één van de drie slaapkamers bereikbaar.

De woonkamer beschikt over een open keuken met diverse inbouwapparatuur. In een separate kast bevinden zich de aansluitingen voor de wasmachine en droger.

Vanuit de woonkamer zijn de twee overige, ruime slaapkamers bereikbaar.

Het appartement heeft in de gehele woning een bamboehouten vloer. De plafondhoogte van circa 3 meter draagt bij aan het ruimtelijke gevoel.

Mogelijkheden

Het appartement wordt aangeboden in de huidige staat. De indeling en afwerking bieden verschillende mogelijkheden om de woning naar eigen inzicht te moderniseren en aan te passen aan de wensen van de nieuwe eigenaar.

Naast een omschrijving van de huidige



indeling en de bijbehorende foto's zijn daarom ook enkele Artis Impressions opgenomen, die een beeld geven van hoe het appartement na een renovatie zou kunnen worden ingericht.

Een appartement met ruimte, karakter en vooral de mogelijkheid om er een eigen woonplek van te maken, op een bijzondere locatie aan het IJ.

Bijzonderheden

- Woonoppervlakte 77,80m² (bruto ca. 85m²);
- Plafondhoogte ca. 3m;
- Het appartement is een onderdeel van een Rijksmonument (422518);
- De volledige verdieping is voorzien van vloerverwarming, waarop een bamboe houtenvloer is gelegen;
- Bouwjaar 1898 / renovatie naar appartementen 1996-1998;
- Alle ramen zijn voorzien van (externe) elektrische zonwering;
- Stadsverwarming;
- Energielabel A;
- Gelegen op voortdurende gemeentelijke erfpachtgrond, waarvan de canon is vooruitbetaald tot 16-3-2048;
- De VvE De Stenen Silo bestaat uit 159 appartementsrechten en wordt professioneel beheerd door Sturm & De Neeve Vastgoedmanagement. De maandelijkse servicekosten bedragen € 262,62;
- Niet zelfbewoningsclausule is van toepassing.

Bereikbaarheid

De woning is zowel met de auto als met het openbaar vervoer goed bereikbaar. Via de uitvalswegen en de Ring A10 zijn de verschillende delen van Amsterdam en de omliggende snelwegen goed te bereiken. Het Centraal Station bevindt zich op circa 15 minuten loopafstand en biedt een uitgebreid netwerk van trein-, bus-, tram- en metroverbindingen. Ook de veerpont naar onder andere de NDSM-werf bevindt zich op korte loopafstand.

Parkeren

In de directe omgeving bevinden zich onder andere de Pontsteigergarage en Interparking IJDock. Op de openbare weg geldt betaald parkeren. Voor bewoners is parkeren tevens mogelijk via het vergunningstelsel van de gemeente Amsterdam, binnen vergunninggebied West-8.2 – Zeeheldenbuurt. Met deze parkeervergunning kan ook in de gebieden West-8 en West-9 worden geparkeerd. Voor de actuele voorwaarden, tarieven en beschikbaarheid van parkeervergunningen verwijzen wij naar de website van de gemeente Amsterdam.



ENGLISH

Spacious and characterful apartment of approximately 78 m² in a unique location on the IJ

This spacious apartment of approximately 78 m² is situated on the fifth floor of the monumental complex on the Silodam, directly on the IJ waterfront and on the edge of the Houthavens. Its location on this former breakwater, the views across the water and the building's distinctive history make this a truly characterful place to live.

The complex originally served as a grain silo. During the extensive renovation carried out between 1996 and 1998, apartments, studios and commercial spaces were created. Great care was taken to preserve the original character of the building, and various authentic details can still be found throughout the complex.

The apartment is currently in a relatively basic condition, offering ample opportunity to modernise and redesign the property according to your own taste and preferences.

Location and surroundings

The Silodam occupies a distinctive location in Amsterdam, directly on the IJ and within easy reach of the city centre. Prinseneiland is located just across the road, while the Jordaan can be reached within a short walk via the Haarlemmerstraat.

The Houthavens has developed into a lively residential and working neighbourhood, with a variety of restaurants, cafés and other amenities nearby. At the same time, the waterfront location provides a sense of space and tranquillity.

The Silodam itself is a former breakwater approximately 300 metres long, extending

into the IJ in Amsterdam's western harbour area. At the front of the complex is a public waterfront terrace, where you can enjoy the afternoon sun and views across the IJ. There is also an opportunity to moor a boat in the nearby harbour.

For everyday shopping and other amenities, the Haarlemmerdijk and Haarlemmerstraat are within easy reach, as is the Noordermarkt. The Westerpark is nearby for walking, sports and recreation. The NDSM Wharf can easily be reached by ferry.

Layout

The communal entrance provides access to the fifth floor by lift, where the entrance to the apartment is located.

Upon entering, you arrive in a spacious hallway. The bathroom is located here and features a toilet, washbasin unit and shower. One of the three bedrooms is also accessible from the hallway.

The living room features an open-plan kitchen equipped with various built-in appliances. A separate cupboard houses the connections for the washing machine and dryer.

The two other spacious bedrooms are accessible from the living room.

The entire apartment has a bamboo wood floor. The ceiling height of approximately 3 metres further enhances the sense of space.

Potential

The apartment is offered in its current condition. The existing layout and finish provide various possibilities to modernise and adapt the property to the preferences and requirements of its new owner.

In addition to a description of the current



layout and accompanying photographs, several architectural impressions have been included to illustrate how the apartment could potentially be redesigned following renovation.

An apartment offering space, character and, above all, the opportunity to create a home of your own, in a distinctive location directly on the IJ.

Property Details

- Living area: 77.80 m² (gross floor area approx. 85 m²);
- Ceiling height of approximately 3 metres;
- The apartment forms part of a listed national monument (Rijksmonument no. 422518);
- The entire floor is equipped with underfloor heating, with a bamboo wood floor installed on top;
- Year of construction: 1898; conversion into apartments carried out between 1996 and 1998;
- All windows are fitted with external electric sun blinds;
- District heating;
- Energy label A;
- Situated on municipal leasehold land (erfpacht), with the ground rent (canon) prepaid until 16 March 2048;
- The Owners' Association (VvE) De Stenen Silo comprises 159 apartment rights and is professionally managed by Sturm & De Neeve Vastgoedmanagement. The monthly service charges are € 262.62;
- A non-owner-occupancy clause applies.

Accessibility

The apartment is easily accessible by both car and public transport. The main roads and Amsterdam's A10 ring road provide convenient access to various parts of the city and the surrounding motorways. Amsterdam Central Station is approximately a 15-minute walk away and offers an extensive network of train, bus, tram and metro connections. The ferry, including the connection to the NDSM Wharf, is also within a short walking distance.

Parking

Several parking garages are located nearby, including Pontsteiger Garage and Interparking IJDock.

Paid parking applies on public roads. Residents can also apply for a municipal parking permit within parking permit area West-8.2 – Zeeheldenbuurt. This permit also allows parking in the West-8 and West-9 areas.

For the latest information please refer to the City of Amsterdam's website.



Features

SILODAM 219 A

1013 AS AMSTERDAM

Construction

Type house	Upper floor apartment
Year of construction	1898
Maintenance inside	Moderate
Maintenance outside	Good
Energy rating	A

Areas and capacity

Living area	Approx 77.80m ²
Capacity	Approx 282.20m ³

Layout

Number of rooms	4
Bedrooms	3
Floors	1

Location

Amsterdam

Other features

-Energy Label A	-
-National Monument (Rijksmonument)	







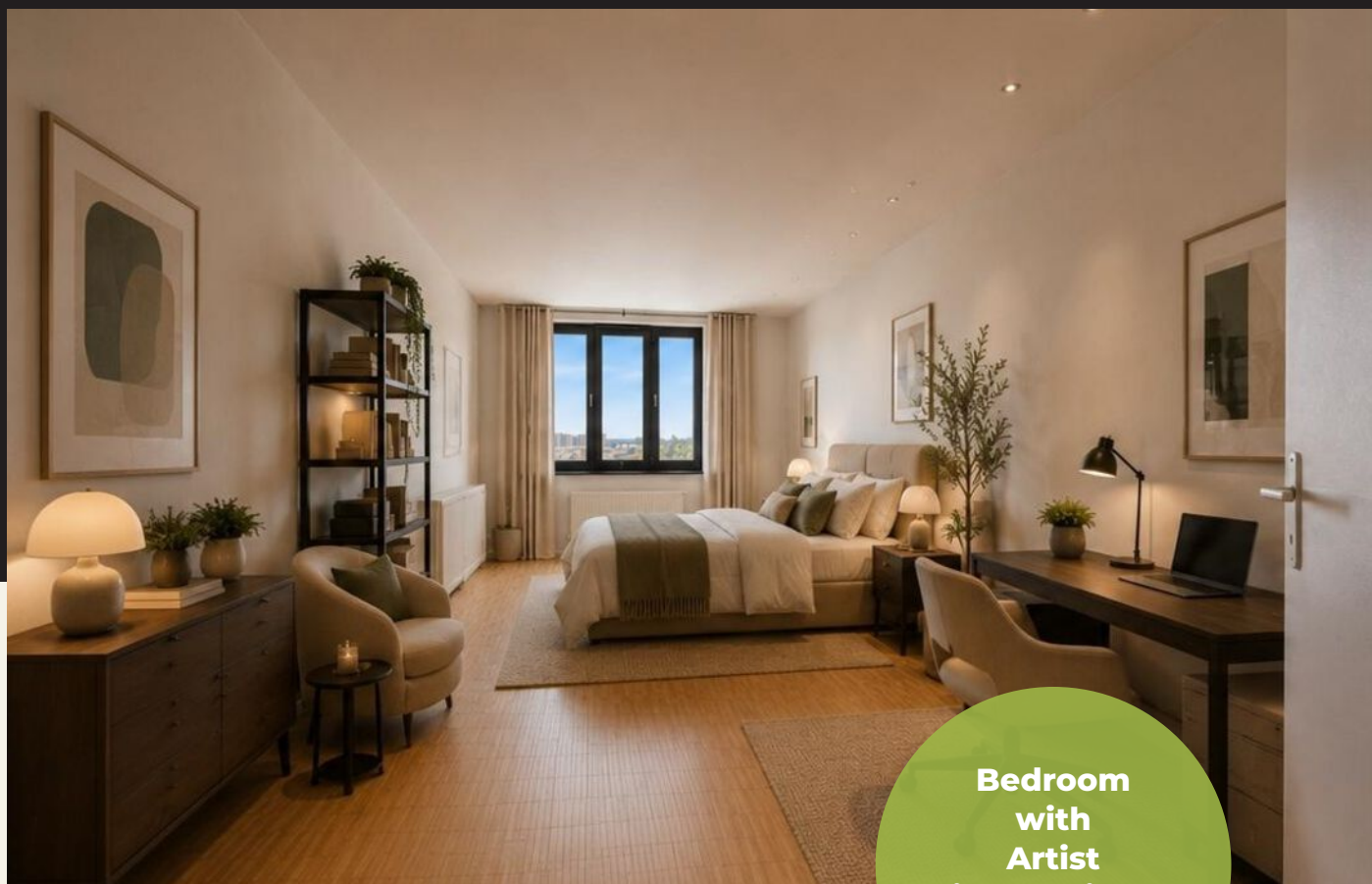
**Living area
with
Artist
impressions**





**Bedroom
with
Artist
impressions**





**Bedroom
with
Artist
impressions**







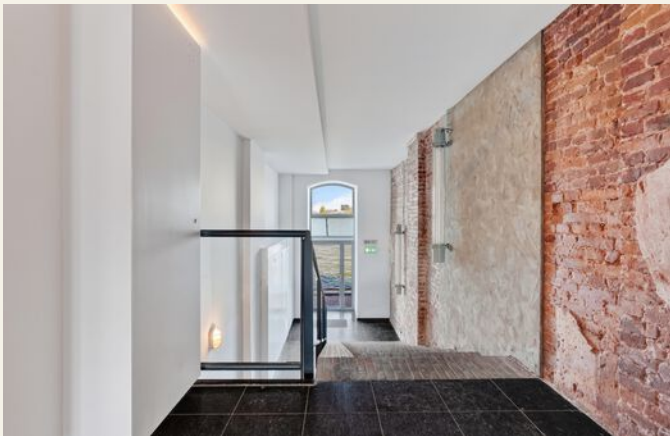
**Open
Water
View**











Floorplan

SILODAM 219 A

Silodam 219 a - Amsterdam
Appartement



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

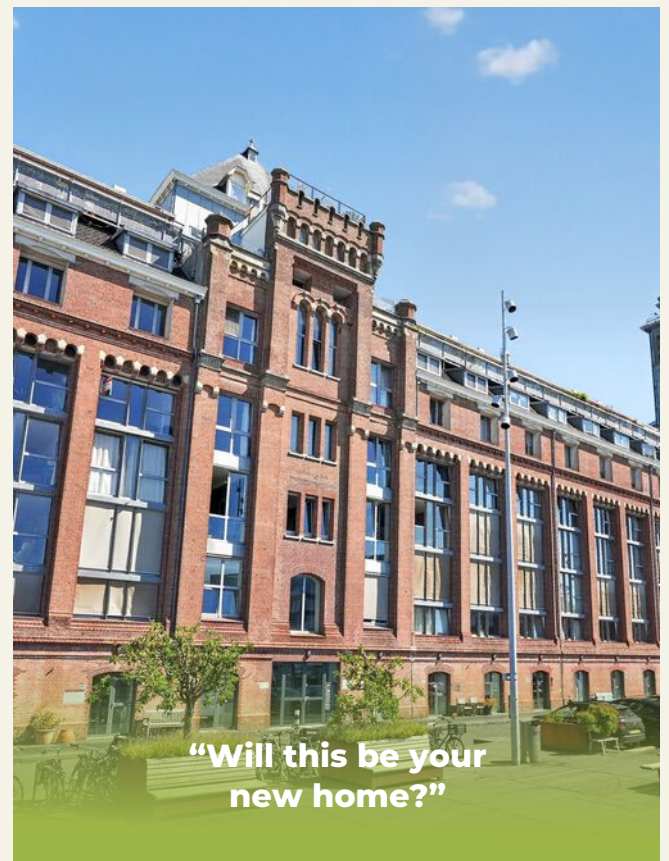
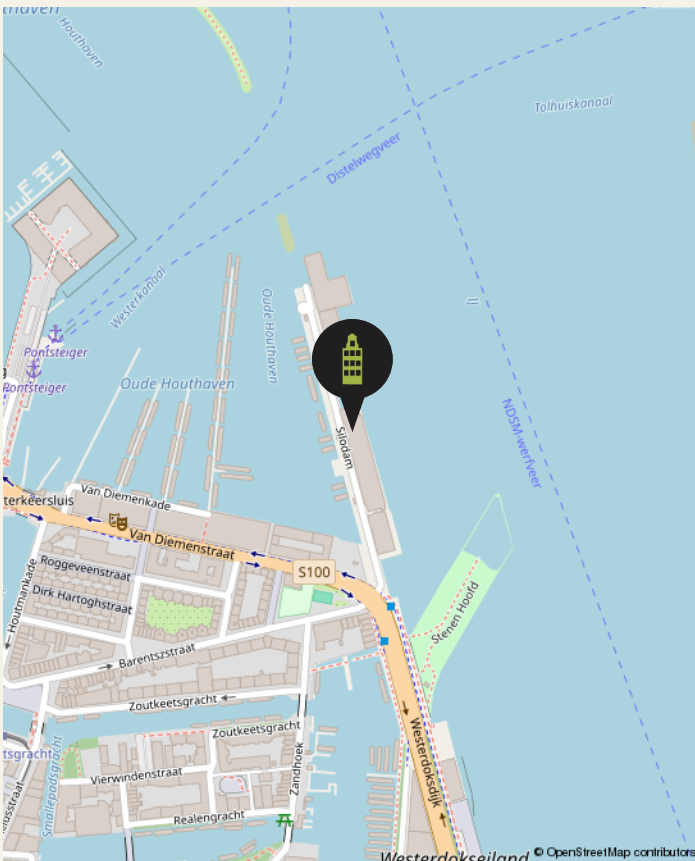
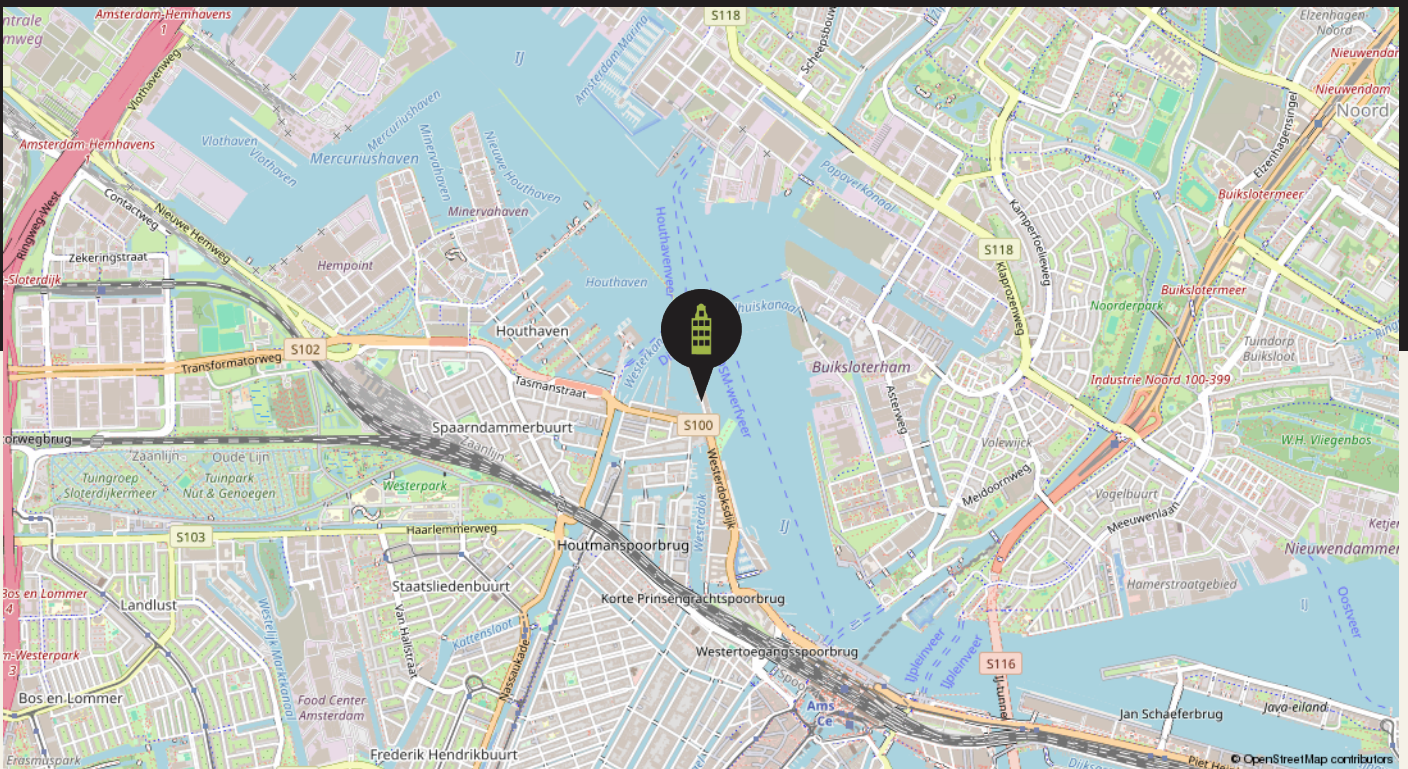
SILODAM 219 A



The location of

SILODAM 219 A

1013 AS AMSTERDAM

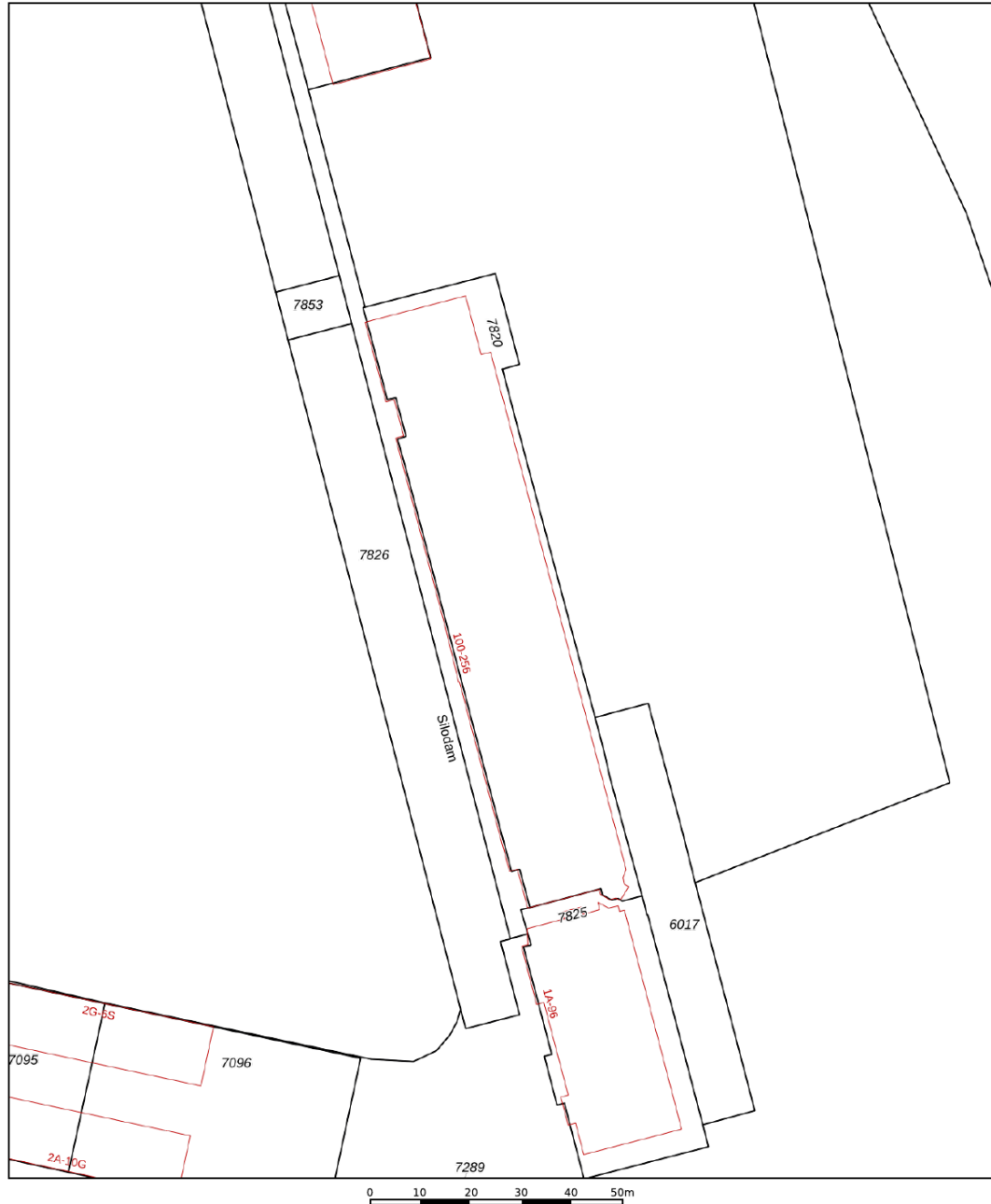


Cadastral map

SILODAM 219 A

Kadastrale kaart

Uw referentie: silo219A



12345	Deze kaart is noordgericht	Schaal 1: 1000	
25	Perceelnummer	Kadastrale gemeente Amsterdam	
	Huisnummer	Sectie K	
	Vastgestelde kadastrale grens	Perceel 7820	
	Voorlopige kadastrale grens		
	Administratieve kadastrale grens		
	Bebouwing		

Voor een eensluitend uittreksel, geleverd op 29 juli 2026
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.

SILODAM 219 A

Geldig tot
11-08-2036

A

G	F	E	D	C	B	A ++++
380	335	290	250	190	160	

	Gevels	
	Daken	Niet van toepassing
	Vloeren	Niet van toepassing
	Ramen	
	Buitendeuren	
	Gevelpanelen	Niet van toepassing

	Verwarming	Warmtenet
	Warm water	Warmtenet
	Zonneboiler	Geen zonneboiler
	Ventilatie	Natuurlijke toevoer met mechanische afzuiging
	Koeling	Geen koeling
	Zonnepanelen	Geen zonnepanelen
	Batterijopslag	Geen batterijopslag

Warmteverlies

Uw woning
66,95 kWh/m²

veel warmte verlies 95 weinig warmte verlies

doel:
Standaard voor
woningisolatie

 Kans op hoge binnentemperaturen in de zomer klein

Energieadviseur
S. Bosman



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

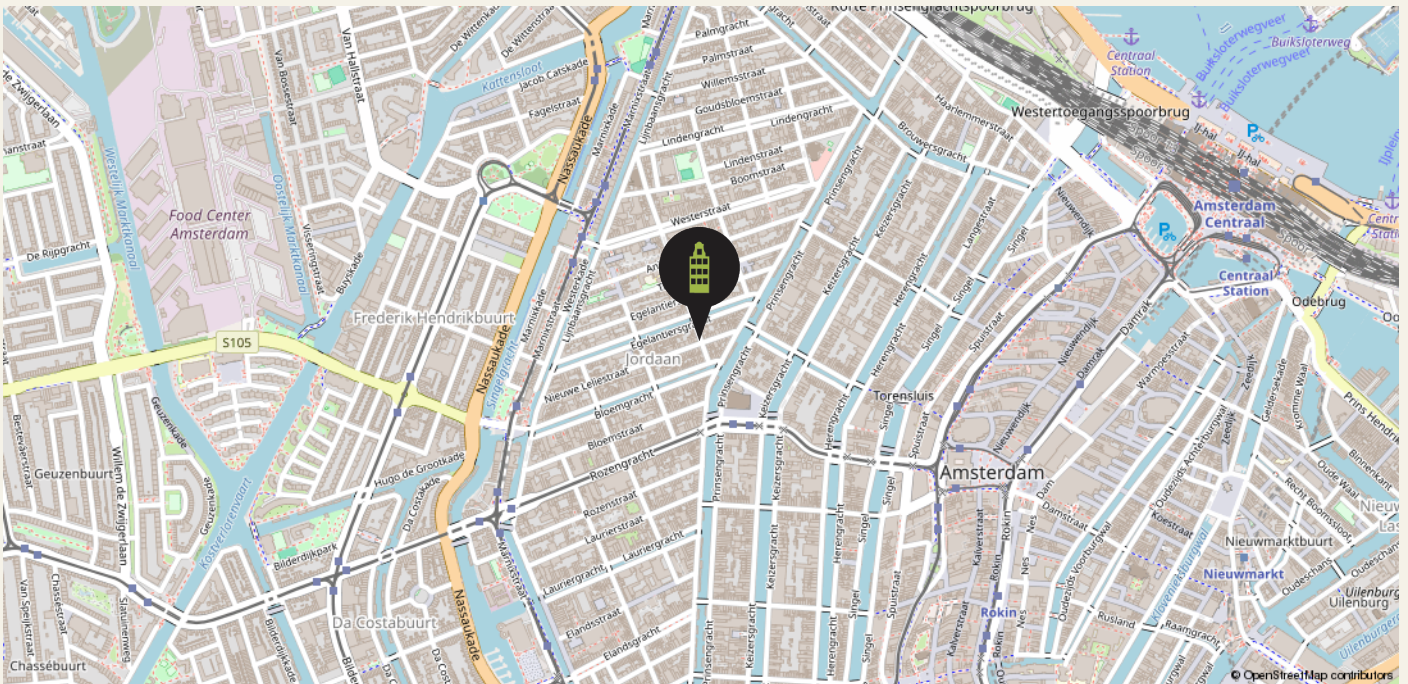
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



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27 HOUSE REAL ESTATE



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27 HOUSE REAL ESTATE



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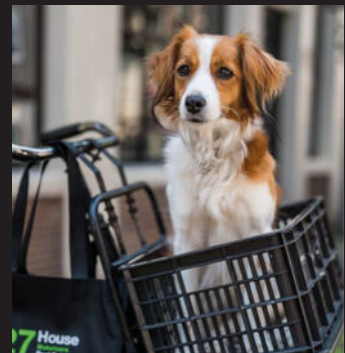
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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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

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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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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