

Amsterdam

Kromme Waal 16 B

Price € 1.095.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

KROMME WAAL 16 B

English text below

Monumentaal wonen in het hart van Amsterdam, met circa 108 m² woonoppervlakte, een eigentijds interieur en de authentieke sfeer van een 18e-eeuws grachtenpand. Sommige woningen vertellen hun geschiedenis. Dit appartement doet dat vanzelf.

De oude houten wanden en balken, de houten gang, de hoge plafonds en de prachtige ramen met hun oorspronkelijke roedeverdeling zijn allemaal behouden gebleven. Ze vormen het karakter van het appartement en geven iedere ruimte een vanzelfsprekende sfeer.

Tijdens de interne verbouwing is het interieur bewust niet ingericht als een reconstructie van een 18e-eeuwse woning. Integendeel. De geschiedenis van het pand vormt het decor voor een eigentijdse manier van wonen. Het contrast tussen historie en hedendaags interieur geeft het appartement een geheel eigen karakter.

Het appartement is circa 108 m² groot en ligt op de bel-etage van een monumentaal grachtenpand op eigen grond in het oude centrum van Amsterdam. Aan de achterzijde bevindt zich het zogenoemde achterhuis, met op de verdieping een extra halve bouwlaag waarin de tweede slaapkamer is gesitueerd.

De Lastagebuurt

Het appartement ligt in de historische Lastagebuurt, midden in het centrum van Amsterdam. Waar nu het grachtenpand staat, lag ooit open water; op oude schilderijen van Amsterdam is dat nog altijd terug te zien. Vandaag de dag is het een plek waar het beste van het centrum binnen handbereik ligt, terwijl je thuis een bijzondere rust ervaart. Op loopafstand vind je de Zeedijk en de Nieuwmarkt, met hun grote variatie aan winkels, restaurants en cafés. Voor de

dagelijkse boodschappen zijn er verschillende supermarkten en speciaalzaken in de directe omgeving. Op zaterdag is er de biologische markt op de Nieuwmarkt.

Maar de charme van wonen hier zit misschien juist in de kleine dingen. Een concert in een oude kerk, een theatervoorstel op een onverwachte plek, of 's avonds laat een wandeling langs de grachten, wanneer de stad bijna stil is en het verkeer grotendeels verdwenen.

Ook het Centraal Station ligt op enkele minuten lopen, met trein-, metro-, tram- en busverbindingen. De uitvalswegen zijn eveneens goed bereikbaar; de dichtstbijzijnde ligt op circa vijf minuten rijden.

Indeling

Via het karakteristieke bordes aan de Kromme Waal betreedt u het appartement op de bel-etage.

De lichte woonkeuken vormt het hart van de woning. De indrukwekkende plafondhoogte van circa vier meter geeft de ruimte een bijzonder gevoel van hoogte en lucht. Op de vloer ligt een eikenhouten vloer in Hongaarse punt. De eigentijdse keuken is efficiënt ingedeeld en voorzien van inbouwapparatuur.

Vanuit de woonkeuken loopt u door naar de woonkamer. Een rustige ruimte die, ondanks de ligging midden in de stad, verrassend stil is. Hier komt het karakter van het appartement misschien wel het meest tot zijn recht: de oude balken en houten elementen tegenover eigentijdse meubels en kunst. In deze ruimte is er bovendien voor gekozen een klassieke gaskachel te laten plaatsen. Deze vormt niet alleen een sfeervol element, maar zorgt in de winter ook voor aangename directe warmte. Een woonkamer om te lezen, met vrienden een glas wijn te drinken, een film of serie te kijken of simpelweg tot rust te komen.



Via het lichthof bereikt u het achterhuis. Hier bevinden zich beide slaapkamers, waarvan één op de bel-etage en de tweede op de bovenliggende verdieping.

De eerste slaapkamer ligt op de bel-etage en beschikt over een ingebouwde kledingkast en een eigen badkamer met inloopdouche, wastafel en toilet. Naast de badkamer bevinden zich de aansluitingen voor wasmachine en droger en de cv-ketel. De tweede slaapkamer bevindt zich op de eerste verdieping van het achterhuis. Ook deze kamer beschikt over een ingebouwde kledingkast en een eigen badkamer met inloopdouche, wastafel en toilet.

Zo komt ook in het achterhuis de kracht van deze woning samen: de oorspronkelijke architectuur van het monumentale pand gecombineerd met het comfort en de vormgeving van nu.

VvE

De actieve VvE Kromme Boomstraat 16 is in 2014 opgericht, na het verkrijgen van de splitsingsvergunning. Het pand is toen gesplitst in vier appartementen. In 2025 en 2026 heeft de VvE groot planmatig onderhoud laten uitvoeren. Daarbij zijn enkele buitenmuren behandeld, is het volledige schilderwerk uitgevoerd en zijn werkzaamheden aan het dak verricht. De werkzaamheden zijn uitgevoerd onder toezicht van de gemeente Amsterdam en Monumentenzorg en met begeleiding van Monumentenwacht.

Een appartement voor wie de geschiedenis van Amsterdam niet alleen wil zien, maar er ook onderdeel van wil zijn – met ruimte voor een eigentijdse manier van wonen.

Bijzonderheden

- Woonoppervlakte ca. 108,41m².
- Gelegen op eigen grond.
- Rijksmonumentaal, gebouwd in 1774.
- In het voorhuis ligt een eikenhouten vloer Hongaarse punt. Onder de vloer is dubbele isolatievloer aangebracht.
- De beide slaapkamers zijn voorzien van brede houten vloerdelen, geschilderd in een karakteristieke oranje kleur.
- De keuken is ontworpen door Elisabeth Vidal en vervaardigd door Interior & Co.
- In beide badkamers zijn tegels van Interodam toegepast, naar een ontwerp van Ronan Bouroullec.
- De slaapkamer op de 1e verdieping is voorzien van een airconditioning.
- Verwarming en warmwater via een Intergas HRE C.V.-ketel uit 2011.
- Funderingsrisico-indicator: C (matig risico).
- Actieve VvE, in eigen beheer gevoerd. De maandelijkse VvE-bijdrage bedraagt € 505,20.
- Parkeren op de openbare weg. Een parkeervergunning, vergunningsgebied Centrum 1, kan worden aangevraagd. Houd hierbij rekening met een wachttijd. Met deze parkeervergunning kan in Centrum 3 worden geparkeerd. Meer informatie is te vinden op de website van de Gemeente Amsterdam.

Is je interesse gewekt?

Wij maken graag een afspraak voor een bezichtiging. Dit appartement laat zich het beste ervaren door er zelf rond te lopen, de originele details te ontdekken en de bijzondere combinatie van historie en hedendaags wonen te ervaren.



A Monumental Amsterdam Apartment in the Heart of the City!

Monumental living in the heart of Amsterdam, with approximately 108 m² of living space, a contemporary interior and the authentic character of an 18th-century canal house.

Some homes tell the story of their history. This apartment does so effortlessly.

The original wooden walls and beams, the wooden hallway, the high ceilings and the beautiful windows with their original glazing bars have all been preserved. Together, they define the character of the apartment and give each room a natural sense of atmosphere.

During the renovation, the interior was deliberately not designed as a reconstruction of an 18th-century home. Instead, the history of the building provides the setting for a contemporary way of living. The contrast between historic architecture and a modern interior gives the apartment a character entirely of its own.

The apartment measures approximately 108 m² and occupies the bel-etage of a monumental canal house on freehold land in Amsterdam's historic city centre. At the rear is the so-called achterhuis, the rear section of the building, with an additional half-level on the upper floor where the second bedroom is located.

The Neighbourhood

The apartment is situated in the historic Lastagebuurt, right in the centre of Amsterdam. Where the canal house now stands, there was once open water; this can still be seen in historic paintings of Amsterdam.

Today, it is a location where the best of the city centre is within easy reach, while the apartment itself offers a remarkable sense of tranquillity.

The Zeedijk and Nieuwmarkt are within walking distance, offering a wide variety of shops, restaurants and cafés. Several supermarkets and specialist food shops are also close by for everyday shopping. On Saturdays, Nieuwmarkt hosts an organic market.

But perhaps the charm of living here lies in the small things. A concert in a historic church, a theatre performance in an unexpected setting, or a late-evening walk along the canals when the city has grown almost quiet and most of the traffic has disappeared.

Amsterdam Central Station is also just a few minutes' walk away, providing train, metro, tram and bus connections. The main roads are easily accessible as well, with the nearest arterial road approximately five minutes away by car.

Layout

The apartment is entered via the characteristic entrance landing on Kromme Waal, leading directly to the bel-etage.

The bright kitchen-diner forms the heart of the home. With an impressive ceiling height of approximately four metres, the room has a remarkable sense of height and spaciousness. The floor is finished with oak parquet in a herringbone pattern. The contemporary kitchen is efficiently laid out and equipped with built-in appliances.

From the kitchen-diner, you continue into the living room. A peaceful space which, despite its central location, is surprisingly quiet. Here, perhaps more than anywhere else, the character of the apartment comes into its own: original beams and wooden elements



set against contemporary furniture and art.

A classic gas stove was installed in this room, adding a warm and atmospheric element while also providing pleasant direct heat during the winter months. A living room for reading, enjoying a glass of wine with friends, watching a film or series, or simply relaxing.

Via the light well, you reach the rear section of the building, where both bedrooms are located. One is on the bel-etage, while the second is on the upper floor.

The first bedroom is located on the bel-etage and features a built-in wardrobe and its own bathroom with walk-in shower, washbasin and toilet. The connections for the washing machine and dryer, as well as the central heating boiler, are located next to the bathroom.

The second bedroom is situated on the first floor of the rear section of the building. This room also has a built-in wardrobe and its own bathroom with walk-in shower, washbasin and toilet.

The rear section of the apartment reflects the same qualities as the rest of the home: the original architecture of the monumental building combined with contemporary comfort and design.

Owners' Association (VvE) and maintenance

The VvE of Kromme Boomstraat 16 was established in 2014, following the granting of the subdivision permit. The building was subsequently divided into four apartments.

In 2025 and 2026, the VvE carried out major planned maintenance. This included treatment of some of the exterior walls, complete exterior painting and works to the roof. The work was carried out under the supervision of the Municipality of Amsterdam and the Monuments and Archaeology Department, with guidance from Monumentenwacht.

An apartment for those who want not only to see Amsterdam's history, but to become part of it — while enjoying a contemporary way of living.

Key Features

- Living area of approximately 108.41 m².
- Situated on freehold land.
- Listed national monument (Rijksmonument), built in 1774.
- The front section of the apartment has an oak herringbone floor with a double insulation layer underneath.
- Both bedrooms feature wide wooden floorboards, painted in a characteristic orange colour.
- The kitchen was designed by Elisabeth Vidal and manufactured by Interior & Co.
- Both bathrooms feature tiles by Intercodam, based on a design by Ronan Bouroullec.
- Heating and hot water are provided by an Intergas HRE central heating boiler, installed in 2011.
- The bedroom on the first floor is equipped with air conditioning.
- Foundation risk indicator: C (moderate risk).
- Active owners' association (VvE), self-managed. The monthly VvE service charge is €505.20.
- On-street parking. A parking permit for permit area Centrum 1 can be applied for. Please note that there may be a waiting period. This permit also allows parking in Centrum 3. Further information is available on the City of Amsterdam's website.

Interested?

We would be delighted to arrange a viewing. The combination of the original architectural details, the sense of tranquillity and the contemporary interior is best experienced in person.

We look forward to welcoming you to Kromme Waal 16B.



Features

KROMME WAAL 16 B

1011 BS AMSTERDAM

Construction

Type house	Listed national monument (Rijksmonument)
Year of construction	1774
Maintenance inside	Excellent
Maintenance outside	Excellent

Areas and capacity

Living area	Approx 108.41m ²
Capacity	Approx 450.73m ³

Layout

Number of rooms	3
Bedrooms	2
Floors	2

Location

Amsterdam Center	The Historic Lastagebuurt
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Other features

- Situated on freehold land.
- Listed national monument / Rijksmonument built in 1774.











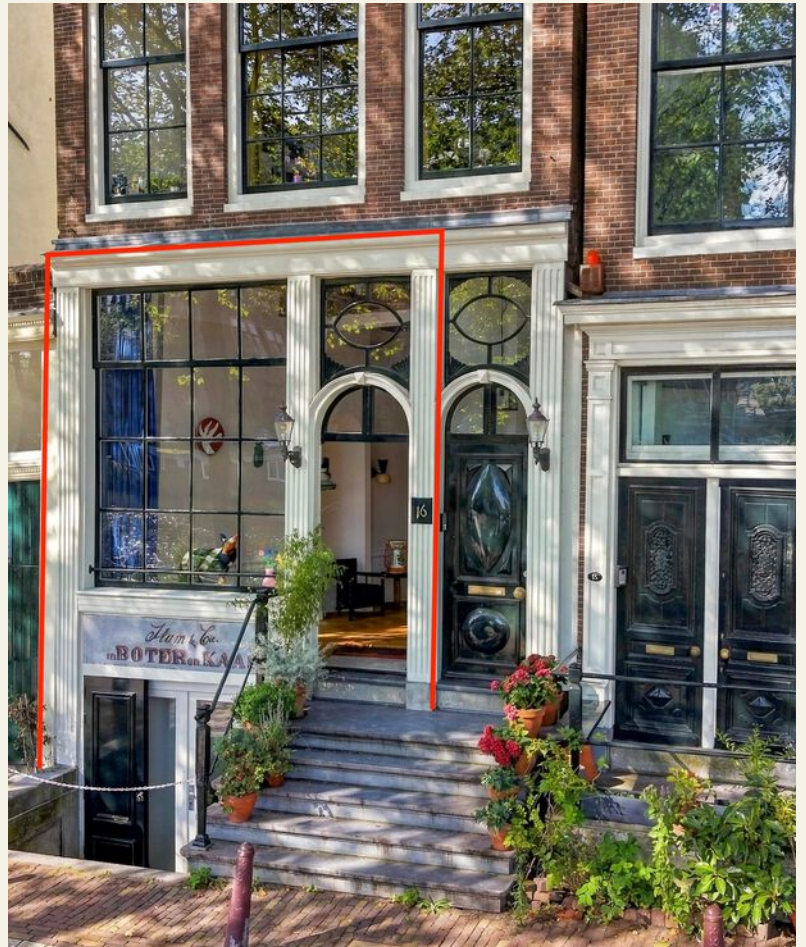












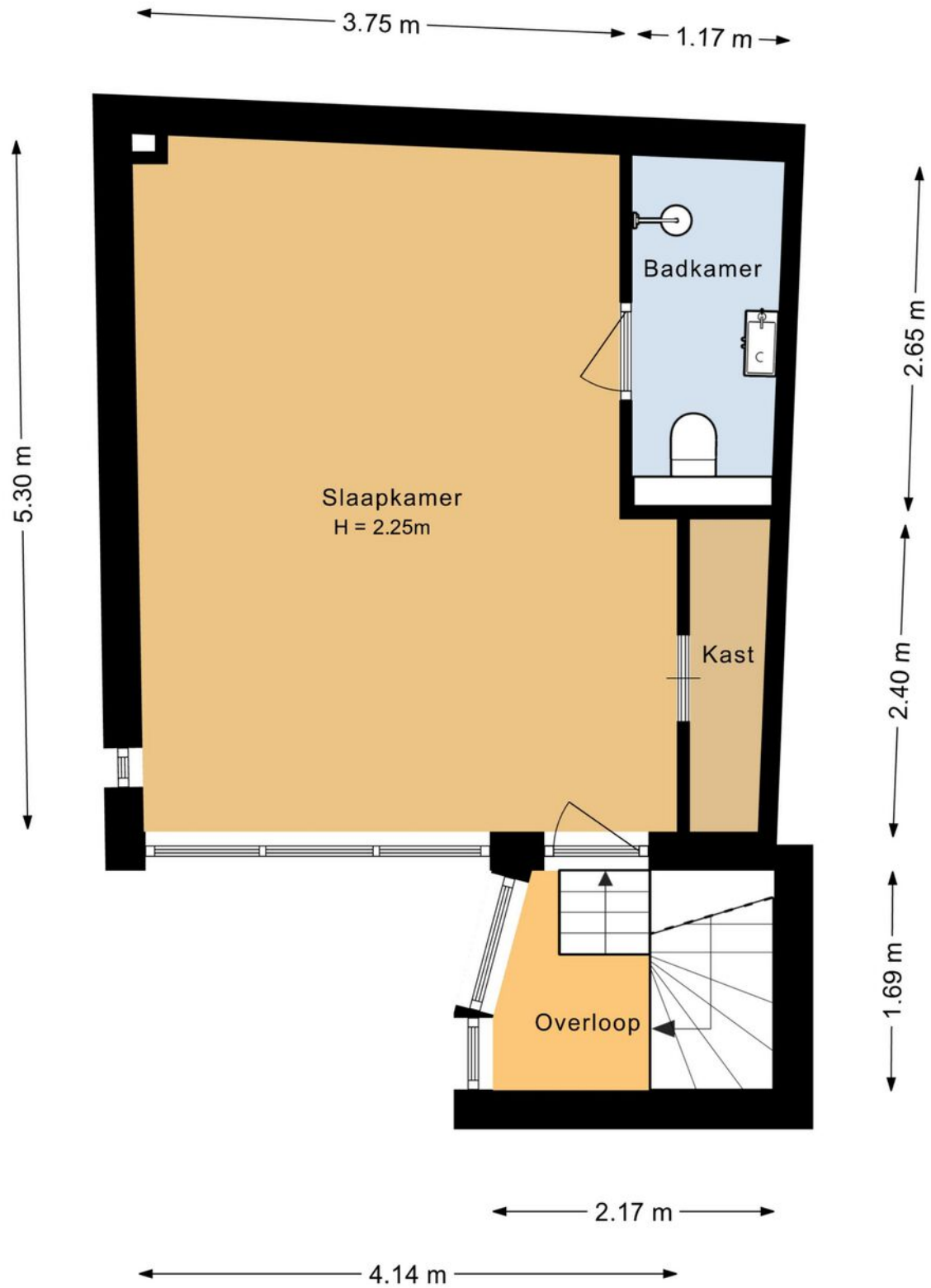
Floorplan

KROMME WAAL 16 B



Floorplan

KROMME WAAL 16 B

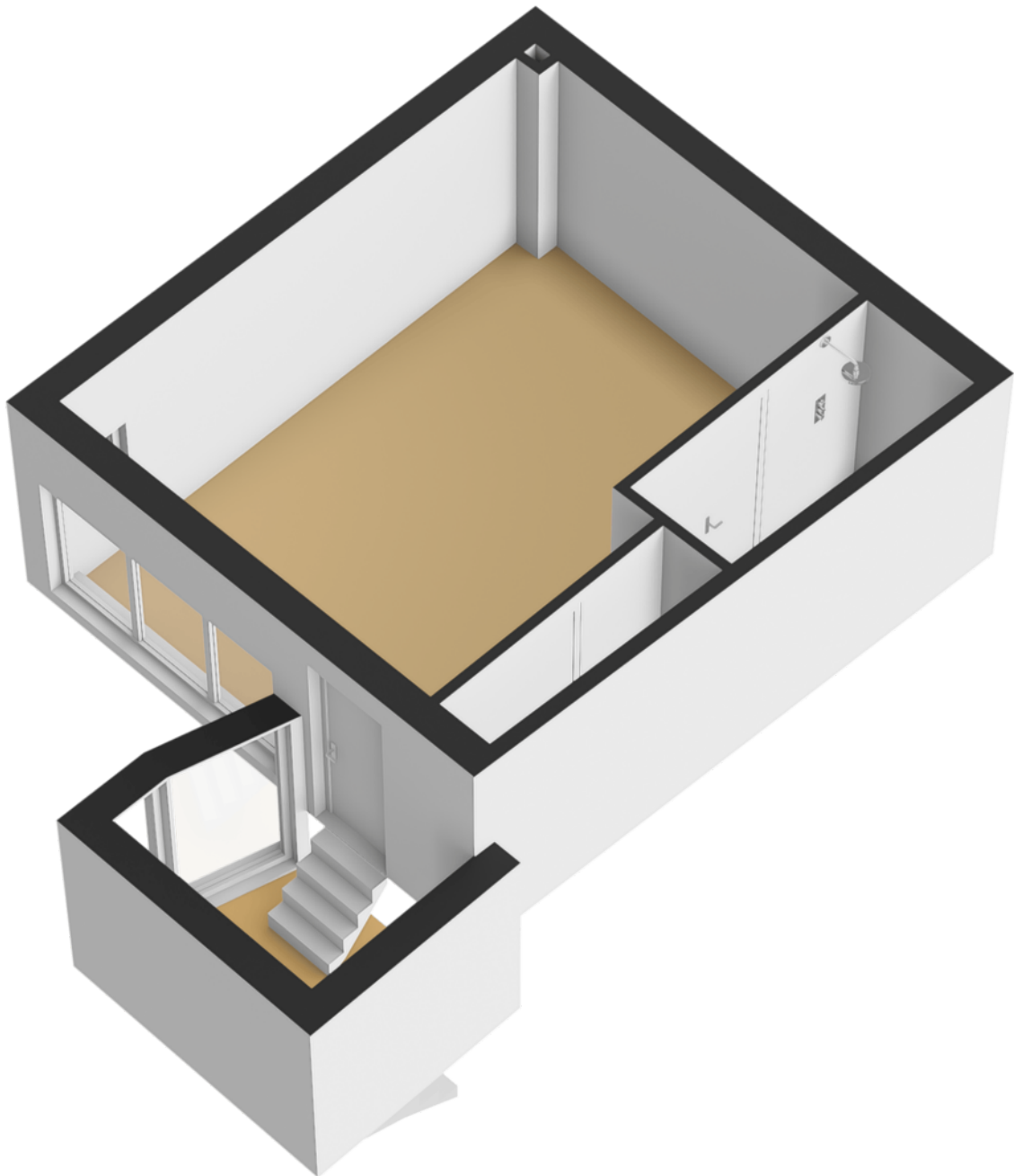


Floorplan

KROMME WAAL 16 B



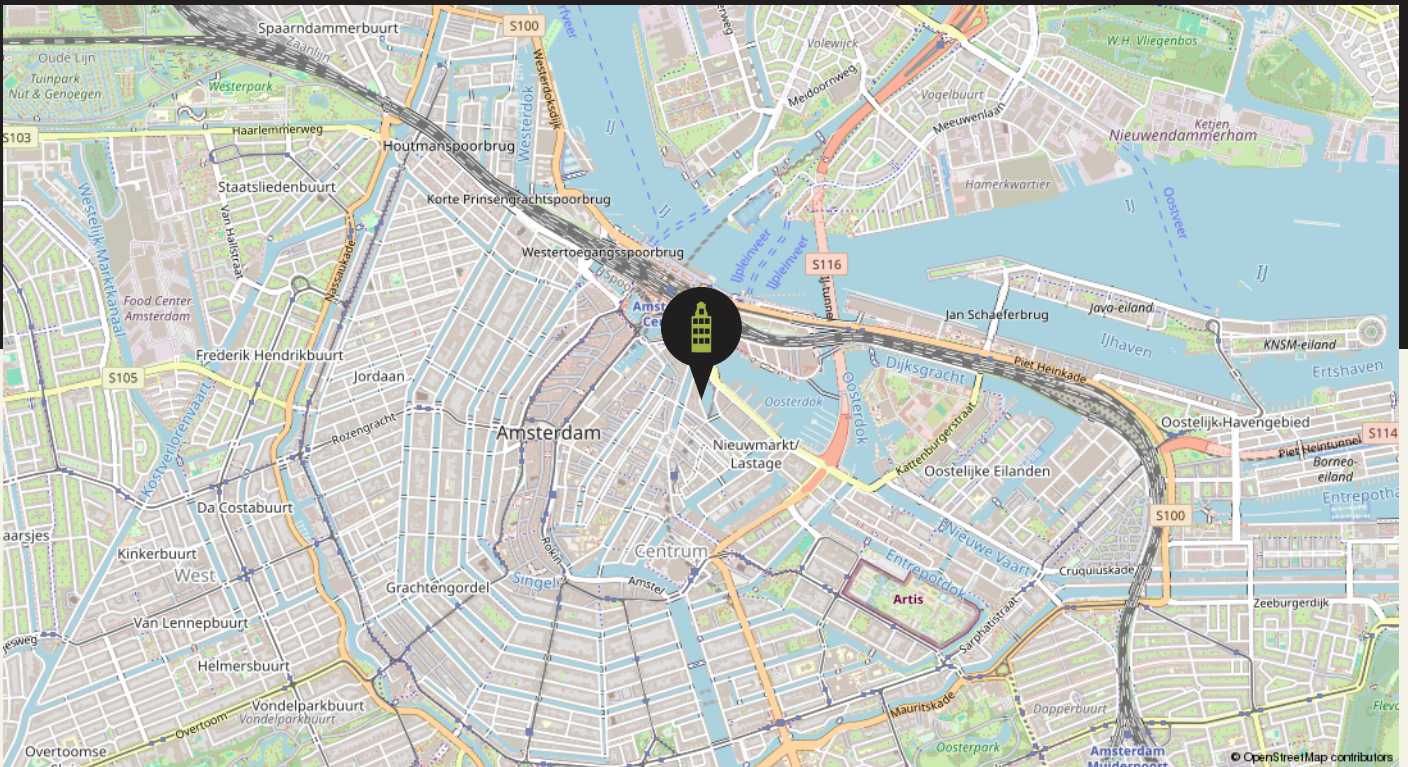
Floorplan
KROMME WAAL 16 B



The location of

KROMME WAAL 16 B

1011 BS AMSTERDAM



Cadastral map

KROMME WAAL 16 B

Kadastrale kaart

Uw referentie: KW16B



12345
25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente Amsterdam

Sectie G

Perceel 4126

kadaster

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.

Voor een eensluidend uittreksel, geleverd op 31 augustus 2026
De bewaarder van het kadaster en de openbare registers



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

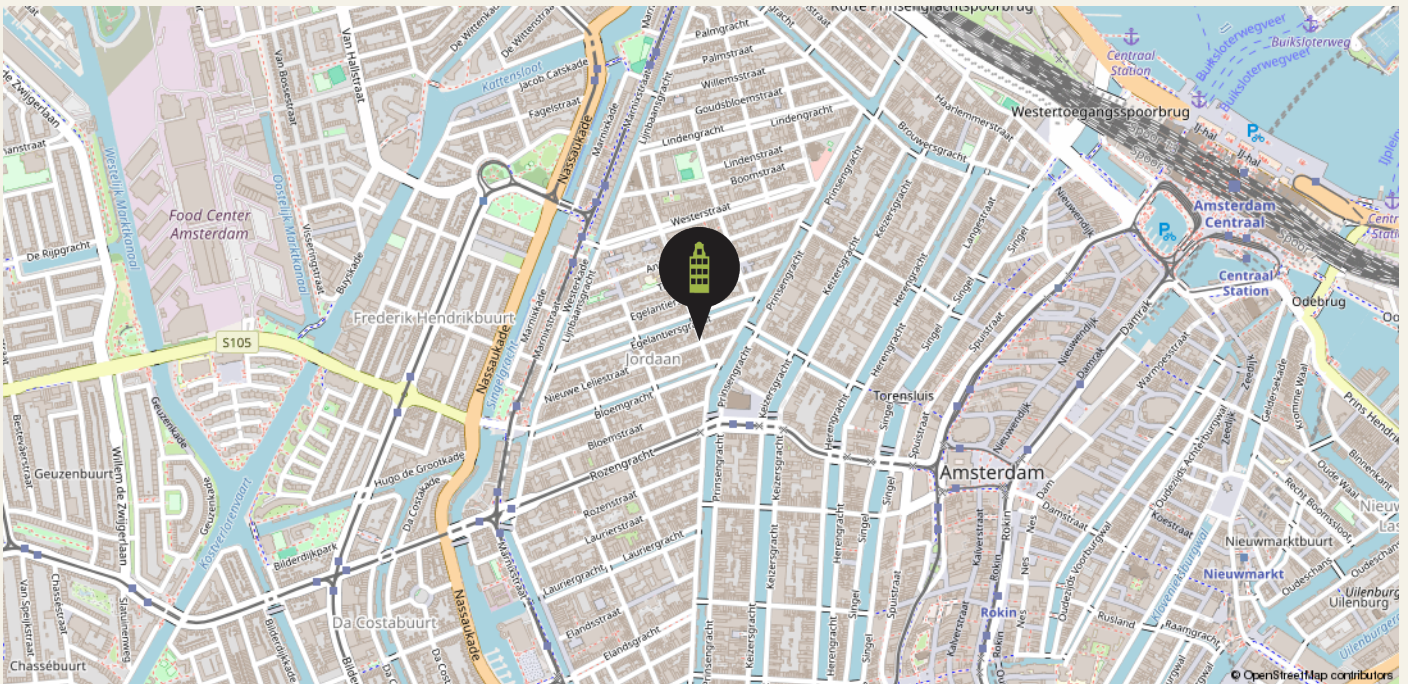
Charles and the 27 House team are recognized leaders in the local real estate market, appearing in:

- 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



Our Office Location

27 HOUSE REAL ESTATE



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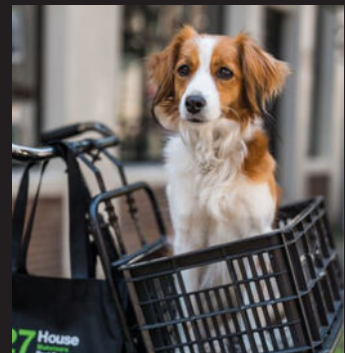
RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

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27 House
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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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