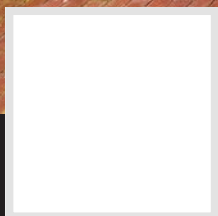


Amsterdam

Beulingstraat 6 C

Price € 525.000,- K.K.

**FOR
SALE**



27 House
Makelaars
Real Estate



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

About

BEULINGSTRAAT 6 C

*** English tekst below ***

Wonen in een monumentaal pand, midden in de Amsterdamse binnenstad
Verscholen tussen het Singel en de Herengracht ligt dit karaktervolle appartement van circa 62 m² aan de Beulingstraat. Je woont hier op de tweede verdieping van een rijksmonument uit 1719, met de grachten, het Spui en de Negen Straatjes vlakbij. De open indeling, brede raampartij aan de voorzijde en plafondhoogte van circa 2,60 meter geven het appartement een ruimtelijk karakter. Een fijne plek voor wie het historische Amsterdam graag zijn thuis noemt.

Indeling

De entree van het appartement bevindt zich op de tweede verdieping. Vanuit de entree bereik je het open slaapgedeelte met vaste kasten. Dit gedeelte staat in verbinding met de leefruimte en biedt mogelijkheden om de woning naar eigen smaak in te richten. Aan de voorzijde ligt de woonkamer met open keuken. De schuin lopende gevel en de brede raampartij met openslaande deuren naar een Frans balkon geven de woonkamer een eigen uitstraling. Er is ruimte voor een zit- en eethoek, met de keuken direct bij het woongedeelte.

De badkamer ligt aan de achterzijde en beschikt over een ligbad met douche, een wastafel en een toilet. Ook bevinden zich hier de aansluitingen voor een wasmachine en droger.

Omgeving

De Beulingstraat is een klein, karakteristiek straatje tussen het Singel en de Herengracht. Monumentale gevels, grachten en bruggen bepalen hier het straatbeeld. Je woont midden in de historische binnenstad, met volop winkels, horeca en cultuur in de directe omgeving.

Het Spui, het Begijnhof, de Bloemenmarkt en de Negen Straatjes liggen op loopafstand. Of je nu de dag begint met koffie om de hoek, langs de grachten wandelt of 's avonds uit eten gaat: vanuit deze locatie geniet je gemakkelijk van alles wat Amsterdam te

bieden heeft.

Bijzonderheden

- Gebruiksoppervlakte wonen circa 62 m² volgens meetrapport;
- Gelegen op de tweede verdieping;
- Rijksmonument, geregistreerd bouwjaar 1719;
- Energielabel B;
- Woonkamer met open keuken;
- Open slaapgedeelte met vaste kastruimte;
- Badkamer met ligbad met douche, wastafel en toilet;
- Aansluitingen voor wasmachine en droger in de badkamer;
- Plafondhoogte woonkamer circa 2,60 meter;
- VvE-bijdrage €191 per maand;
- Glasvezelaansluiting aanwezig;
- Meubels in overleg ter overname;
- Keuze notaris aan koper, mits in Amsterdam en volgens Amsterdams Ringmodel
- Levering in overleg.

Nieuwsgierig naar deze bijzondere plek in de binnenstad? Neem contact met ons op voor een bezichtiging.

*** English ***

Living in a historic building in the heart of Amsterdam
Tucked away between the Singel and Herengracht canals, this characterful apartment of approximately 62 m² is situated on Beulingstraat. Occupying the second floor of a listed national monument dating from 1719, it places the canals, Spui and the Nine Streets within easy reach. The open layout, wide windows at the front and ceiling height of approximately 2.60 metres create a spacious feel. A lovely home for anyone drawn to Amsterdam's historic charm.

Layout

The apartment's entrance is on the second floor and leads into the open sleeping area with fitted wardrobes. This area connects to the living space, offering flexibility to arrange the apartment to suit your own style. At the front is the living room with an open-plan kitchen. The angled façade and wide



the living space, offering flexibility to arrange the apartment to suit your own style.

At the front is the living room with an open-plan kitchen. The angled façade and wide windows, with French doors opening onto a Juliet balcony, give the room its distinctive character. There is space for both seating and dining, with the kitchen directly adjoining the living area.

The bathroom is situated at the rear and features a bath with an overhead shower, a washbasin and a toilet. Connections for a washing machine and tumble dryer are also located here.

Location

Beulingstraat is a small, distinctive street between the Singel and Herengracht canals. Historic façades, canals and bridges define the neighbourhood. Here, you live in the heart of Amsterdam's historic centre, surrounded by shops, cafés, restaurants and cultural attractions.

Spui, the Begijnhof, the floating flower market and the Nine Streets are all within walking distance. Whether you start your day with coffee around the corner, enjoy a stroll along the canals or head out for dinner, this location makes it easy to enjoy everything Amsterdam has to offer.

Key features

- Approximately 62 m² of living space, according to the measurement report;
- Situated on the second floor;
- Listed national monument, with a registered construction year of 1719;
- Energy label B;
- Living room with an open-plan kitchen;
- Open sleeping area with fitted wardrobes;
- Bathroom with a bath and overhead shower, washbasin and toilet;
- Connections for a washing machine and tumble dryer in the bathroom;
- Living room ceiling height of approximately 2.60 metres;
- Owners' association (VvE) contribution of

€191 per month;

- Fibre-optic internet connection available;
- Furniture available to purchase by agreement;
- The buyer may choose the civil-law notary, provided they are based in Amsterdam and use the Amsterdam Ring Model.
- Transfer date by mutual agreement.

Would you like to discover this special home in the city centre? Contact us to arrange a viewing.



Features

BEULINGSTRAAT 6 C

1017 BA AMSTERDAM

Construction

Type house

Construction

Year of construction 1719

Maintenance inside

Maintenance outside

Energy rating B

Areas and capacity

Living area Approx 62.01m²

Capacity Approx 203.21m³

Outdoor space Approx

Storage space Approx -

Plot size Approx 178m²

Layout

Number of rooms 2

Bedrooms 1

Floors

Location

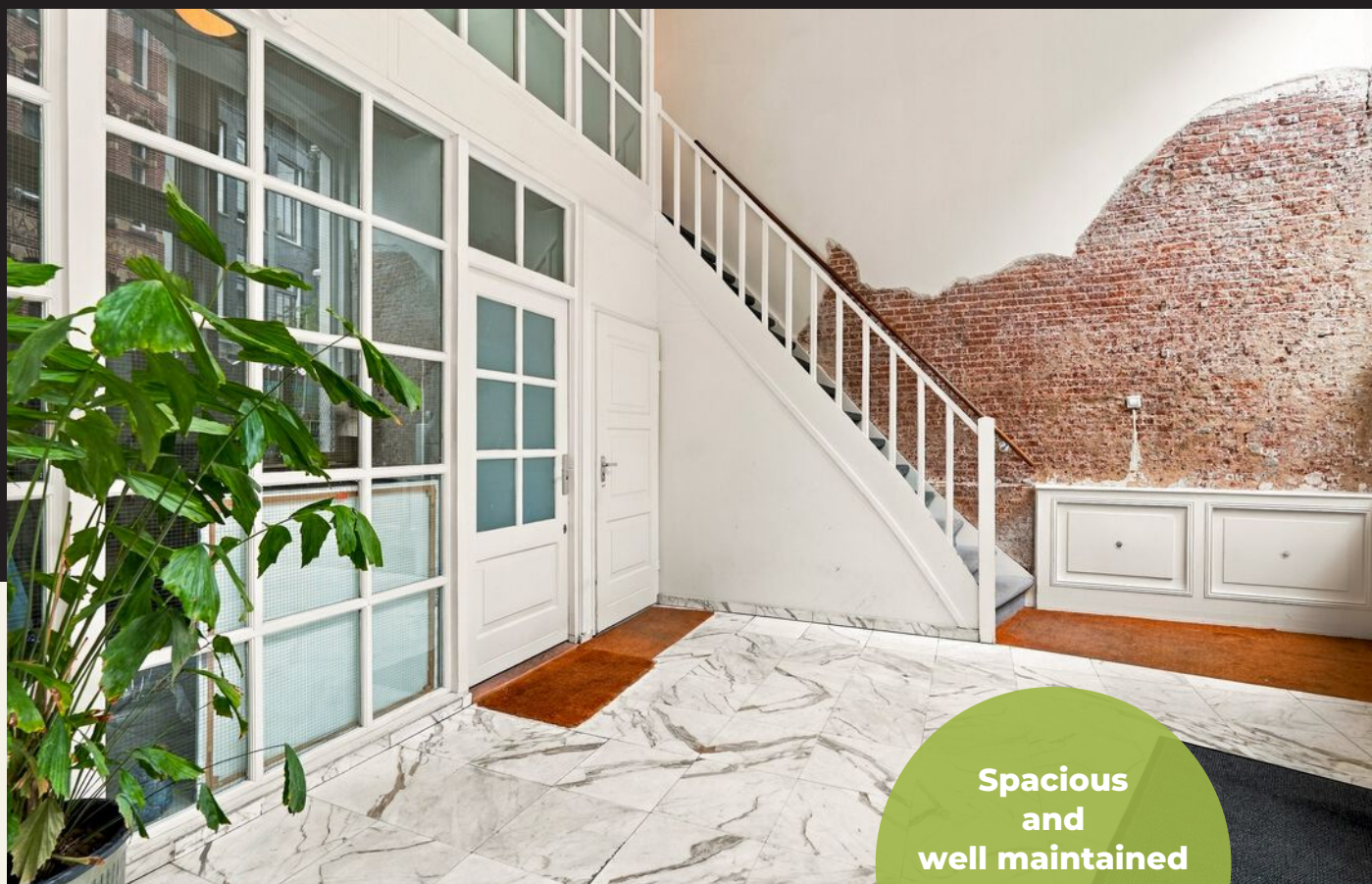
Amsterdam

Other features

-

Quiet street in the city centre

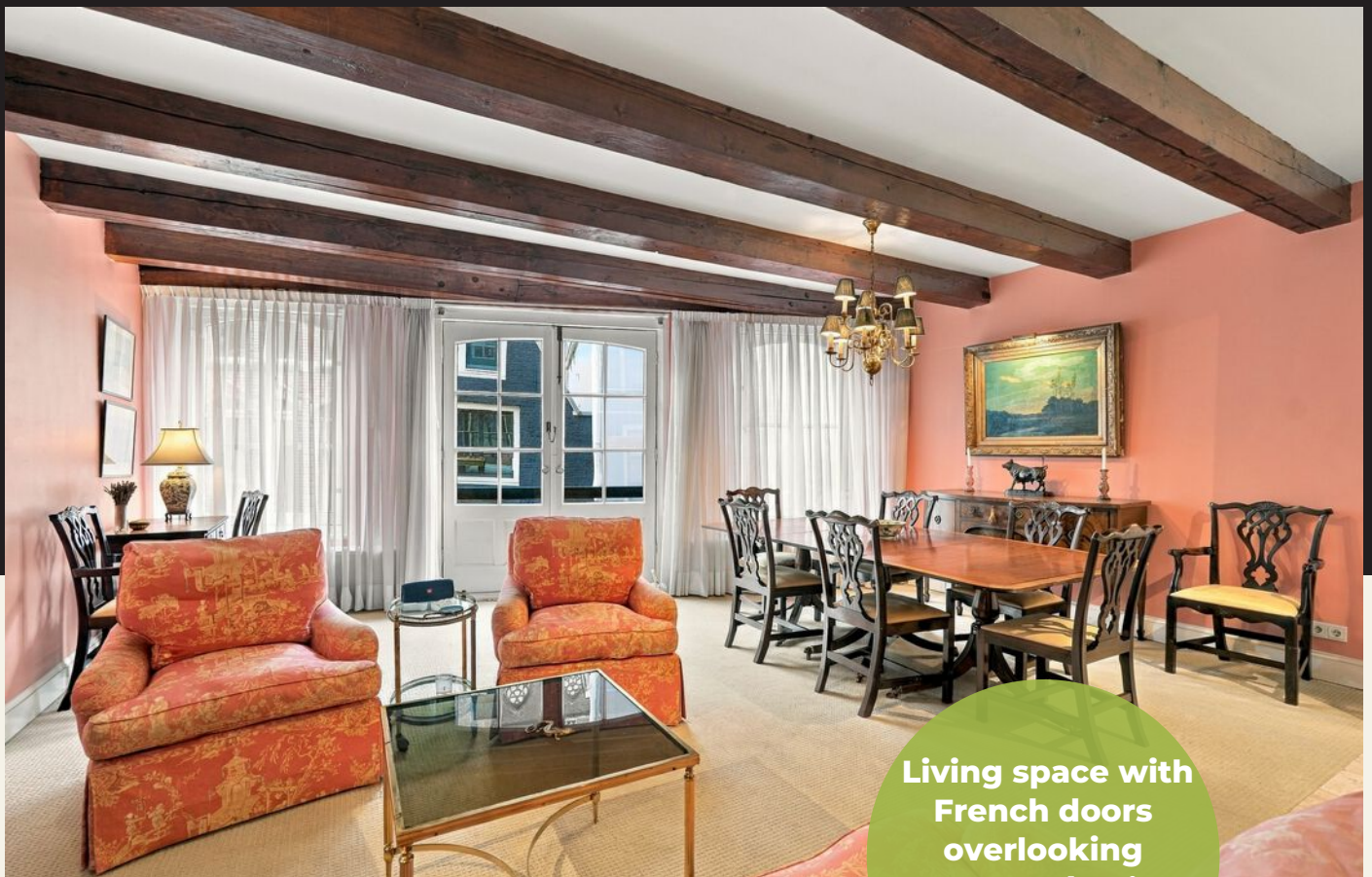




Spacious
and
well maintained
communal
entrance
hall







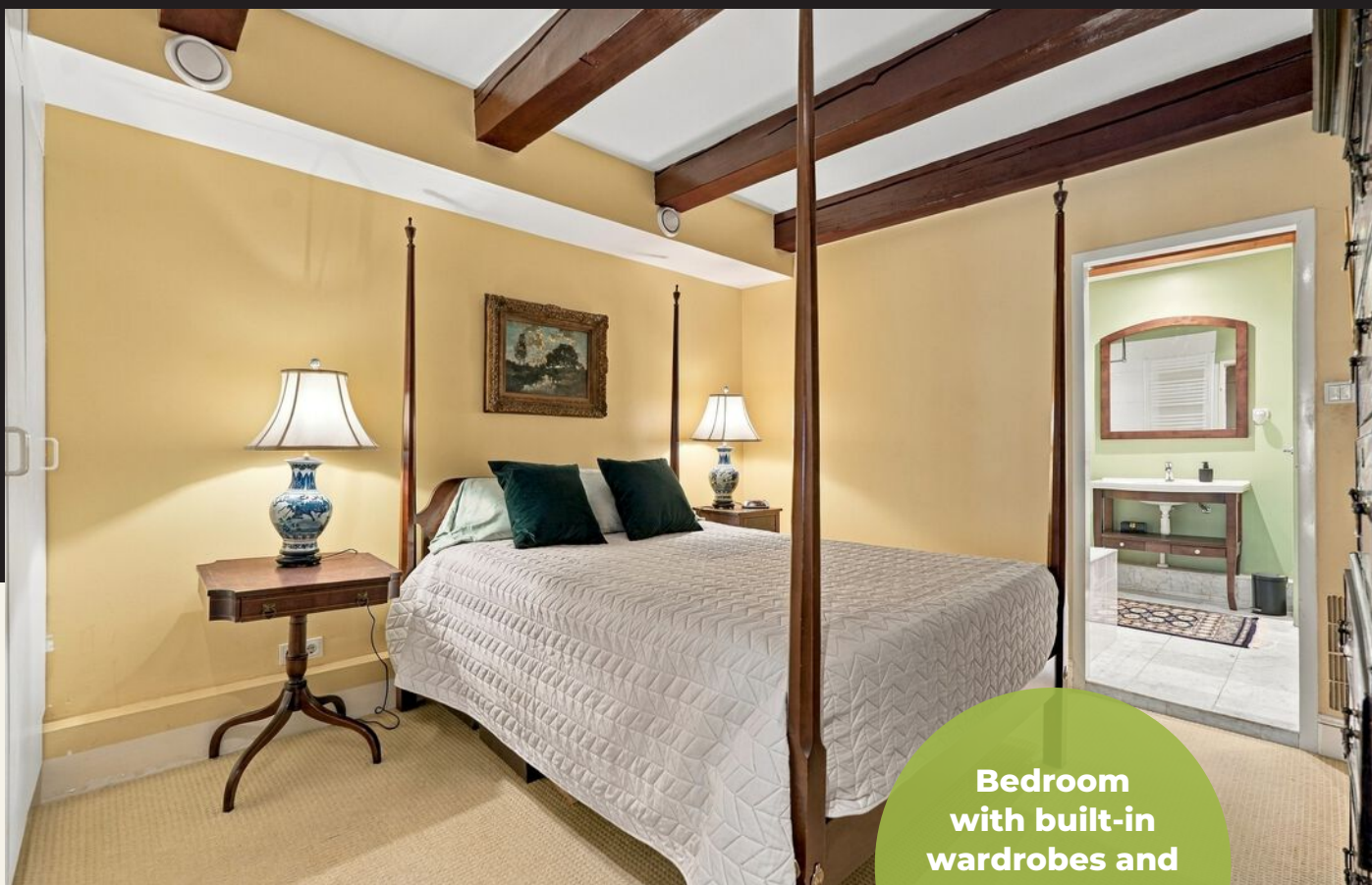
Living space with
French doors
overlooking
Amsterdam's
historic
streetscape





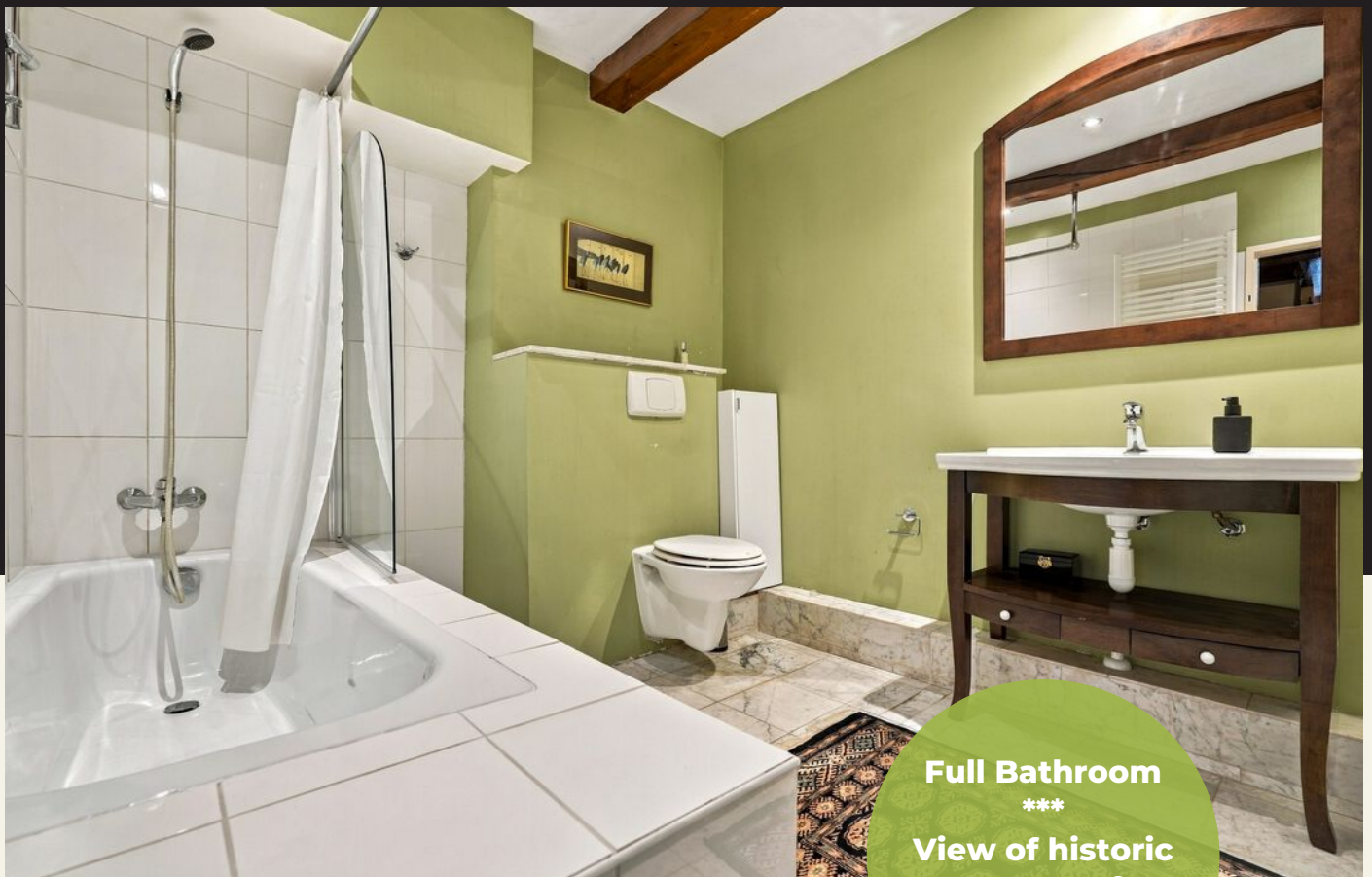
**Dining area
adjoining the open-
plan kitchen with
integrated
appliances**





**Bedroom
with built-in
wardrobes and
access to the
bathroom**



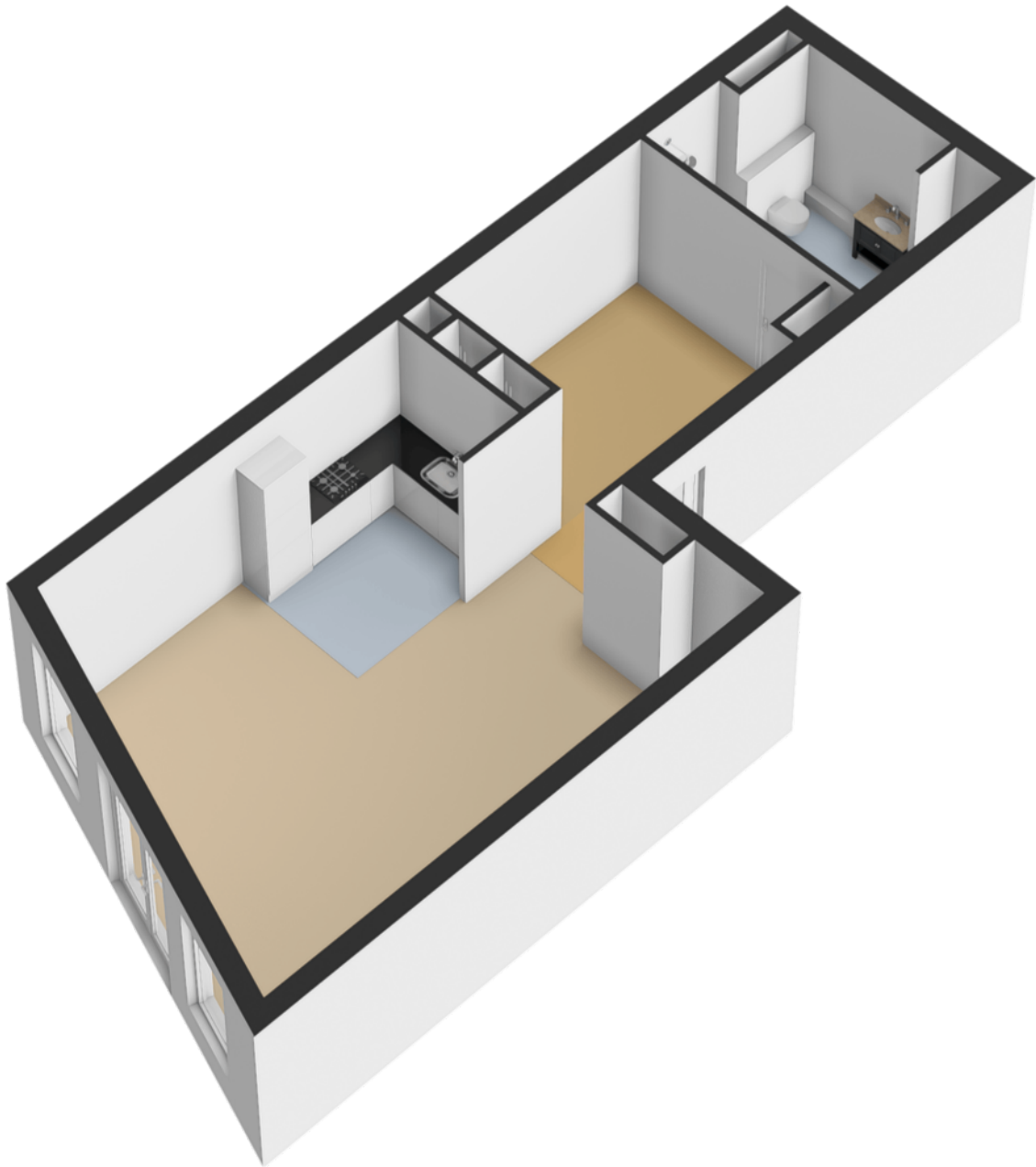


Full Bathroom

**View of historic
monuments from
living room**

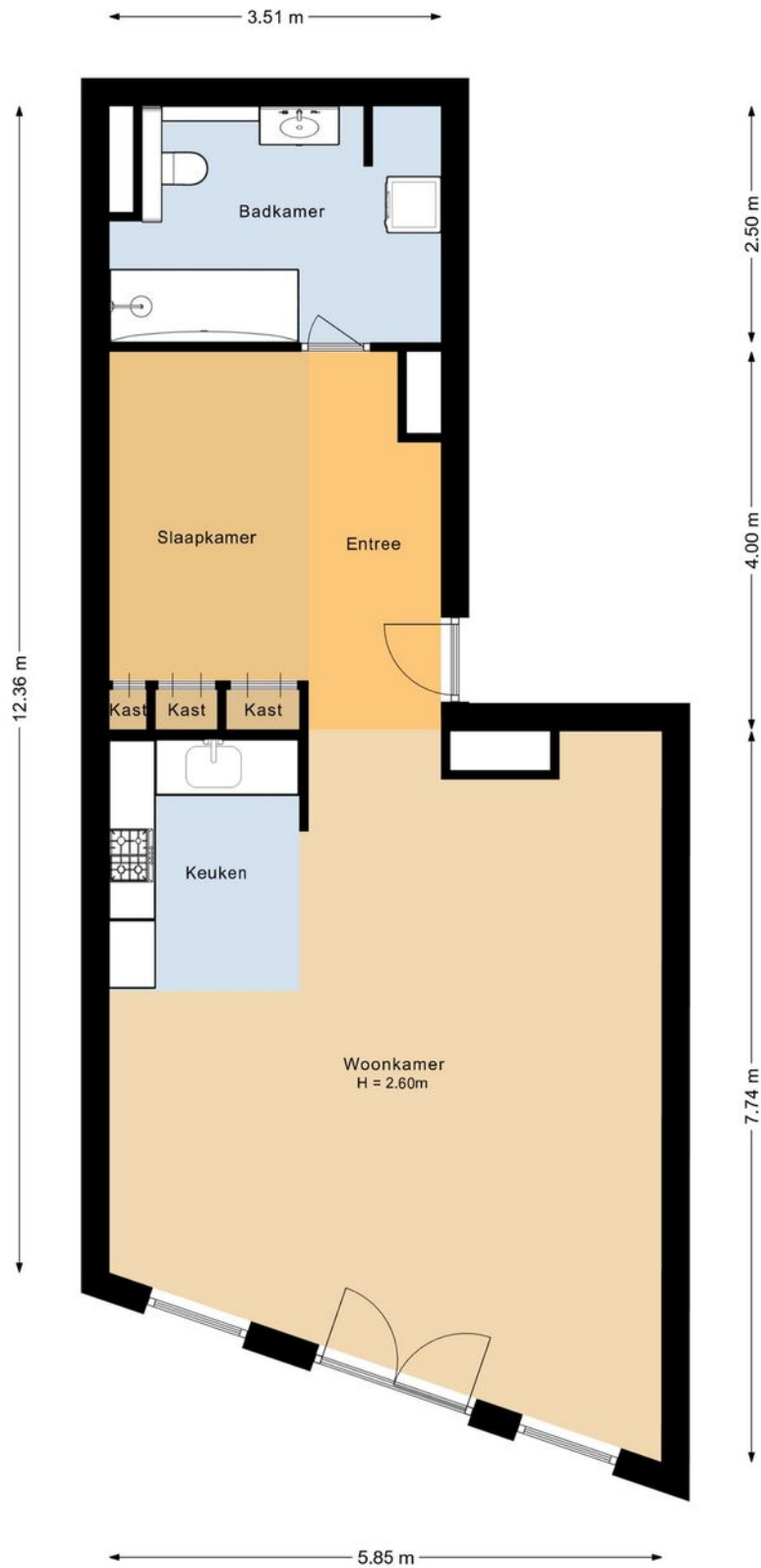


Floorplan
BEULINGSTRAAT 6 C



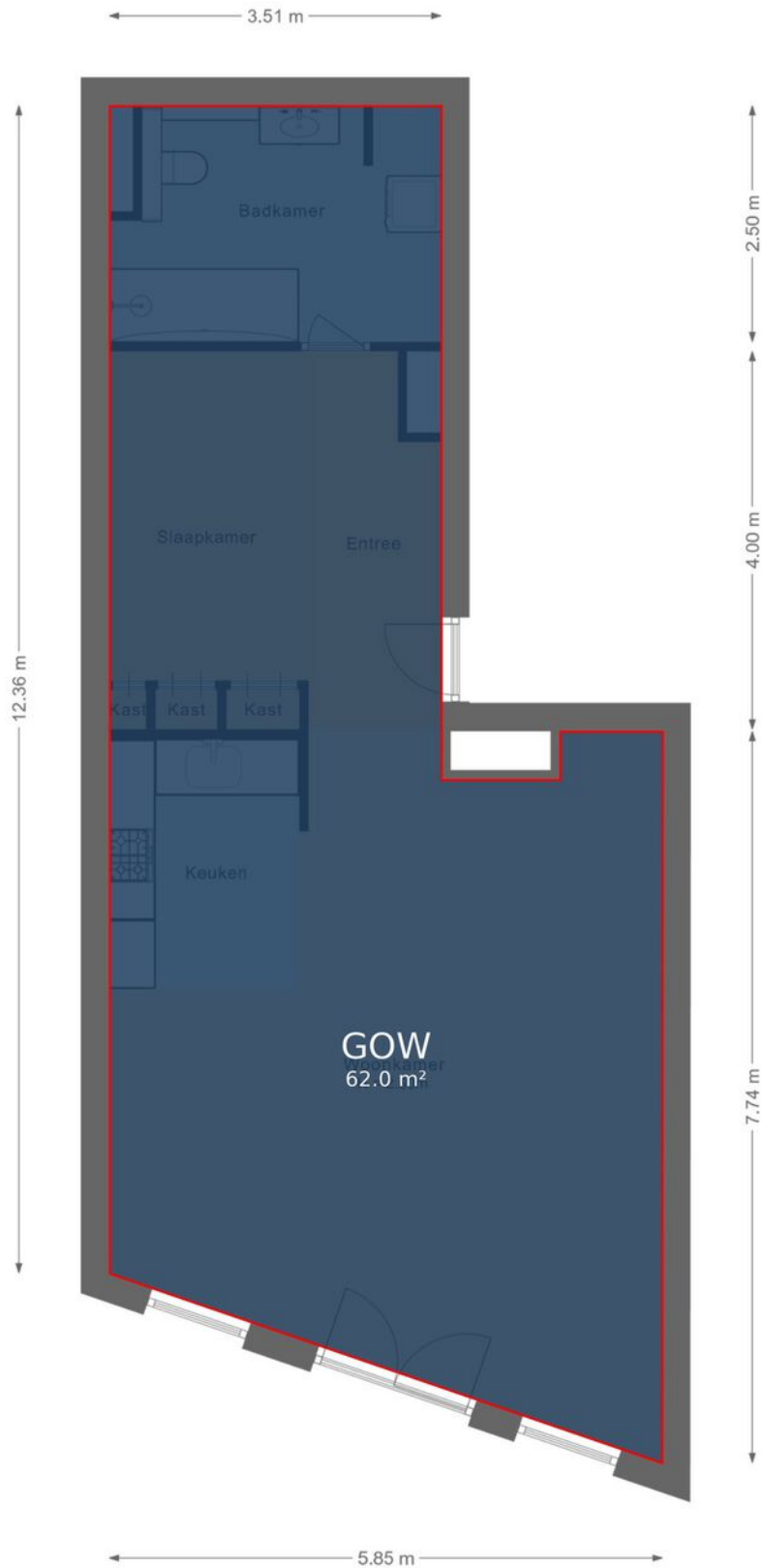
Floorplan

BEULINGSTRAAT 6 C



Floorplan

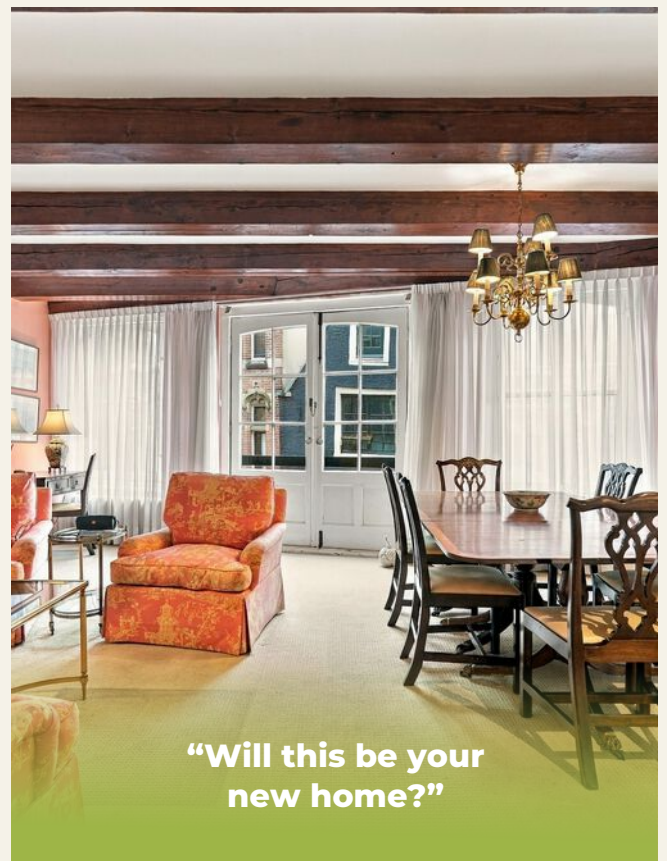
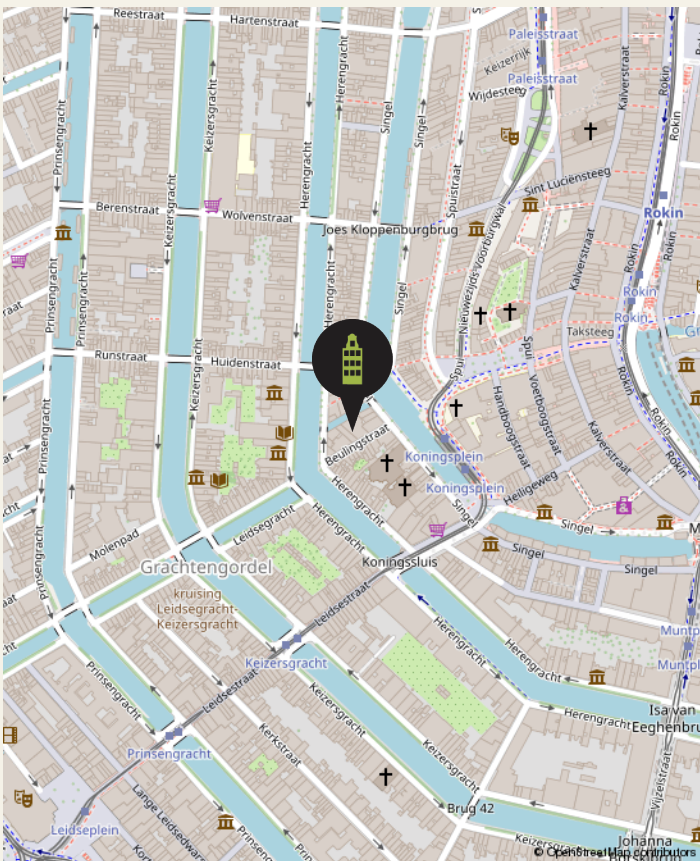
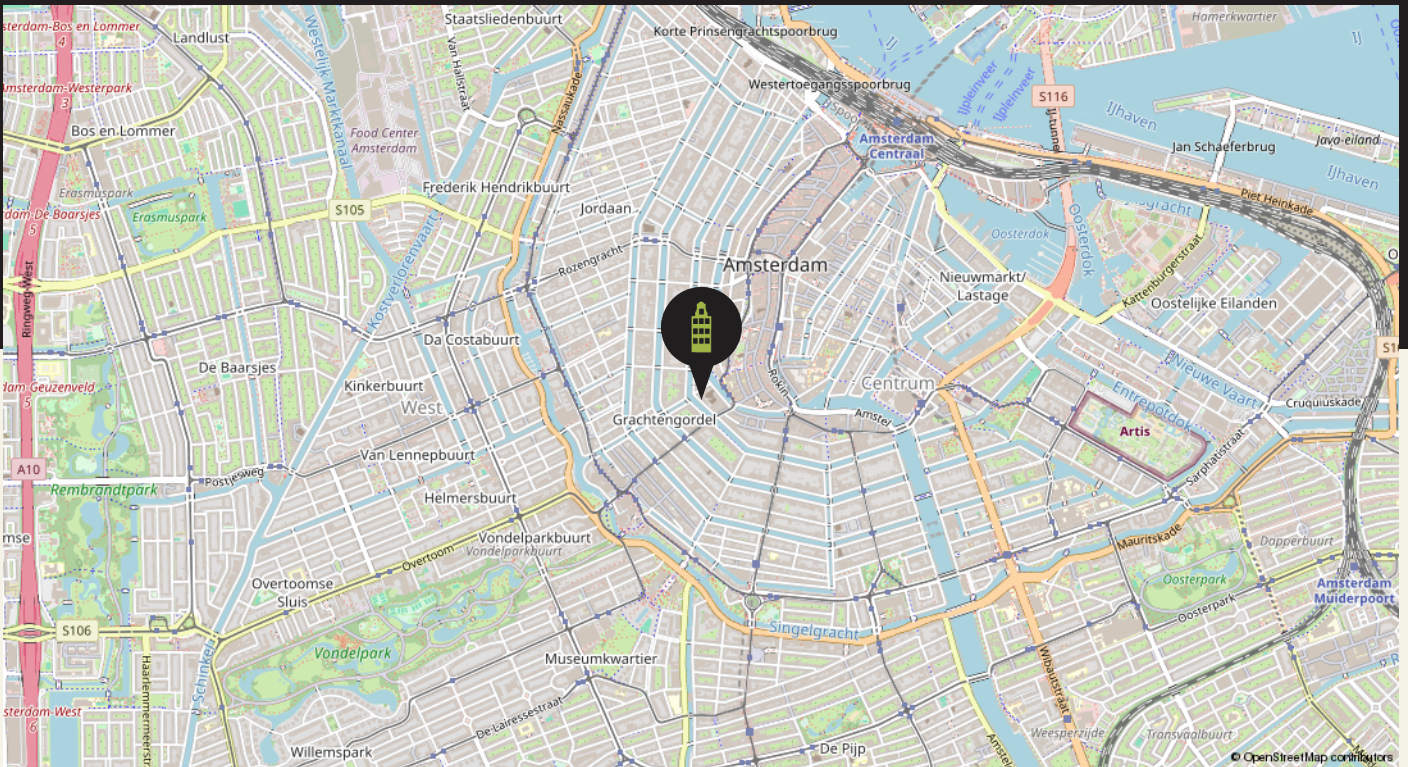
BEULINGSTRAAT 6 C



The location of

BEULINGSTRAAT 6 C

1017 BA AMSTERDAM



Cadastral map

BEULINGSTRAAT 6 C

Kadastrale kaart

Uw referentie: Beulingstraat 6c



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 I

Perceel 8765

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 7 september 2026
De bewaarder van het kadaster en de openbare registers



Energy label

BEULINGSTRAAT 6 C

Energie label woningen

Registratienummer
395491691

Datum registratie
06-01-2026

Geldig tot
01-12-2035

Status
Definitief

Deze woning
heeft energielabel

B



Isolatie

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

Installaties

7 Verwarming	HR-107 ketel	Verbeteradvies
8 Warm water	Combiketel	Verbeteradvies
9 Zonneboiler	Geen zonneboiler	
10 Ventilatie	Natuurlijke ventilatie via ramen en/of roosters	Verbeteradvies
11 Koeling	Geen koeling	
12 Zonnepanelen	Niet aanwezig	

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

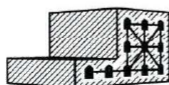
Beulingstraat 6 C
1017BA Amsterdam
BAG-ID: 0363010000593589

Detailaanduiding

Bouwjaar 1719
Compactheid 0,29
Vloeroppervlakte 65m²

Woningtype

Woongebouw met
niet-zelfstandige woonruimte



U kunt de geldigheid van dit energielabel controleren op www.ep-online.nl/ControlerenEchtheid

Opnamedetails

Naam

FS van der Laan

Vakbekwaamheidsnummer

55151675

Certificaathouder

EnergyLab

Inschrijffnummer

SKGIKOB 013960

KvK-nummer

85278920

Certificerende instelling

SKGIKOB

Soort opname

Basisopname



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

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KRMT Agent

Yvonne van Luijk

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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



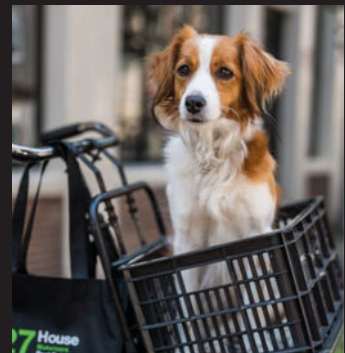
RM Agent

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.



27 House Makelaars Real Estate



pararius

