

Amsterdam

Akoleienstraat 8 4

Price € 730.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

AKOLEIENSTRAAT 8 4

- English tekst below -

WONINGDELMERS OPGELET!

Op een rustige zijstraat van de Rozengracht, midden in de geliefde Jordaan, bevindt zich dit ruime appartement nabij de Westertoren. Wat deze woning extra bijzonder maakt, is de aanwezigheid van een vergunning voor vier onzelfstandige woonruimten!

Het appartement, gelegen op eigen grond, maakt deel uit van een kleinschalig complex bestaande uit een bedrijfsruimte op de begane grond met in totaal vijf bovengeslagen woningen. In 2009 is de fundering vernieuwd.

Een werkelijk unieke locatie! Niet alleen bevinden zich diverse winkels in de directe omgeving, maar ook gezellige restaurants en cafés. De populaire zaterdagmarkt op de Lindengracht ligt op loopafstand. Het Anne Frank Huis en de prachtige Westerkerk bereik je binnen enkele minuten, evenals het Westerpark, het Vondelpark en het Museumplein.

Daarnaast bevinden zich scholen, kinderdagverblijven en sportvoorzieningen in de directe omgeving.

Ook de bereikbaarheid is uitstekend, met tram-, bus-, metro- en treinverbindingen (Centraal Station) vlakbij.

Ben je op zoek naar een appartement om samen te delen of juist naar een ruime woning voor een gezin, dan is dit een unieke kans!

Indeling:

Gezamenlijk trappenhuis met entree van het appartement op de 4e verdieping. Bij binnenkomst stap je direct de sfeervolle woonkamer met open keuken binnen. De keuken is voorzien van een koel-/vriescombinatie, vaatwasser, oven, 5-pits gasfornuis en een heetwaterkraan (Quooker). Tevens bevindt zich hier de kast met wasmachineaansluiting en de C.V.-ketel.

Vanuit de woonkamer is er toegang tot de ruime badkamer, voorzien van een

wastafelmeubel, toilet en inloopdouche.

Naast de badkamer bevindt zich één van de vier slaapkamers.

De overige drie slaapkamers grenzen aan de royale hal, die beschikt over een praktische inbouwkast.

Bijzonderheden:

- * woonoppervlakte ca. 105 m²;
- * voormalig pakhuis, waardoor de stahoogte maximaal 2.03m bedraagt;
- * verwarming- en warmwatervoorziening middels een C.V.-ketel (Remeha, 2024);
- * gelegen op eigen grond, dus geen erfpacht;
- * fundering vernieuwd in 2009;
- * energielabel C afgegeven;
- * betaald parkeren en via vergunningstelsel (Centrum-2b). Meer informatie hierover vind je op de website van de gemeente Amsterdam;
- * de actieve VvE Akoleienstraat 8 wordt professioneel beheerd door Van Roemburg VvE beheer;
- * de maandelijkse servicekosten bedragen € 306,86.

Is je interesse gewekt? Wij maken graag een bezichtigingsafpraak met je!

Vraagprijs € 730.000,-- k.k.

De tussen verkoper en koper gesloten koopovereenkomst komt pas tot stand indien beide partijen schriftelijk de koopakte hebben ondertekend.

Aanvaarding in overleg.



ATTENTION HOME SHARERS!

On a quiet side street off the Rozengracht, in the heart of the beloved Jordaan district, you will find this spacious apartment near the Westertoren. What makes this property particularly unique is that it comes with a permit for four non-self-contained residential units!

The apartment is situated on freehold land and forms part of a small-scale complex consisting of a commercial space on the ground floor and a total of five apartments above. The foundation was renewed in 2009.

A truly unique location! Not only are there various shops in the immediate vicinity, but also a wide selection of charming restaurants and cafés. The popular Saturday market on the Lindengracht is within walking distance. The Anne Frank House and the beautiful Westerkerk can be reached within minutes, as well as Westerpark, Vondelpark and Museumplein.

In addition, schools, daycare centres and sports facilities are all located nearby. Accessibility is excellent as well, with tram, bus, metro and train connections (including Amsterdam Centraal) close at hand.

Whether you are looking for an apartment to share with others or a spacious family home, this is a unique opportunity!

Layout:

Shared staircase with the apartment entrance located on the fourth floor.

Upon entering, you step directly into the inviting living room with open-plan kitchen. The kitchen is equipped with a fridge/freezer combination, dishwasher, oven, 5-burner gas stove and a boiling water tap (Quooker). There is also a utility cupboard housing the washing machine connection and the central heating

boiler.

From the living room, there is access to the spacious bathroom, fitted with a washbasin cabinet, toilet and walk-in shower. Next to the bathroom is one of the four bedrooms. The other three bedrooms are connected to the generous hallway, which also features a practical built-in storage cupboard.

Details:

- * living area approx. 106m²;
- * Former warehouse, resulting in a maximum ceiling height of 2.03 metres;
- * heating and hot water supply by C.V. boiler (Rehema, 2024);
- * eigen grond/own land, so no leasehold;
- * foundation renewed in 2009;
- * energy label C issued;
- * paid parking and according to permit system (Centrum-2b). More information about this can be found on the website of the municipality of Amsterdam;
- * The active VvE Akoleienstraat 8 is professionally managed by Van Roemburg VvE beheer;
- * The monthly service costs are € 306.86.

Is your interest aroused? We are happy to make a viewing appointment with you!

Asking price € 730,000.- k.k.

The purchase agreement concluded between the seller and the buyer is only concluded if both parties have signed the deed of sale in writing.

Acceptance in consultation.



Features

AKOLEIENSTRAAT 8 4
1016 LN AMSTERDAM

Construction

Type house	Upper floor apartment
Year of construction	1905
Maintenance inside	Good
Maintenance outside	Good
Energy rating	C

Areas and capacity

Living area	Approx 105m ²
Capacity	Approx 277.97m ³
Plot size	Approx 119.30m ²

Layout

Number of rooms	5
Bedrooms	4
Floors	1

Location

Amsterdam	Centrum
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Other features

- * Eigen grond / no leasehold!;
- * Foundation renewed in 2009;
- * Energy label C issued;
- * Heating / boiler (Rehema, 2024)

















Floorplan

AKOLEIENSTRAAT 8 4

Akoleienstraat 8-4 - Amsterdam
Vierde Verdieping

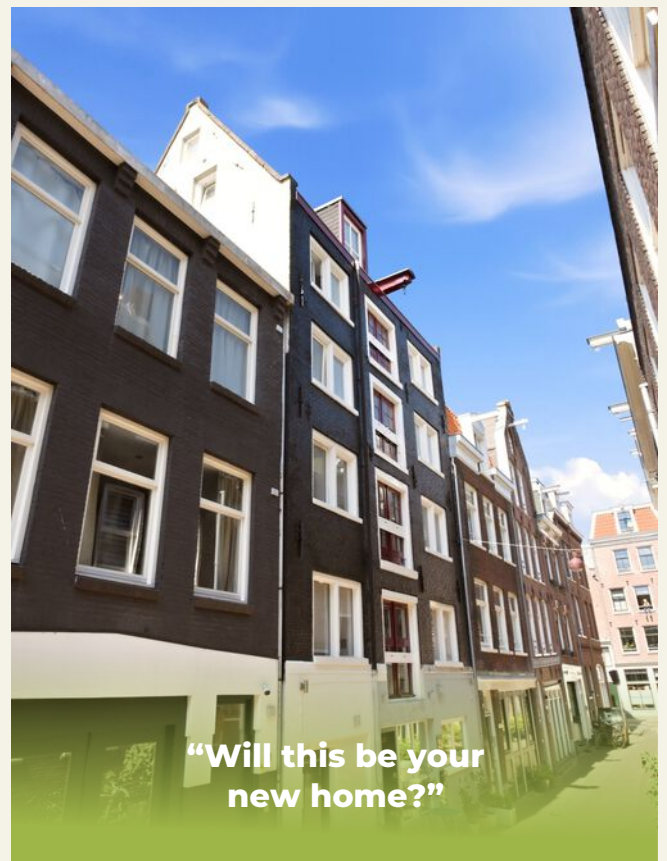
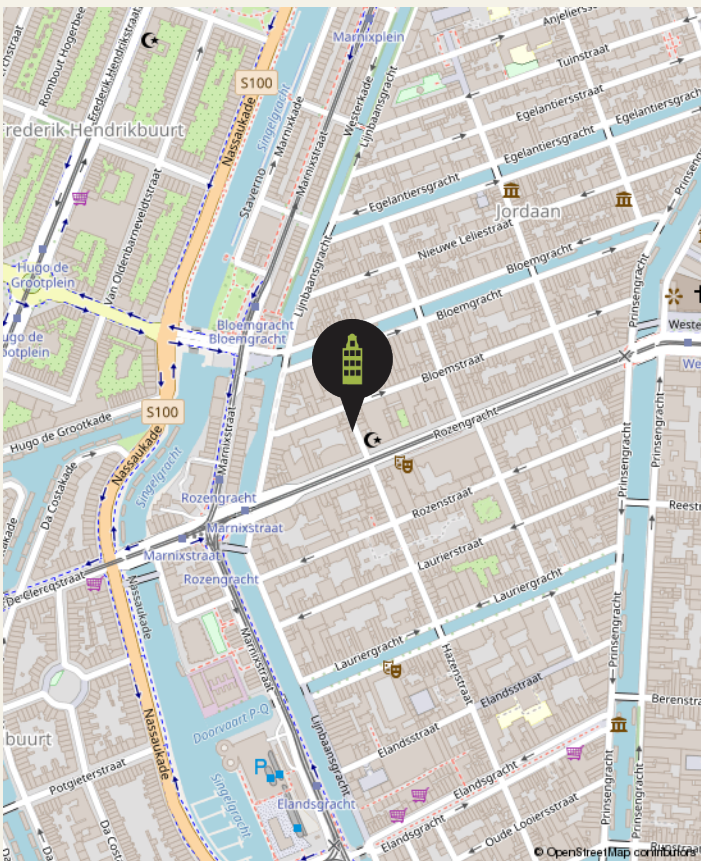
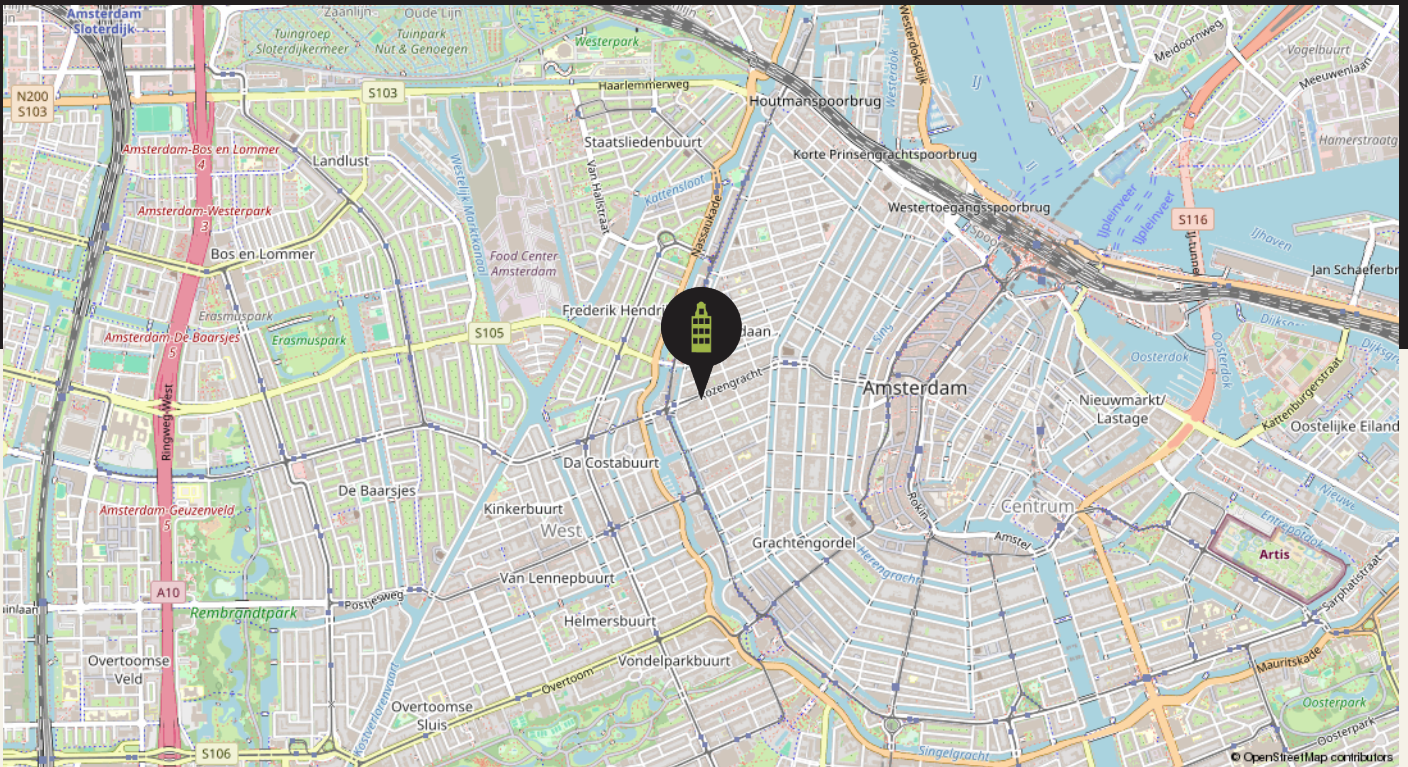


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
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The location of

AKOLEIENSTRAAT 8 4

1016 LN AMSTERDAM



12345

25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente

Sectie

Perceel

Amsterdam

L

7872

kadaster



Voor een eindsituating uittekening, geleverd op 9 april 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.

Energie label woningen

Registratienummer
157822564

Datum registratie
22-05-2026

Geldig tot
15-05-2036

Status
Definitief

Deze woning
heeft energielabel

C



Isolatie

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

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	Verbeteradvies
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	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
Akoleienstraat 8 4
1016LN Amsterdam
BAG-ID: 0363010000562985

Detailaanduiding

Bouwjaar 1905
Compactheid 0,81
Vloeroppervlakte 108m²

Woningtype

Hoekwoning op tussenverdieping



Opnamedetails

Naam C. Belhaj Vakbekwaamheidsnummer 55152322

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



Managing Director

Charles Grayson

charles@27huis.nl



KRMT Agent

Yvonne van Luijk

yvonne@27huis.nl



Rental Team Lead & Buying Agent

Roos Pham

roos@27huis.nl



RM Agent

Mark Zweers

mark@27huis.nl



KRMT Agent

Anna de Groot

anna@27huis.nl



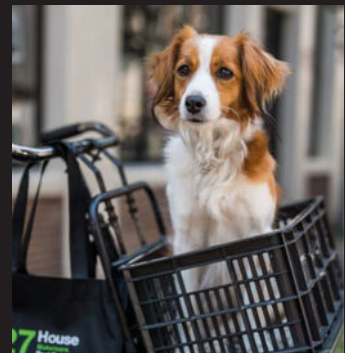
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

📍 27 Huis Makelaars
Nieuwe Leliestraat 27 HS
1015 SJ Amsterdam

☎ 020 - 428 07 21
✉ 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.



27 House
Makelaars
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.



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Notes AND OBSERVATIONS

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27 House

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Real Estate



pararius

