Amsterdam

Da Costakade 140 C

Price € 835.000,- K.K.

FOR SALE



27 House Makelaars Real Estate

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

About
DA COSTAKADE 140 C

***** English text below *****

Wonen aan de Da Costagracht, met toegang tot een royaal dakterras en de stad aan je voeten

De ochtendzon in de woonkamer, lange zomeravonden buiten en het centrum en Leidseplein dichtbij. Dit lichte appartement van circa 92 m² aan de Da Costagracht combineert een aantrekkelijke ligging aan het water met het comfort van een lift, twee slaapkamers en een separate keuken. De woning biedt toegang tot een royaal dakterras. Een loggia, eigen berging en goed verzorgde gemeenschappelijke achtertuin maken het geheel compleet.

Binnen genieten, buiten leven

De lift brengt je naar de vierde verdieping. In de woonkamer is ruimte voor een comfortabele zithoek en een grote eettafel. In de zomer valt hier de ochtendzon naar binnen en geniet je van een vrij uitzicht richting de zonsopkomst.

De separate keuken is voorzien van inbouwapparatuur en houdt koken en wonen prettig gescheiden. Het appartement beschikt verder over twee slaapkamers, een badkamer en een afzonderlijk toilet. De keuken en de loggia profiteren in de zomer van de late zon.

Vanuit de woning heb je toegang tot het royale dakterras: een heerlijke plek om buiten te eten, te ontspannen en van de zon te genieten. In de zomer is er aan de grachtzijde ochtendzon. Vanaf ongeveer 15.00–15.30 uur keert de zon terug op het terras en blijft deze tot zonsondergang. Er is volop ruimte voor een eettafel, een loungehoek en groen.

In het souterrain heb je een eigen berging. Ook is er een gemeenschappelijke fietsenstalling. Daarnaast beschikt het complex over een goed verzorgde gemeenschappelijke achtertuin: een fijne groene plek om buiten te zitten.

Comfortabel en slim wonen

De woning is voorzien van een recent vernieuwde cv-ketel, een Tado-thermostaat en een Philips Hue-verlichtingssysteem. Zo stem je temperatuur en sfeer eenvoudig af op het moment van de dag. Glasvezelinternet is aanwezig.

Het appartement maakt deel uit van een goed georganiseerde, professioneel beheerde VvE.

Oud-West op zijn best

Aan de Da Costakade woon je aan het water, met alles wat Amsterdam aantrekkelijk maakt dichtbij. De Kinkerstraat en Bilderdijkstraat bieden een veelzijdige mix van dagelijkse winkels, speciaalzaken, koffiezaken en restaurants. Bij De Hallen komen eten, film en cultuur samen.

Ook het centrum, het Leidseplein en het Vondelpark liggen dichtbij. Een avond naar het theater, uitgebreid uit eten of een wandeling door het park: je hebt alle vrijheid om de stad op jouw manier te beleven. Openbaar vervoer bevindt zich op korte loopafstand.

Oud West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called West a “hip, cozy, and creative area” with “a unique blend of Dutch heritage and international energy.” Vondelpark around the corner!

Erfpacht

De woning staat op grond van de gemeente Amsterdam. De erfpachtcanon is afgekocht tot en met 15 juni 2043. De overstap naar

eeuwigdurende erfpacht is nog niet aangevraagd.

Bijzonderheden
- Circa 92 m² woonoppervlakte;
- Vierde verdieping, bereikbaar met lift;
- Twee slaapkamers en een separate keuken;
- Toegang tot een royaal dakterras;
- In de zomer ochtendzon in de woonkamer en op het dakterras aan de grachtzijde;
- In de zomer zon op het dakterras vanaf circa 15.00–15.30 uur tot zonsondergang;
- Loggia en keuken met late zon in de zomer;
- Eigen berging en gemeenschappelijke fietsenstalling in het souterrain;
- Goed verzorgde gemeenschappelijke achtertuin;
- Recent vernieuwde cv-ketel;
- Tado-thermostaat en Philips Hue-verlichtingssysteem;
- Glasvezelinternet aanwezig;
- Goed georganiseerde, professioneel beheerde VvE;
- Gelegen aan de Da Costagracht, dichtbij het centrum en het Leidseplein;
- Erfpachtcanon afgekocht tot en met 15 juni 2043;
- Oplevering in overleg;
- Energy label: A;
- Notariskeuze aan koper, mits gevestigd in Amsterdam. De koopakte wordt opgesteld volgens het model van de Ring Amsterdam.

***** English text *****

Canal-side living with access to a spacious roof terrace and the city on your doorstep

Morning sunshine in the living room, long summer evenings outdoors, and Amsterdam's city centre and Leidseplein close by. This bright apartment of approximately 92 m² beside the Da Costagracht combines an attractive canal-side setting with the convenience of a lift, two bedrooms and a separate kitchen. The apartment offers access to a spacious roof terrace. A sheltered loggia, private storage room and well-maintained communal rear garden complete the picture.

Space to unwind, inside and out

The lift takes you to the fourth floor. The living room offers space for a comfortable seating area and a large dining table. During summer, morning sunshine fills the room, with open views towards the sunrise.

The separate kitchen comes with built-in appliances, keeping cooking and living spaces pleasantly distinct. The apartment also has two bedrooms, a bathroom and a separate toilet. Both the kitchen and the loggia enjoy the late sunshine in summer.

The apartment provides access to a generous roof terrace: a wonderful setting for outdoor dining, relaxing and enjoying the sun. In summer, the canal-facing side receives morning sunshine. From approximately 3.00–3.30 pm, the sun returns to the terrace and stays until sunset. There is ample room for a dining table, lounge seating and greenery.

A private storage room and communal bicycle storage are located in the basement. The building also benefits from a well-maintained communal rear garden, offering a pleasant green space to relax outdoors.

Comfort and smart features

The apartment features a recently replaced central heating boiler, a Tado thermostat and a Philips Hue lighting system, allowing you to adjust the temperature and atmosphere to suit the moment. Fibre-optic internet is available.

The apartment is part of a well-organised, professionally managed owners' association (VvE).

The Best of Oud-West

Living on Da Costakade means enjoying a canal-side setting with Amsterdam's attractions close at hand. Kinkerstraat and Bilderdijkstraat offer a varied mix of everyday shops, specialist stores, cafés and restaurants. Nearby De Hallen brings together food, cinema and culture.

The city centre, Leidseplein and Vondelpark are also close by. Whether you fancy an evening at the theatre, dinner out or a walk in the park, there is plenty to enjoy nearby. Public transport is within easy walking distance.

Oud West is the "Ninth coolest neighborhood in the WORLD", according to the sixth annual ranking by Time Out Magazine! The ranking called West a “hip, cozy, and creative area” with “a unique blend of Dutch heritage and international energy.” Vondelpark around the corner!

Ground lease

The property is situated on land owned by the Municipality of Amsterdam. The ground rent has been prepaid up to and including 15 June 2043. An application to switch to the perpetual ground lease system (eeuwigdurende erfpacht) has not yet been submitted.

Key features

- Approximately 92 m² of living space;
- Fourth-floor apartment with lift access;
- Energy label: A;
- Two bedrooms and a separate kitchen;
- Access to a spacious roof terrace;
- Summer morning sunshine in the living room and on the canal-facing side of the roof terrace;
- Summer sunshine on the roof terrace from approximately 3.00pm until sunset;
- Kitchen and sheltered loggia enjoying late sunshine in summer;
- Private storage room and communal bicycle storage in the basement;
- Well-maintained communal rear garden;
- Recently replaced central heating boiler;
- Tado thermostat and Philips Hue lighting system;
- Fibre-optic internet available;
- Well-organised, professionally managed owners' association;
- Canal-side location close to the city centre and Leidseplein;
- Ground rent prepaid up to and including 15 June 2043;
- Transfer date by agreement;
- The buyer may appoint the civil-law notary, provided the notary is based in Amsterdam. The purchase agreement will be drawn up in accordance with the Ring Amsterdam model.

Features

DA COSTAKADE 140 C

1053 XC AMSTERDAM

Construction

Type house	Top Floor Apartment
Year of construction	1994
Maintenance inside	Great
Maintenance outside	Great
Energy rating	A

Areas and capacity

Living area	Approx 92m²
Capacity	Approx 251m³
Outdoor space	Approx 62m2
Storage space	Approx 4m²

Layout

Number of rooms	3
Bedrooms	2
Floors	1

Location

Amsterdam	Oud West

Other features

-Energy label: A

-LIFT

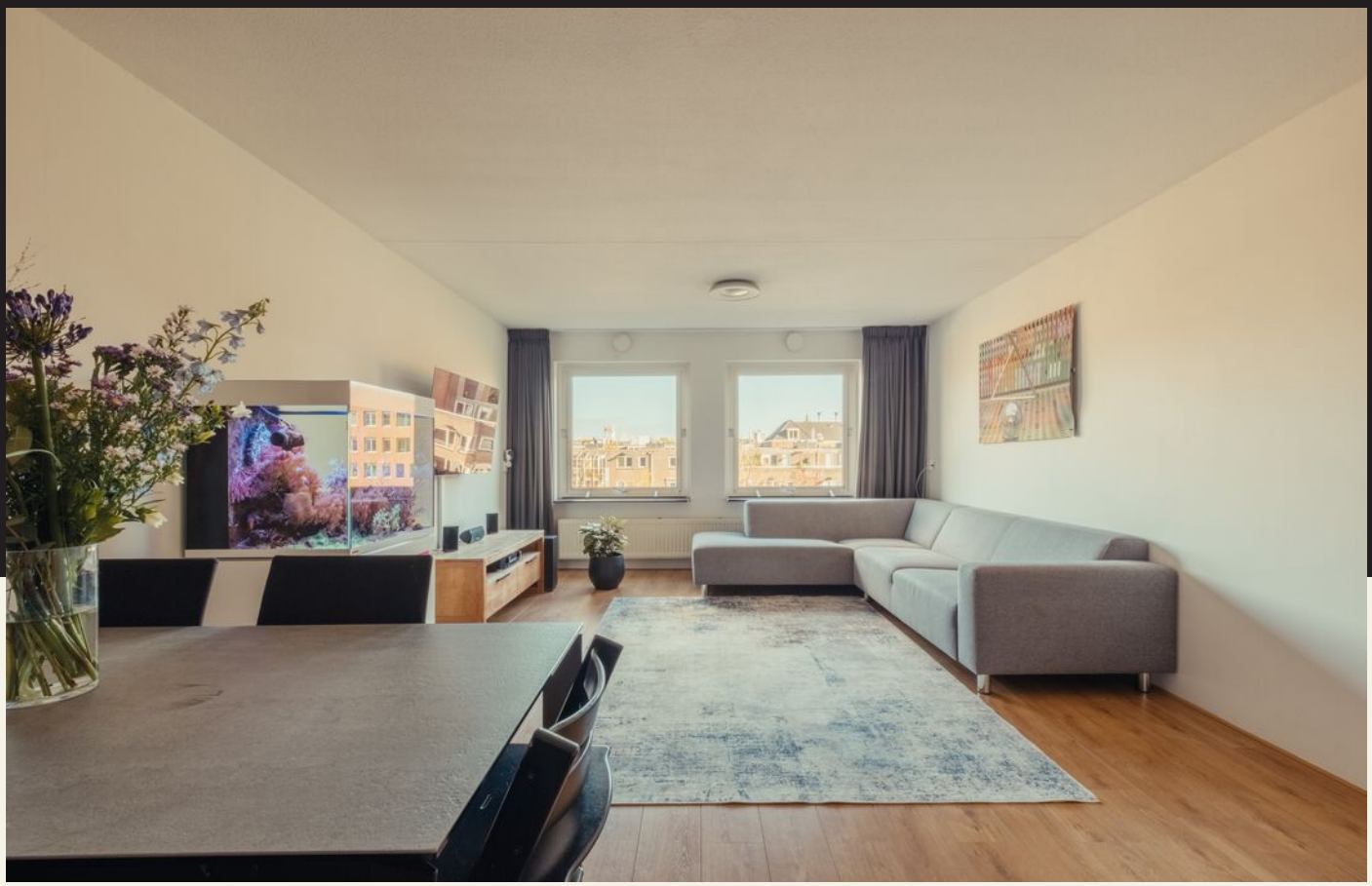
-Large Roof Terrace (55+m2)

-Spacious balcony

-Private Storage room

-Energy label: A


136
138 A-M
140 A-K

















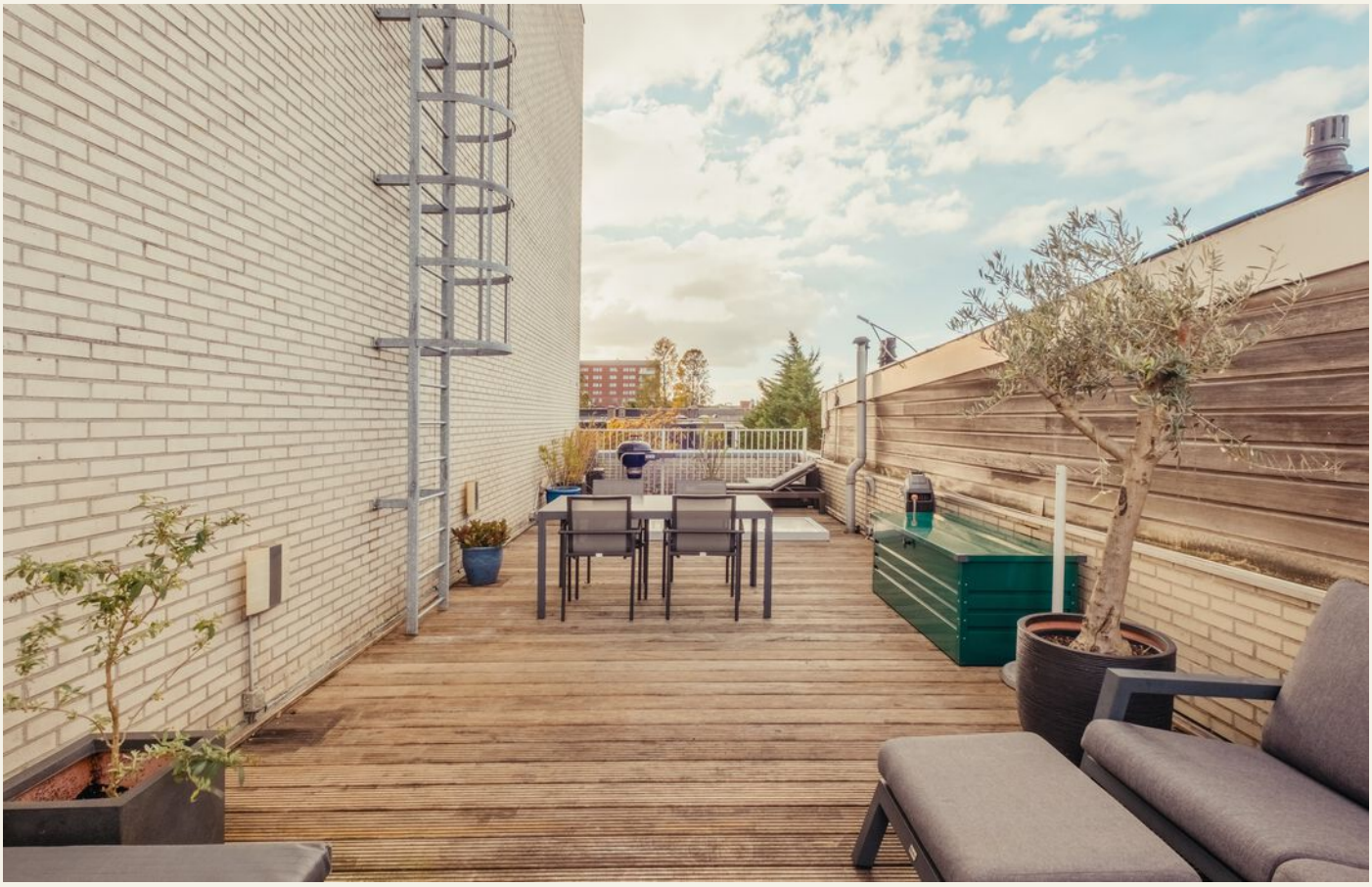


















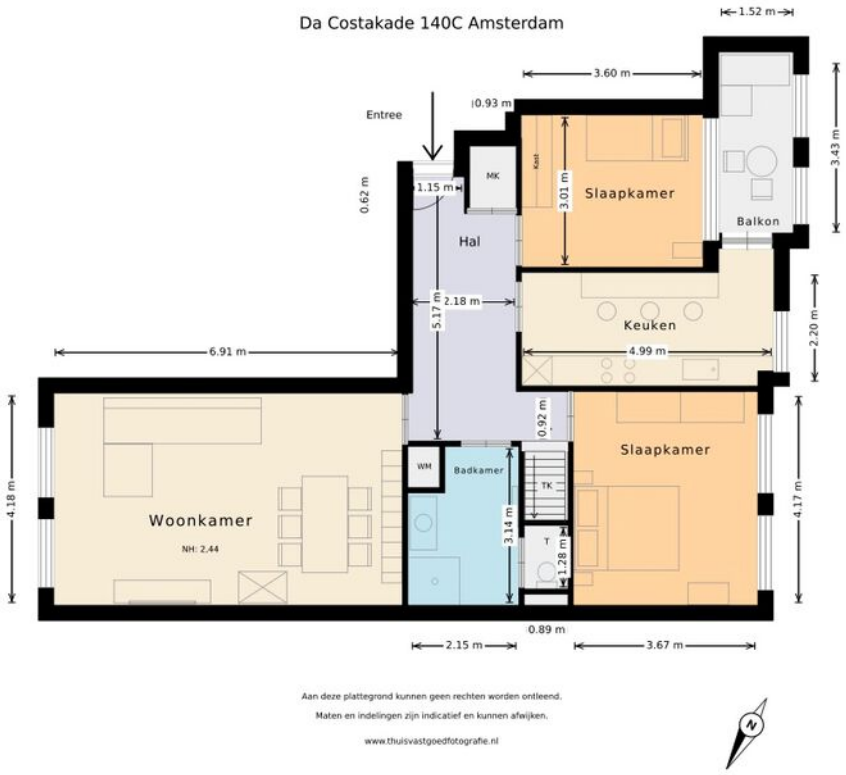








Floorplan
DA COSTAKADE 140 C

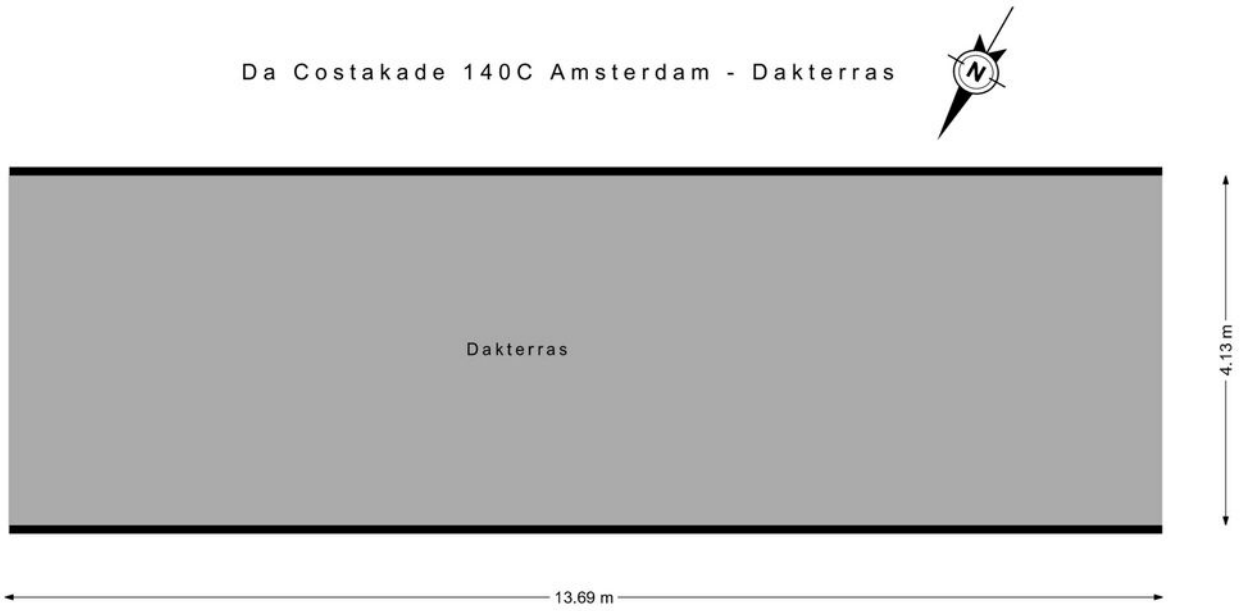


Floorplan

DA COSTAKADE 140 C



Floorplan
DA COSTAKADE 140 C

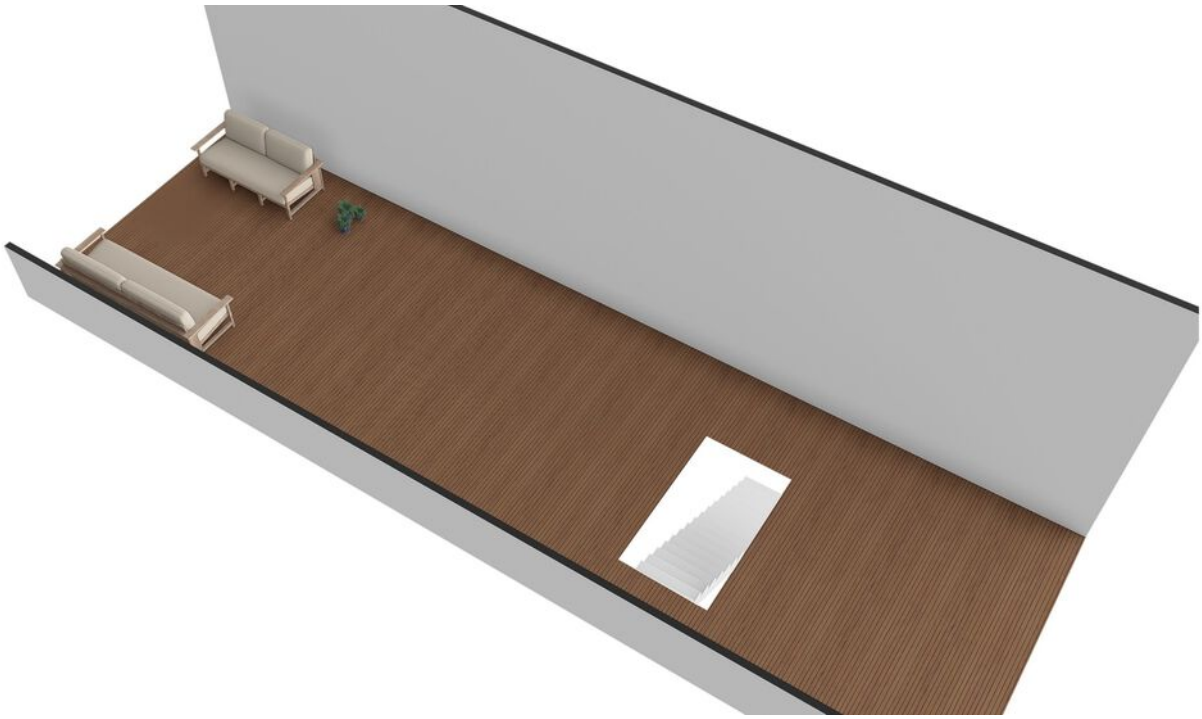


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Maten en indelingen zijn indicatief en kunnen afwijken.

www.thuisvastgoedfotografie.nl

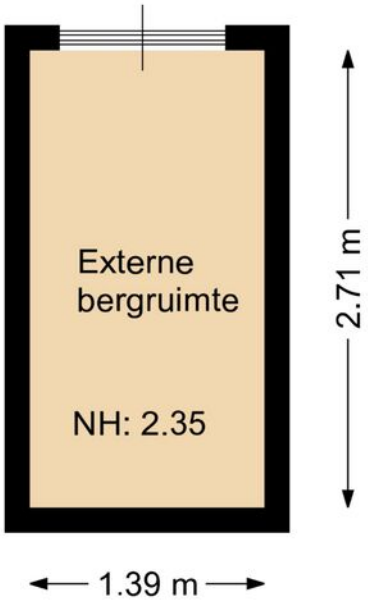
Floorplan

DA COSTAKADE 140 C



Floorplan
DA COSTAKADE 140 C

Da Costakade 140C Amsterdam
- Externe Bergruime



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Floorplan

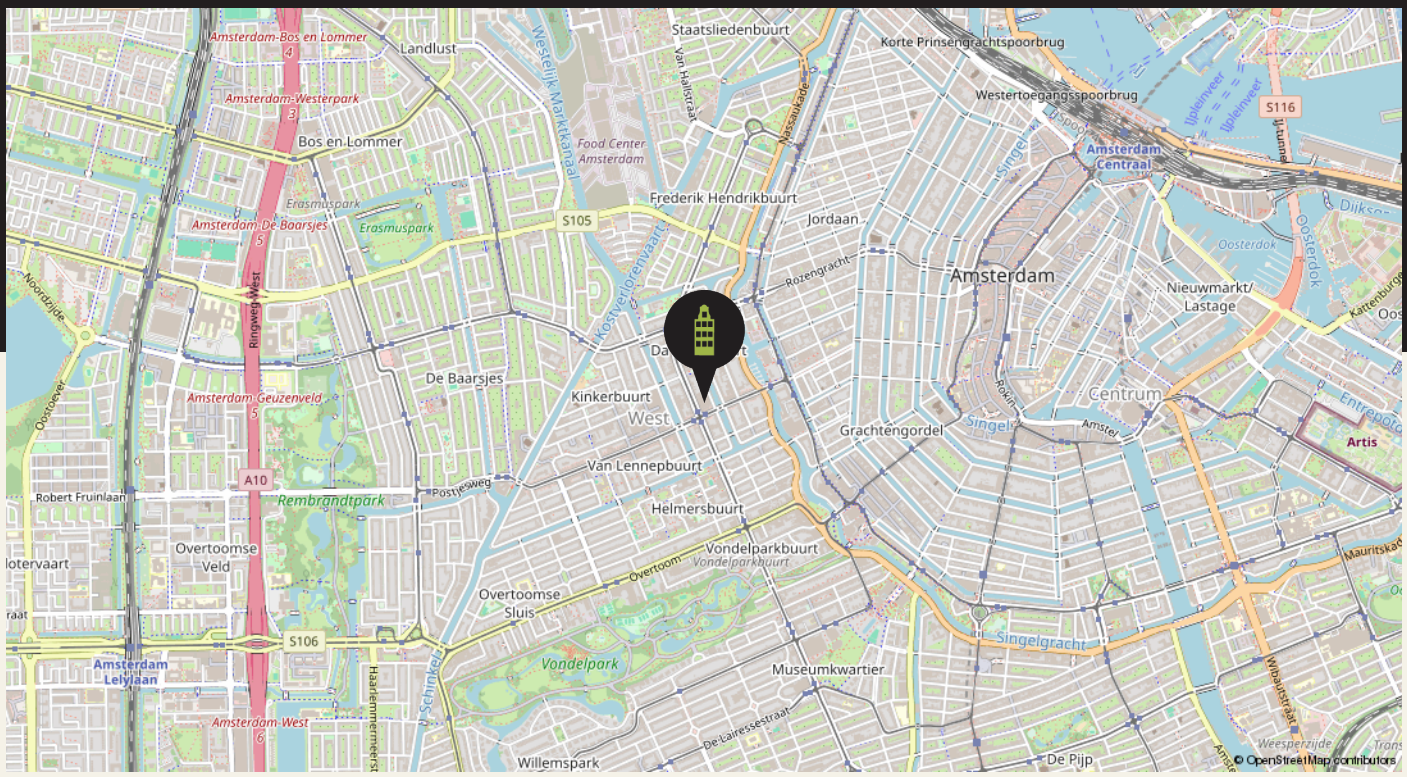
DA COSTAKADE 140 C

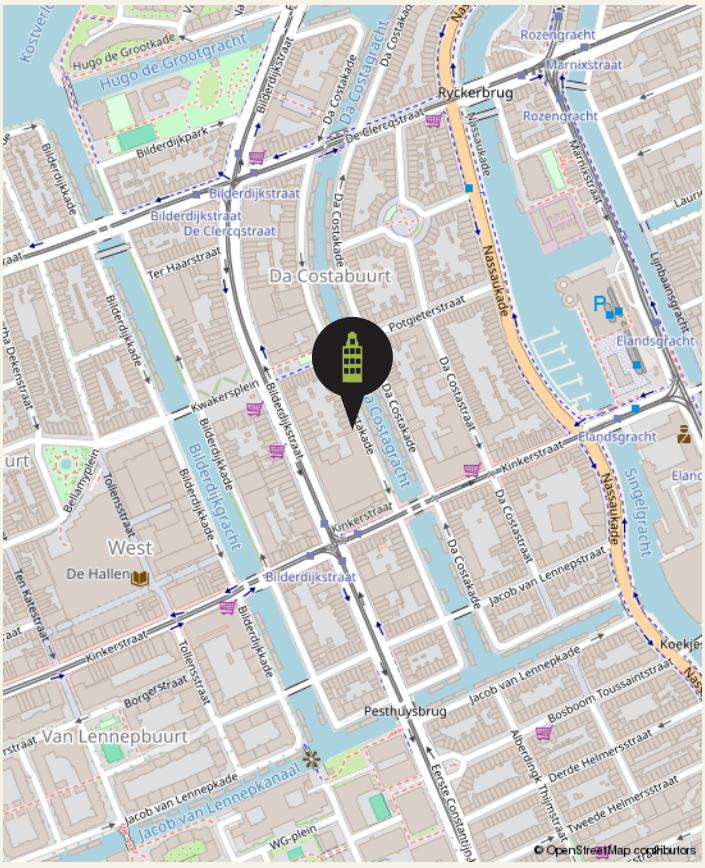


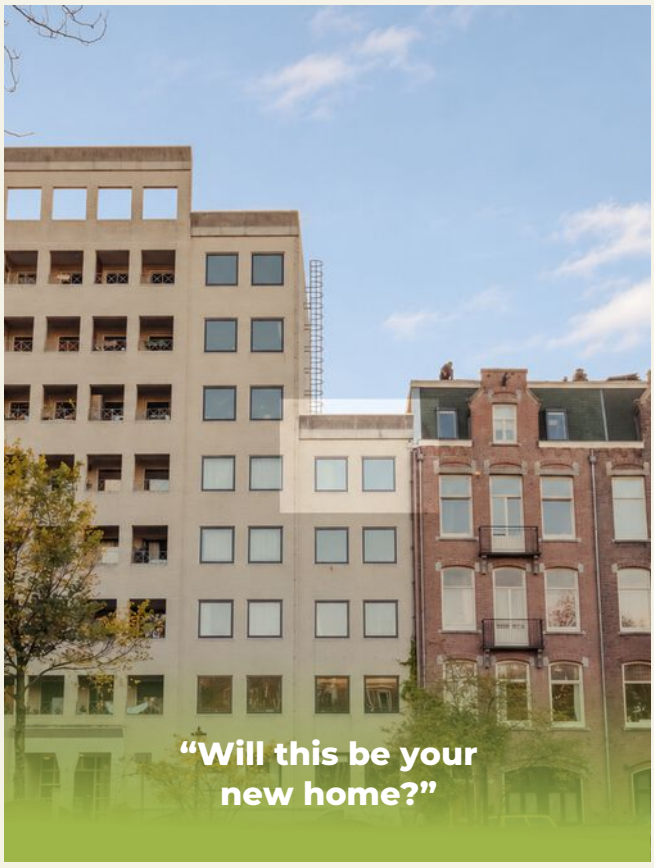
The location of

DA COSTAKADE 140 C

1053 XC AMSTERDAM



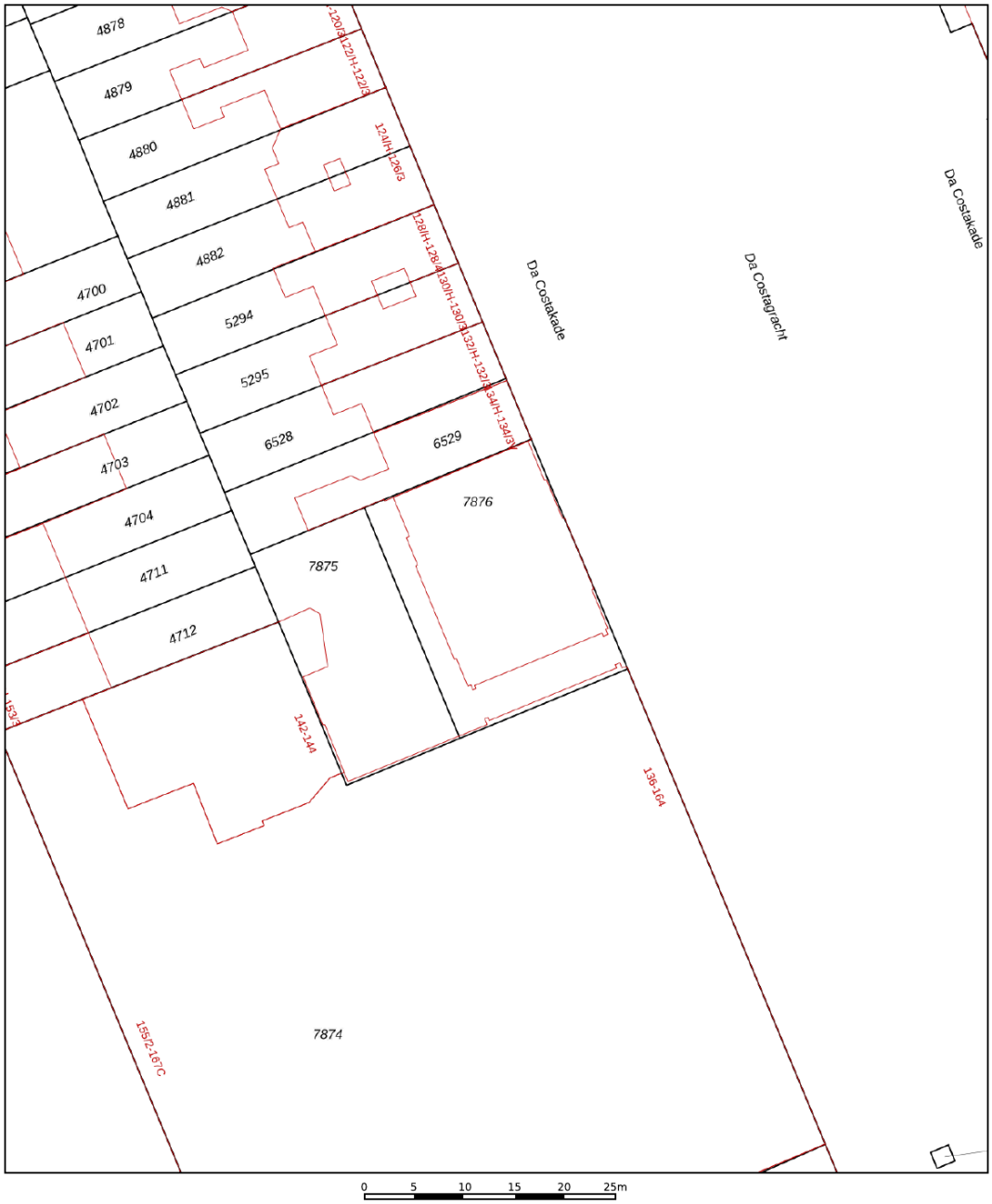




Cadastral map
DA COSTAKADE 140 C

Kadastrale kaart

Uw referentie: Da Costakade 140C



Deze kaart is noordgericht

12345 Perceelnummer

25 Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente	Amsterdam
Sectie	Q
Perceel	7876

Voor een eensluidend uittreksel, geleverd op 24 september 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.

kadaster

Energy label
DA COSTAKADE 140 C

Energielabel woningen

Registratienummer	Datum registratie	Geldig tot
781444391	05-11-2026	28-10-2036

Deze woning heeft energielabel A

(energie uit fossiele brandstoffen) **149,21 kWh/m²**



Isolatie van uw woning

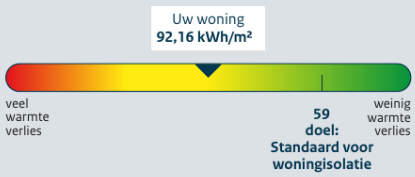
Gevels	+/-
Daken	+
Vloeren	Niet van toepassing
Ramen	+
Buitendeuren	+/-
Gevelpanelen	++

Installaties in uw woning

Verwarming	HR-107 ketel
Warm water	Combitoestel
Zonneboiler	Geen zonneboiler
Ventilatie	Natuurlijke toevoer met mechanische afzuiging
Koeling	Geen koeling
Zonnepanelen	Geen zonnepanelen
Batterijopslag	Geen batterijopslag

Verbetermogelijkheden over isolatie en installaties vindt u op pagina 3.

Warmteverlies



CO_2-uitstoot [kg CO_2 eq/m²]	32,42
Aandeel hernieuwbare energie [%]	0,0
Kans op hoge binnentemperaturen in de zomer	groot

Toelichting op alle indicatoren vindt u op pagina 2.

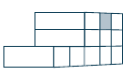
Over deze woning

Adres
Da Costakade 140 C
1053XC Amsterdam

Bouwjaar
1994

Woningtype
Tussenwoning onder dak

Gebruiksoppervlakte
92 m²



Energieadviseur
T. Gerretsen

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



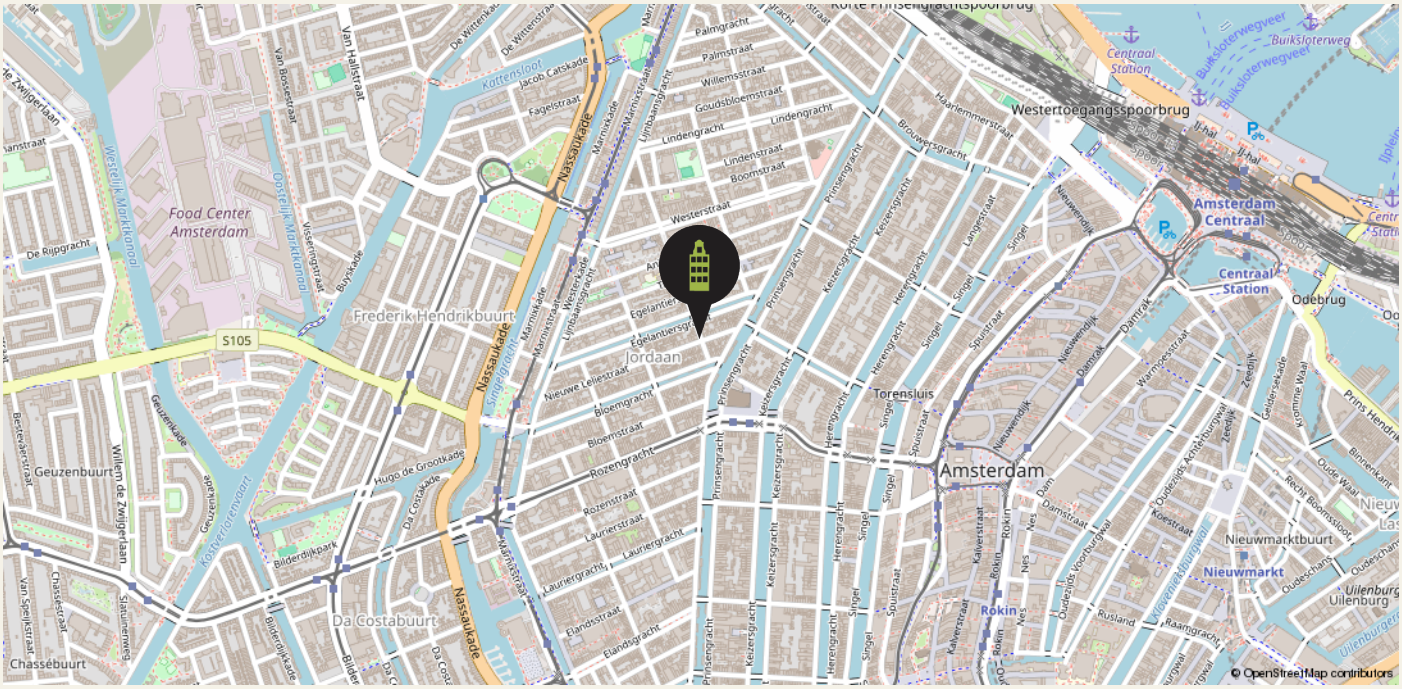
Our Office Location

27 HOUSE REAL ESTATE



Our office

Nieuwe Leliestraat 27 HS, 1015 SJ Amsterdam



Our Team

27 HOUSE REAL ESTATE



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Rental Team Lead & Buying Agent

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RM Agent

Mark Zweers

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KRMT Agent

Anna de Groot

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RM Agent

Renate Holdinga



Rental Agent

Maria Han



Chief Cuddling Officer

T.J.

Contact

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1015 SJ Amsterdam

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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	SELLING	LETTING
9,8	9,7	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 a nswer 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 a nd 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.



Notes
AND OBSERVATIONS

27 House
Makelaars
Real Estate

funda

Vastgoed Ned.

SCVM
REGISTER VOOR MAKELAARS

Nederlands Register Vastgoed Taxateurs

VERENIGING VERHUURMAKELAARS AMSTERDAM

pararius

